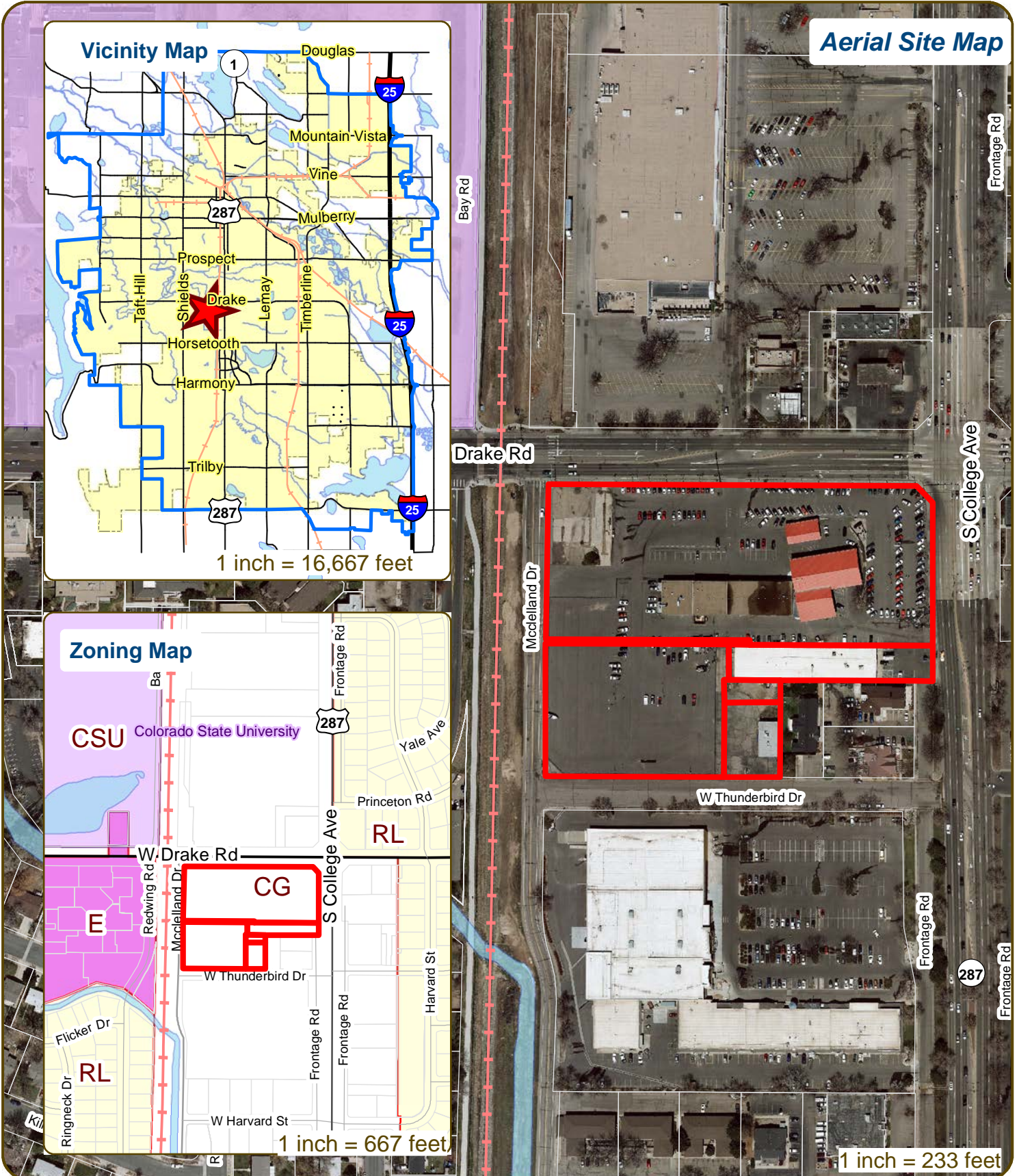


Drake Rd & College Ave Spradley Barr Redevelopment



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Spradley Barr Redevelopment

Project Address (parcel # if no address) 2601 & 2627 S College, Fort Collins, CO 80525
Parcel # 9726114001; 9726100023; 9726100016

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
Brinkman Development - Todd Parker - Developer

Business Name (if applicable) Brinkman Development

Applicant Mailing Address 3528 Precision Drive, Suite 100, Fort Collins, CO 80528

Phone Number 970-672-1014 E-mail Address todd.parker@brinkmancolorado.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment of the Spradley Barr Mazda Dealership site into a mixed-use development including Retail, Multi-family and hotel
Mixed-Use (Retail, Multi-family, Hotel)

Zoning CG Proposed Use Existing Use Retail, Car Dealership

Total Building Square Footage 247,000 S.F. Number of Stories 1-5 Lot Dimensions 7.04 acres

Age of any Existing Structures 1966

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area 0 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations



City of Fort Collins Preliminary Design Review (PDR)

Proposed Project Narrative

Spradley Barr Redevelopment

August 9, 2017

2 (a). What are you proposing/use?

- The proposed redevelopment of the site between S College Ave and McClelland Drive and Drake Road and Thunderbird Road. The mixed-use redevelopment includes retail, residential apartments, a hotel, and associated parking.

2 (b). What improvements and uses currently exist on the site?

- Currently the site is utilized for the offices, shop and parking lot of a car dealership. Spradley Barr Mazda.

2 (c). Describe the site circulation (auto and pedestrian) parking and how it coordinates with the neighborhood.

- The proposed plan is designed with vehicle access from all four surrounding streets (S College Ave, McClelland Drive, Drake Road and Thunderbird Road). In the North/South direction a private through street connects Drake with Thunderbird Road alleviating traffic and facilitating connection to all uses within the site. The private vehicular access from College and McClelland Drive facilitates direct and visible access to the retail pads, the hotel Porte Cochere as well as the residential buildings. Sidewalks and plazas are designed throughout the project to enhance the pedestrian experience and connect with the crosswalk across Drake Road to the Max Line bus transit Drake Station. Care was given in designing the site so that it would align with the goals set forth the Midtown Plan including incorporating the central private drive.

2 (d). Describe site design and architecture.

- The arrangement of drives, parking lot and buildings was conceived on the premise of enhancing the street presence of buildings along property lines, hiding the parking lots behind the buildings.
- The corner of College and Drake is framed with two retail building that create a small activity plaza which allows visibility to the parking lot behind.
- The proposed retail and hotel will both have presence from S College Ave. The proposed plan will insinuate a crescendo from the high-roof one level retail along College and Drake Road to the four-story hotel and the 5-story residential towers in the immediate background to the south and west.
- Hardscape and landscaping will be blended to create a sense of urban sidewalks within the perimeter and the interior development of the site.
- The retail architecture will be conceived to create a cohesive vocabulary along the street fronts with storefront and elegant signage. Within the inside of the development, facing south and west, the retail shops will engage the outside with a porous storefront and bistro tables on the side walk.
- The hotel architecture will be customized to follow the brand standards (TBD) customized to the context of the site and of Fort Collins along College.

- The residential buildings will front McClelland Drive with apartments on the street level, behind the building the residential parking lot will extend under the buildings such there will be four additional stories over the podium. The architectural character will be reviewed carefully with City staff and the community.

2 (e). How is your proposal compatible with the surrounding area?

- As a re-development opportunity of along S College, this mixed-use development will bring new life, activity and add to the commerce along Drake Road and S College Avenue. The mix-use redevelopment will complement the existing established commercial center to the north., also addressing the needs of the transit station to the north west. The proposed residential apartments will serve as a transition to the residential neighborhoods to the southwest and will activate the retail use.

2 (f). Is water detention provided? If so, where? (show on site plan)

- Due to the addition of landscaping throughout the project site that is not currently present, we anticipate that the overall project impervious area will decrease from the existing condition. We believe that this will remove any requirements for onsite stormwater detention. We would appreciate confirmation of this from City stormwater staff.

2 (g). How does the site drain now (on and off site)? Will it change? If so, what will change?

- Current drainage for the site drains predominantly from the southwest to the northeast. There do not appear to be any significant offsite flows that enter the site. Flows from the site drain to the curb and gutter of Drake and College, which then direct flows from the site to an existing inlet located near the corner of Drake/College. The existing drainage patterns will remain unchanged; however, we do expect a decrease in runoff from the site due to a decrease in overall impervious area.

2 (h). What is being proposed to treat run-off?

- A combination of rain gardens and underground water quality vaults will be explored to treat stormwater runoff and meet City LID requirements. We will also look for any other LID treatment methods that can be utilized effectively on the site.

2 (i). How does the proposal impact natural features?

- While there are no natural areas directly affected by the project, the increased water quality treatment and moderately reduced runoff is expected to improve natural areas that make up the downstream stormwater facilities.

2 (j). Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

- N/A no existing structures will remain. All of the new structures will have automatic fire sprinkler systems.

2 (k). Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?

- The proposed site design takes into consideration the existing power lines to along Drake Road.

2 (l). Have you previously submitted an application?

- No prior application has been submitted on this property.

2 (m). What specific questions, if any, do you want addressed?

- Please confirmation that the surrounding utilities have capacity to serve the proposed uses.
- Please confirm if there will be any utility modeling that will be required as a part of the project.
- What site specific ROW and easement requirements will there be for the project along all four public ROW's?
- Does the City have plans to bury the main power lines that travel along Drake on the North side of our property line?

3 (a). Project site boundary and adjacent property uses

- The project is bounded on the north by Drake Road, the east by College Avenue, the south by Thunderbird Drive and the west by McClelland Drive. There are commercial buildings located adjacent to the site on the south side as well as across the arterial roadways to the east and north. There are existing commercial and residential uses located to the west on the far side of McClellands Drive and the ditch and the railroad tracks.

3 (b). Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)

- Access for the site will be taken from all four of the adjacent roadways. A private street-like private drive running north-south is anticipated in the middle of the site will provide a connection from Thunderbird to Drake. Oversized pedestrian facilities will be provided along McClelland Drive and Drake Road that are intended to provide a strong link to the MAX stop located to the northwest of the site. Pedestrian Plazas will also be incorporated into the design to further enhance the pedestrian experience.

3 (c). Existing and proposed landscaping (Will trees be removed?)

- Since the existing use is a car dealer, the existing landscaping is sparse, to say the least. No trees or landscaping exist on the site. The proposed plan will add significant amounts of both general landscaping and trees that will comply with current land use requirements.

3 (d). Existing & proposed buildings (Will they remain? If they will change, how?)

- N/A no existing structures will remain

3 (e). Existing natural features (Will these be impacted by the proposal?)

- There are no existing natural features on the site.

3 (f). On & off-site improvements

- Onsite improvements currently envision four retail buildings, a hotel and two residential buildings. No offsite improvements are currently anticipated as a part of this project.

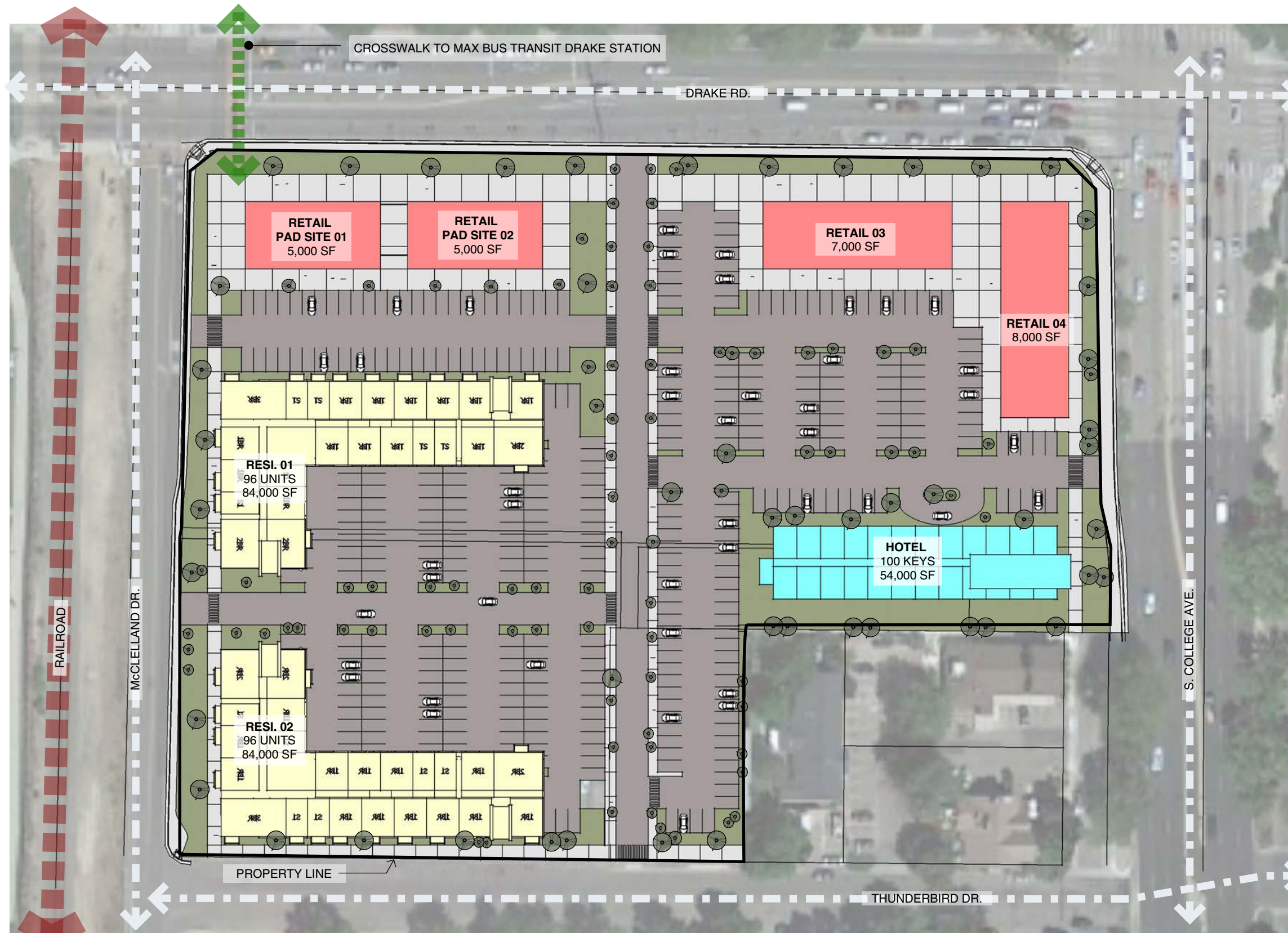
3 (g). Location of detention, drainage and water quality features

- Due to the decrease in overall impervious area, no detention is anticipated with this project. LID/Water quality treatment will be provided in rain gardens and underground vaults.

3 (h). Emergency vehicle access & fire hydrant location

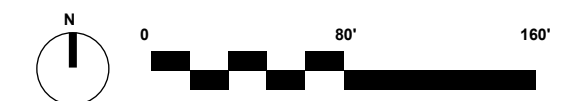
- Emergency access meeting current PFA requirements will be provided from the private drives throughout the project. Appropriate emergency access easements will be dedicated as needed. Fire hydrant spacing will meet applicable requirements for coverage, maximum hose length and building heights.

CONCEPT SITE PLAN

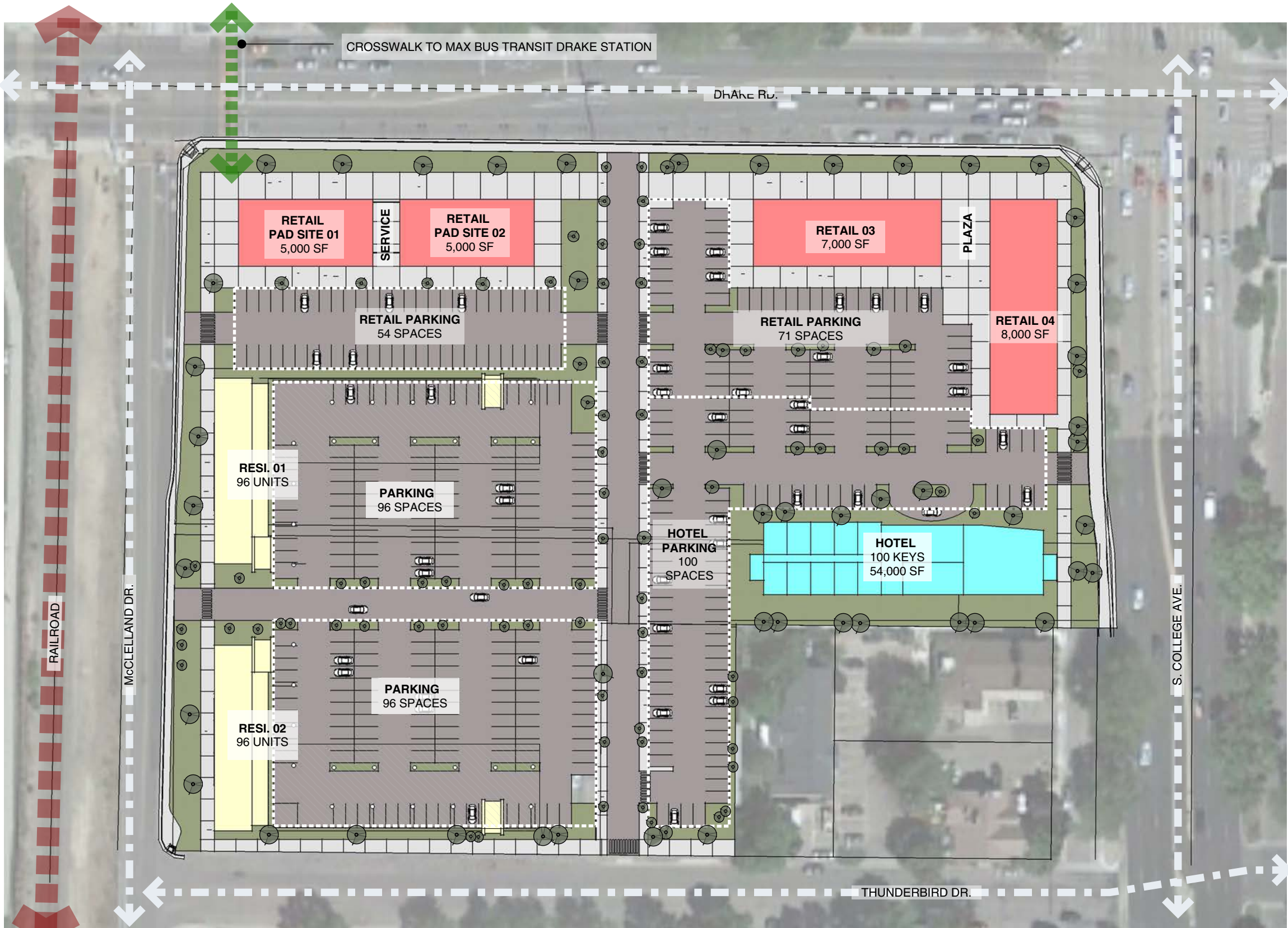


DEVELOPMENT SUMMARY

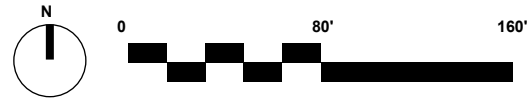
SITE AREA	= 306,791 GSF (7.04 ACRES)
RESIDENTIAL (2 BUILDINGS)	
UNIT COUNT (800 GSF AVG)	= 192 UNITS
TOTAL AREA	= 168,000 GSF
RETAIL (5 BLDGS)	= 25,000 GSF
HOTEL (100 KEY)	= 54,000 GSF
PARKING (SURFACE)	= 417 SPACES

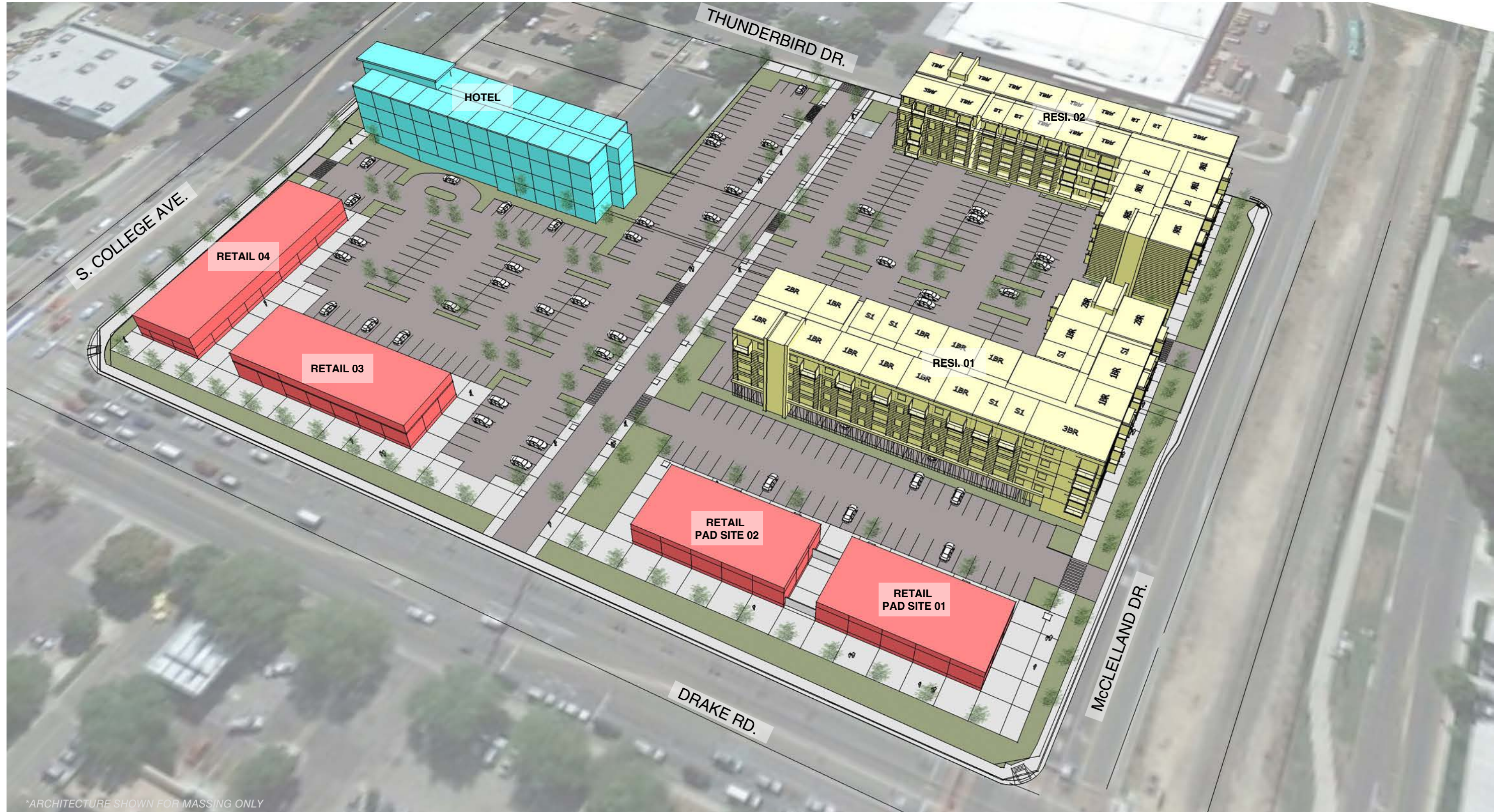


CONCEPT **GROUND PLAN**



RETAIL		
PAD SITE 01 & 02	=	10,000 SF
RETAIL 03 & 04	=	15,000 SF
TOTAL RETAIL		
PARKING (5/1000SF)	=	25,000 SF
	=	125 SPACES
HOTEL		
4 STORY 100 KEY	=	54,000 SF
PARKING	=	100 SPACES
RESIDENTIAL		
RESI. 01		
4 STORY OVER PODIUM		
UNIT COUNT	=	96 UNITS
RESI. 02		
4 STORY OVER PODIUM		
UNIT COUNT	=	96 UNITS
PARKING (1 SPACES/UNIT)	=	192 SPACES





*ARCHITECTURE SHOWN FOR MASSING ONLY

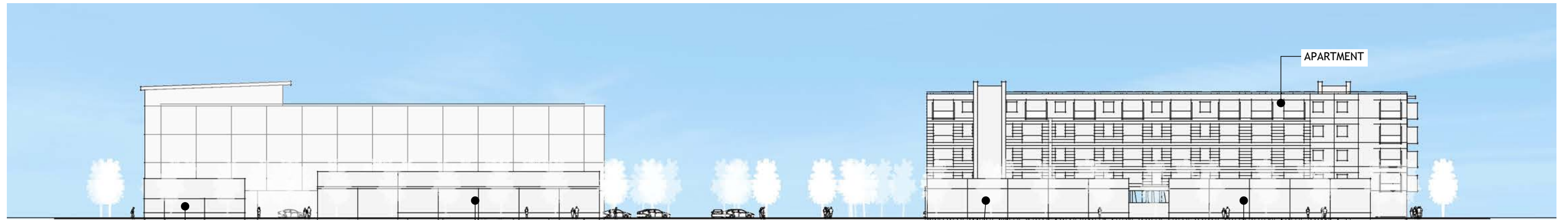


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CONCEPT ELEVATIONS



EAST ELEVATION

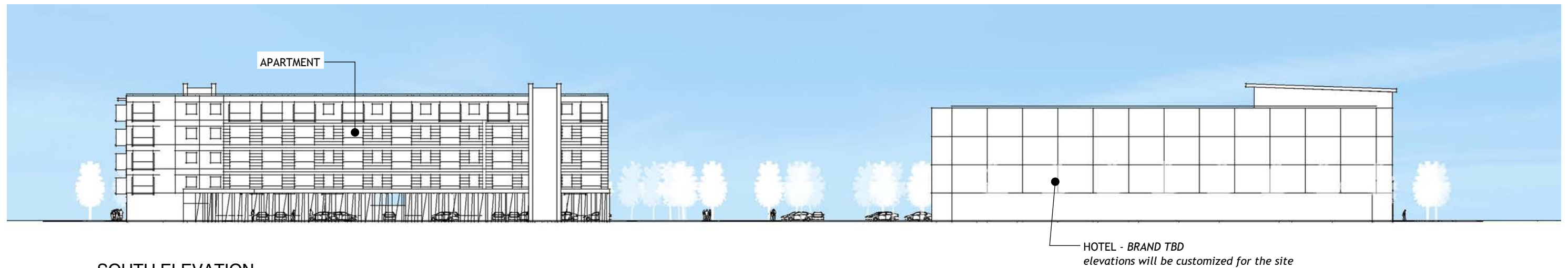


NORTH ELEVATION

CONCEPT ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION