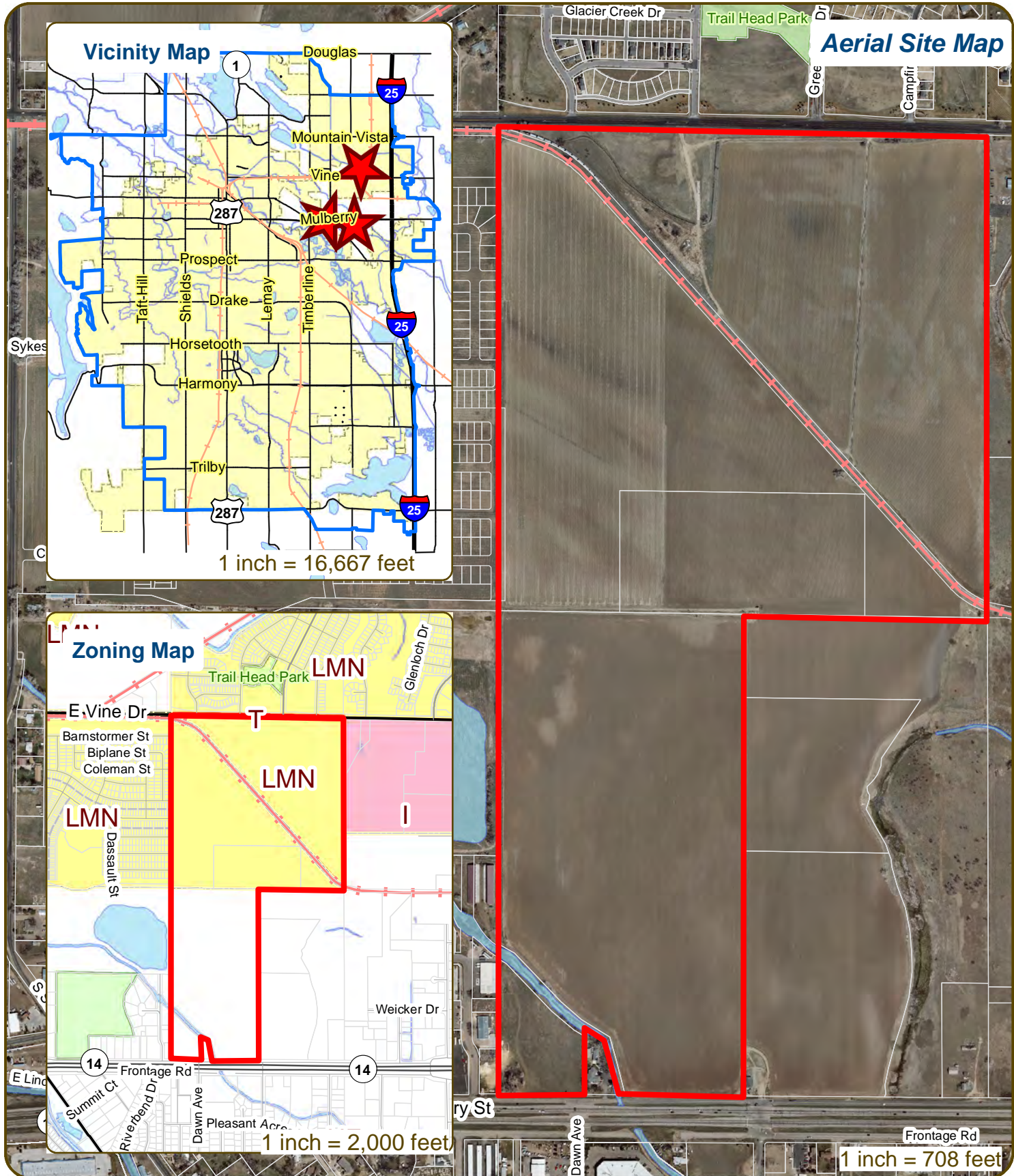


# Whitham/Springer-Fisher Property Mixed-Use Development



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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 Whitham/Springer-Fisher PDR Application

Project Address (parcel # if no address) Springer-Fisher Parcel # 0216151, and Whitman Farms Parcel # 1179101 and 0157180

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Pat McMeekin

Business Name (if applicable) Hartford Investments, LLC.

Applicant Mailing Address 4801 Goodman Rd. Timnath, CO 80547

Phone Number 907-674-1109 x102 E-mail Address Patrick@hartfordco.com

Basic Description of Proposal (a detailed narrative is also required)

Commercial/Mixed-Use Residential MED and LOW Densities on current vacant land, former Ag.

Zoning LMN/CCD Proposed Use Same Zoning Existing Use Vacant

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures N/A

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 \_\_\_\_\_ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



September 5, 2017

**Ft. Collins Development Review Center**  
281 N College  
Fort Collins, CO 80524

Re:

## **Whitham/Springer-Fisher Property – Preliminary Design Review**

Please find below the project narrative for the Whitham/Springer-Fisher property.

### **Project Narrative**

**(a) What are you proposing/use?**

A new mixed-use residential neighborhood is being proposed on the Whitham/Springer-Fisher property, that is focused on providing a walkable framework of people-friendly streets and trails, well-programmed gathering spaces, neighborhood commercial center uses adjacent to Mulberry Street, and a range of home types to serve the broader Ft. Collins market. The initial program for the approximately 235-acre property includes up to approximately 1,600 homes, significant areas of parks and open space, key trail corridors/connections, and approximately 36-acres of community services/potential retail uses. As a gateway location for the City, place-making elements and design features will be incorporated into the neighborhood as it is planned and engineered.

The proposed plan generally meets the intent for this property identified in the Framework Plan for the East Mulberry Corridor Plan. Annexation to the City and zoning/rezoning will be required for this proposed project.

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

The property is vacant.

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

All roads and streets are proposed per the City's Transportation Plan found in the East Mulberry Corridor Plan. Mulberry Street (along the south edge of the property) is proposed as an eventual 6-lane arterial road. Vine Street (located along the north edge of the property) is proposed as a 2-lane arterial road. The proposed plan incorporates Greenfields Court as a 2-lane arterial road through the center of the property, running north-south. A 2-lane arterial road is located through the center of the property, running east-west. Two additional east-west 2-lane collector roads are proposed at the approximate mid-points on the western portion of the property. Other potential future access points and road connection points are shown on the proposed plan. Future planning and engineering of specific neighborhoods and required improvements will determine final locations of roadways, streets and access points.

Multiple modes of transportation will be factored into the street design and circulation system to include pedestrians, bicycles and automobiles. Streets will be appropriately enhanced through the use of landscaping and the use of other streetscape design elements.

Parking standards will be determined during planning and design of the new neighborhood, based on various land uses and associated parking requirements.

The roads and streets network proposed for this new neighborhood aligns new roads with existing roads, where feasible.

**(d) Describe site design and architecture.**

The proposed new neighborhood will focus on providing pedestrian-focused streetscapes, compatibility in architecture among homes and other community buildings, and provision of gathering spaces that offer a range of leisure / recreational opportunities to future residents. Design and engineering solutions will incorporate sustainable approaches to land use, run-off/drainage, and water use.

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

The proposed plan is based on the Ft. Collins East Mulberry Corridor Plan (and other associated/applicable plans for this area), with a neighborhood commercial center use area generally in the south and a low density residential area in the north. The plan is compatible with the Mosaic residential neighborhood located to the west. The plan proposes to maintain the existing Cooper Slough and Lake Canal open space corridors, while providing buffering and trail connections.

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

Detention of stormwater will be provided for the proposed new neighborhood based on City standards. These ponds will be located generally in the areas of lowest topography on the property. Detailed studies will be provided in future land use application steps to determine size and locations for future detention ponds. All detention ponds will be designed and engineered per City standards and to fit into the neighborhood plan with appropriate screening/landscaping improvements.

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

The property generally drains to the south and to the east, currently, and will continue to drain in a similar pattern in the future. Drainage patterns will be engineered to implement the proposed new neighborhood on the site while assuring all City standards are met. Per City standards, historic drainage flows will be maintained on site, as required.

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

Our plan is to select, implement and maintain permanent Best Management Practices (BMPs) that minimize water quality impacts from stormwater runoff. We propose a holistic planning process that considers water quality early in the site development process. More specifically, we will implement the Urban Drainage and Flood Control District (UDFCD) Four Step Process and conform with the City's Low Impact Development Criteria (i.e., Ordinance No. 007, 2016) to the Maximum Extent Practicable (MEP). During construction, appropriate temporary BMPs will be implemented to prevent and control erosion and sediment.

**(i) How does the proposal impact natural features?**

Natural features on the property generally include the Lake Canal corridor on the southwest portion of the site and the Cooper Slough corridor along the east edge of the site. Otherwise, the property is fairly flat topographically and is mostly devoid of natural features.

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

There are no existing structures on the property. Where needed, new structures will meet City standards pertaining to automatic fire sprinklers, but residences are not anticipated to have them.

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

The Great Western Railroad corridor runs diagonally through the northern portion of the property. This physical constraint will be buffered/incorporated into the new neighborhood design as appropriate. There is a regional trail planned through the property, which will be incorporated per the East Mulberry Corridor Plan.

**(l) Have you previously submitted an application?**

No application for this property has been submitted by this applicant in the past.

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

No specific questions are prepared at this time, as we assume we will receive sufficient comments and information regarding the application during this process. We look forward to discussions with the City regarding this property.

We look forward to working with the City during review of this Preliminary Design Review process.

Sincerely,  
Norris Design



Mitch Black  
Principal





LAND USE TABLE					
LABEL	LAND USE	AREA	DENSITY	UNITS	TOTAL UNITS / AC
A	COMMERCIAL	1.4 AC	N/A	N/A	15.8 AC
B	COMMERCIAL	5.8 AC	N/A	N/A	
C	COMMERCIAL	12.3 AC	N/A	N/A	
D	EMPLOYMENT/LIGHT INDUSTRIAL	16.3 AC	N/A	N/A	16.3 AC
E	MMN-MED	26.7 AC	20 DU/AC	534 UNITS	+/- 832 UNITS
F	MMN-MED	12.3	24 DU/AC	295 UNITS	
G	LMN-MED	8.2 AC	9 DU/AC	73 UNITS	+/- 298 UNITS
H	LMN-MED	25.1 AC	9 DU/AC	225 UNITS	
I	LMN-LOW	29.3 AC	4-6 DU/AC	175 UNITS	+/- 479 UNITS
J	LMN-LOW	19.7 AC	4-6 DU/AC	118 UNITS	
K	LMN-LOW	31.0 AC	4-6 DU/AC	186 UNITS	
				<b>TOTAL UNITS</b>	<b>+/- 1,609 UNITS</b>

**LEGEND**

- NEIGHBORHOOD PARK
- POCKET PARK
- CONCEPTUAL TRAIL

NOTES:  
 1. THIS IMAGE IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. IT IS SUBJECT TO CHANGE.  
 2. ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FURTHER PLAN REFINEMENT.  
 3. FLOOD PLAIN IS BASED OFF EXISTING BUT INCOMPLETE DATA AND WILL REQUIRE SURVEY VERIFICATION.