Development Review Guide – STEP 2 of 8

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.

PDR150010

Section to be filled out by City Staff

Date of Meeting 6/3/2015 **Project Planner** Cameron Gloss

Submittal Date 5/20/2015 **Fee Paid ($500)** X

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

Project Name College Eight Thirty

Project Address (parcel # if no address) 830 S. College Ave. Fort Collins, CO

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
Consultant: Ian Shuff, Project Architect

Business Name (if applicable) ALM2S

Applicant Mailing Address 712 Whalers Way, Ste. B100, Fort Collins, CO 80525

Phone Number 970-223-1820 E-mail Address ishuff@alm2s.com

Basic Description of Proposal (a detailed narrative is also required)
Proposed 4-story apartment building with a commercial/retail space on the main level

Zoning C-C **Proposed Use** Multi-family/mixed use **Existing Use** Gas Station

Total Building Square Footage 29,800 S.F. Number of Stories 4 Lot Dimensions 100' x 140'

Age of any Existing Structures Built in 1962. We will provide photos with the submittal
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 This existing site is all either concrete/asphalt paving or building - 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:

alm2s (a) What are you proposing/use?

alm2s (b) What improvements and uses currently exist on the site?

alm2s (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

alm2s (d) Describe site design and architecture.

alm2s (e) How is your proposal compatible with the surrounding area?

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

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

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

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

alm2s (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

alm2s (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

alm2s (l) Have you previously submitted an application?

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

3) **Site Plan** – Please consider including the following:

RMS (a) Project site boundary and adjacent property uses

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

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

alm2s (d) Existing and proposed buildings (Will they remain? If they will change, how?)

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

Northern (f) On and off site improvements

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

Northern (h) Emergency vehicle access and fire hydrant locations

College Eight **Thirty** PDR Narrative
830 S. College Ave.
Fort Collins, CO
Project # 1525

May 20, 2015

(a) What are you proposing/use?

A 30,800 S.F., 4-story, mixed used project with 37 residential units and 1 commercial/retail unit. The residential units are a mix of Studio, 1-bedroom and 2-bedroom units, with a total of 57 beds. The main level has 29 surface parking spaces partially covered by 3-stories above.

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

A gas station with a 3,480 S.F. convenience store and attached commercial space. The site is completely paved with existing water, sewer, gas, electricity and other dry utilities on site.

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

The site is a corner lot located at the northeast corner of College Avenue/Highway 287and Locust Street, with an alley along and to the east. Pedestrian circulation occurs on the alley and on the existing attached sidewalks along both College Ave. and Locust St. The site circulation is consistent with the adjoining blocks to both the north and south. College Avenue creates a significant circulation boundary to the Colorado State University main campus to the west.

(d) Describe site design and architecture.

The building has been sited adjacent to the property lines along College Ave. and Locust to address the street and provide a strong edge to the block corner. The on-site surface parking is enclosed by perimeter building walls at the west and south to screen the parked vehicles from the public view. These wall are accented with openings that resemble window openings and assist in creating a consistent fenestration pattern at the main level. The building has been designed with the pedestrian traffic along College and Locust in mind using brick masonry at the ground level and shade awnings and planters to provide human scale.

The upper 3 levels are articulated with a series of projecting balconies, a break in material at the fourth level, and punctuated with overhanging flat roof elements. These projections are set against complementary wall planes with a parapet treatment. Both of these wall elements are contrasted with use of vertical storefront glazing that highlight the prominent southwest corner and stair towers. The building addresses the street corner with a hierarchy of massing and forms for variety, but with a repetitive use of material to provide design consistency. Overall, the architecture chooses to be a building of its own time, expressing its functions with articulation, fenestration and materials rather than mimicking or imitating a building from another place or time.

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

From a surrounding site context standpoint, the proposed building is compatible in its use, function, form and scale. The building directly to the north is a 2-story commercial building. Further north in the adjoining block face, there is a mix of one, two and three story buildings, all with a diverse mix of architectural style, typology and setbacks. To the south across Locust Street, is a 1920s era 4-story brick apartment building. The diversity along College continues looking further south.

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To the west on the CSU campus, is the large scale North and South Field House. To the east, across the alley, is a 1-story single family residence fronting Remington Street, with an overall mix of 1 and 2-story houses and a 2-story apartment building in the area adjacent to the intersection of Locust and Remington. With the existing 4-story apartment building to the south and the massive Field House complex to the west, this project is compatible to its surroundings. The project will use both blonde and red masonry brick veneer to complement these significant neighboring buildings.

Further, this project will help define this intersection and provide a catalyst for further infill development in the future along College creating an urban edge and welcoming pedestrian experience. Closing the existing, extensive vehicular curb cuts, adding diagonal on-street public parking and enhancing the safety and attractiveness of the public sidewalks will all help to create an enhanced pedestrian experience.

(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?

Stormwater:

The site is currently 100% impervious. A variance will be pursued to grandfather the existing impervious area by virtue of historic stormwater billing. The proposed development will actually decrease the total impervious area, especially with respect to the parkways.

A PICP system will be installed in the driveway adjacent to the alley. Said system will provide water quality treatment and satisfy the LID ordinance, with the assumption that detention is not required. The area will be approximately 25% of the exposed parking lot. Surface runoff, as well as roof drain discharge, will be routed through the PICP system, very similar to Old Town Flats. A gravity storm drain will outfall the PICP basin south to the existing storm main in Locust.

(i) How does the proposal impact natural features?

In its current condition, the site consists of 100% concrete paving to building face with a single street tree along College Ave. and no existing natural features. The street tree along College Ave. is proposed to be preserved. Significant landscape improvements are proposed on the site in comparison to its current condition.

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

No. The proposed building will require a NFPA 13 fire sprinkler system.

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

The existing building to the north is built on the property line. Our proposed building is set 3'-0" to the south of this property line.

(l) Have you previously submitted an application?
A previous Conceptual Review meeting was held on November 21, 2012 for a similar concept.

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

One Modification of Standard is requested for the project. A general outline of these include:

1. Section 3.2.2(J): *Setbacks (parking). Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the side and rear yard lot line five (5) feet.*

Rationale for Modification: A 2.5' setback to parking is provided from the north parking area, and a 3' setback to parking is provided along the eastern property line. These setbacks are required in order to incorporate required parking quantities within a constrained, urban site. To mitigate this, a vine covered, steel fence is proposed along the north property boundary. Planting is provided along the eastern property boundary in a proposed parking island, with a 3' approximate height. Due to the lack of any windows on the adjacent building to the north, and the alley ROW on the east, these dimensions seem to have no detriment to the public good, and, the vine covered fence will provide a buffer equal to or better than that which can be achieved within a 5' planting area, when a 6' vine fence is compared to a planting strip with approximately 3' height. Planting trees with the vertical face of the adjacent building to the north on the property line would prove challenging.

A contextual setback from College Avenue is proposed:

2. Section 3.8.19(B): *Contextual Setbacks. Regardless of the minimum front setback requirement imposed by the zone district standards of this Land Use Code, applicants shall be allowed to use a "contextual" front setback. A "contextual" front setback may fall at any point between the front setback required in the zone district and the front setback that exists on a lot that abuts, and is oriented to, the same street as the subject lot. If the subject lot is a corner lot, the "contextual" setback may fall at any point between the zone district required front setback and the front setback that exists on the lot that is abutting and oriented to the same street as the subject lot. If lots on either side of the subject lot are vacant, the setback shall be interpreted as the minimum required front setback that applies to the vacant lot. This provision shall not be construed as requiring a greater front setback than that imposed by the underlying zone district, and it shall not be construed as allowing setbacks to be reduced to a level that results in right-of-way widths below established minimums*.

Rationale for Contextual Setback: A number of nearby structures are built to the existing ROW line along College Avenue, creating an urban condition within the site context. The design intent for this project is to contribute to this overall urban condition, with a corner entry and plaza/gathering space at Locust St. and College Ave., and minimal front setback of 3' with a planted edge along the building face. Setbacks along Locust St. are similar, with seatwall planters provided to soften the building face and create a residential character. A diagram is provided with the site plan materials illustrating various setbacks of nearby properties, as well as the proposed setback for the project.

Engineering Items:

We are requesting an engineering variance to dedicate no additional utility easement behind the existing right-of-way along both College and Locust. Please route this request for informal feedback from the various providers prior to PDR. An official variance request letter will be provided during the PDP process depending on the initial feedback received at PDR.

A request for a site meeting to inspect the alley has placed with Tyler Siegmund. The hope is to have a determination on any necessary alley improvements (both adjacent to the property, as well as off-site) by the PDR meeting.

Utilities:

Existing overhead telecom lines along west side of alley are proposed to be relocated and/or buried. Please forward this proposal to the appropriate utility providers to begin the discussions for such efforts.

The existing ¾" water service from College Ave. will be re-used for irrigation.

A new 1½" domestic water service and a new 6" fire line will connect to the existing water main in Locust.

The existing sanitary sewer service will be upgraded or replaced to the main in the alley

The existing gas service will be upgraded or replaced to the main in the alley

A new 3-phase transformer will be set west of the alley, and electric meters will be located on the east side of the stair tower

Access:

Initial contacts have been made with CDOT to abandon the existing curb cut on College Avenue. A permit will be submitted to Region 4 in the near future to formally remove the access. Early discussions also indicate that said curb cut abandonment may be implemented as an addendum/change order to the current rehabilitation project scheduled for this summer.

LAND USE

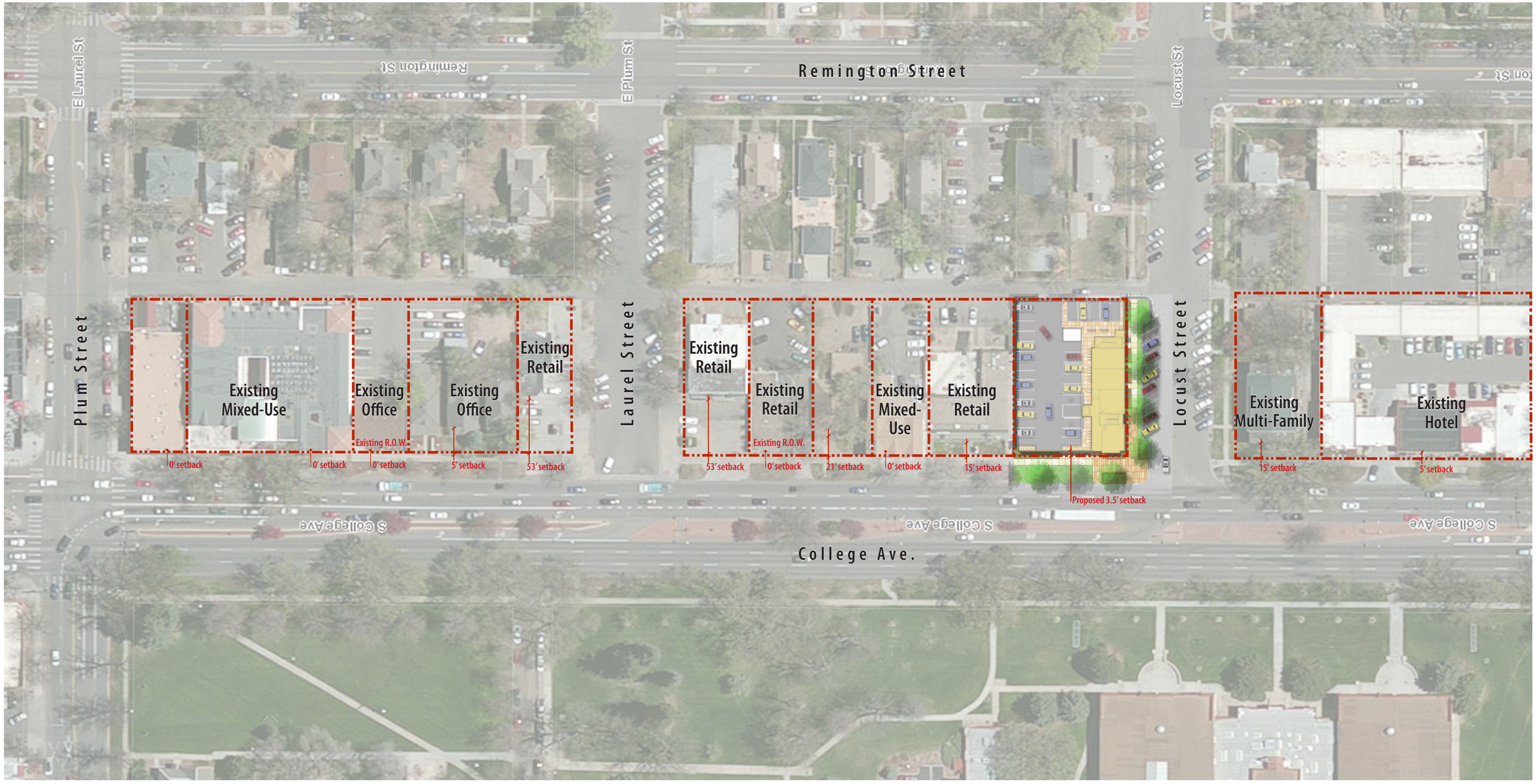
Total Beds	57
Parking Required	32.25 spaces
Bike Spaces Required	57 spaces -37 covered 20 exterior
29 total parking spaces required with 10% reduction based on MAX Station within 1,000 ft.	
29 total parking spaces provided - 12 compact , 17 standard	

0 10’ 20’ 40’

SCALE 1”=20’-0”

College Eight Thirty

Site Plan

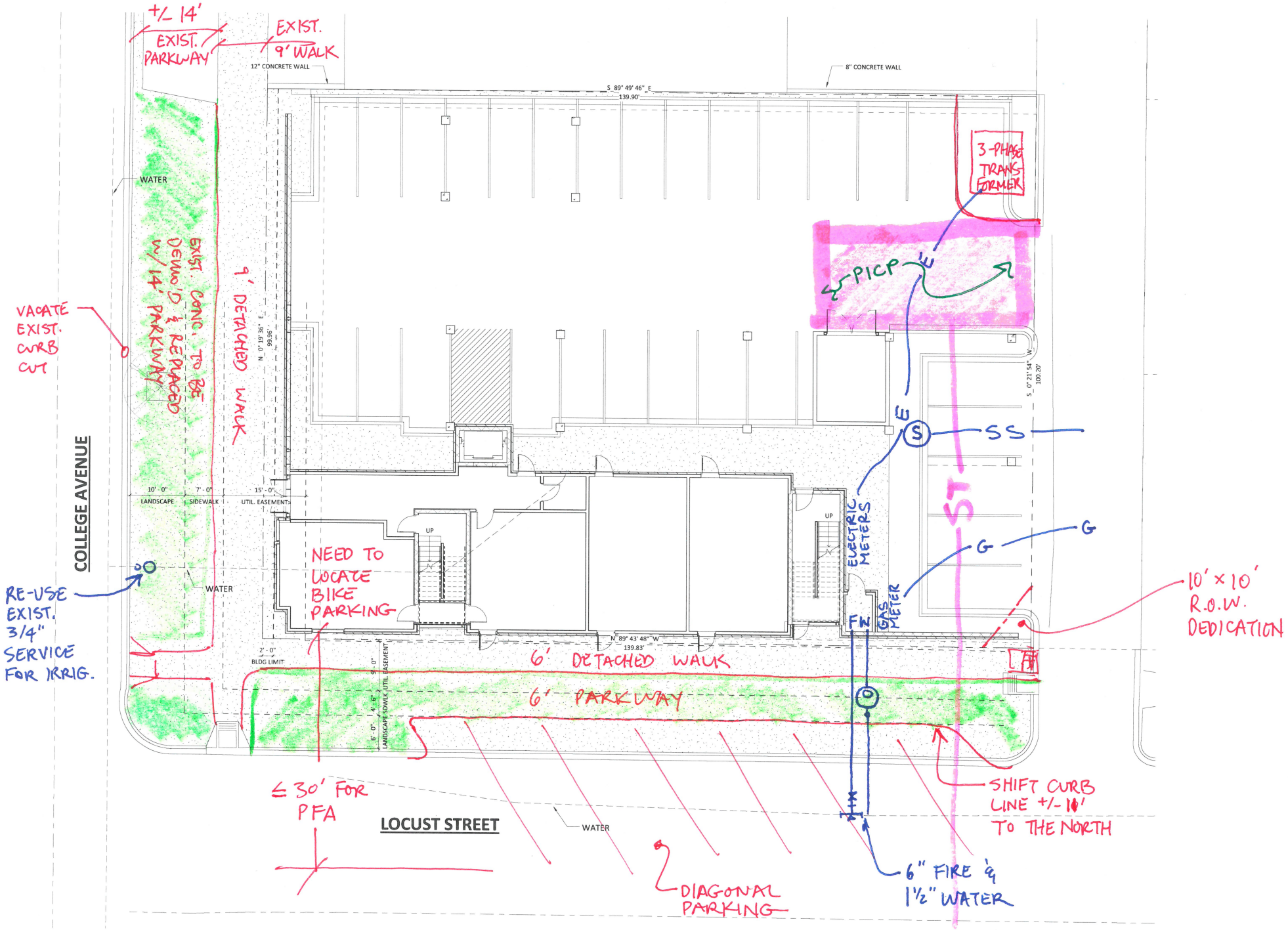


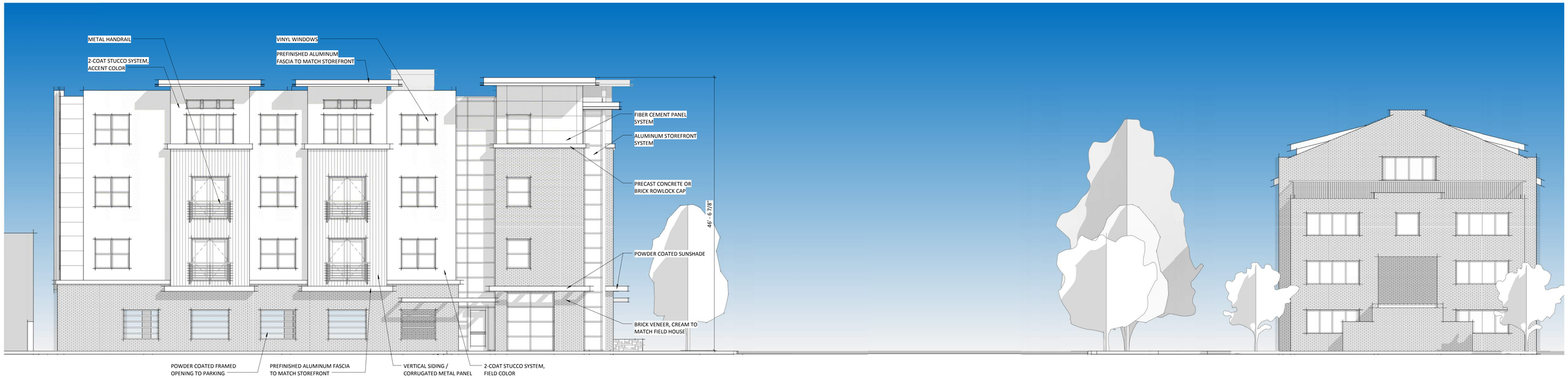
College Eight Thirty

Site Context/Building Setbacks

russell+mills studios

Conceptual Civil/Utility Plan



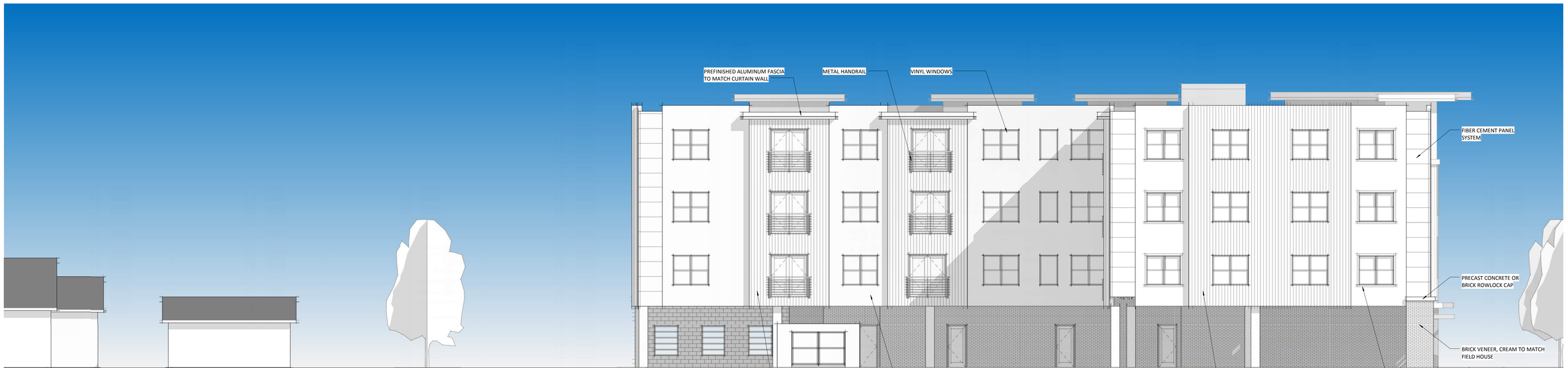


1 / X4.1 **West Elevation - Presentation**

SCALE: 1/8" = 1'-0"

2 / X4.1 **South Elevation - Presentation**

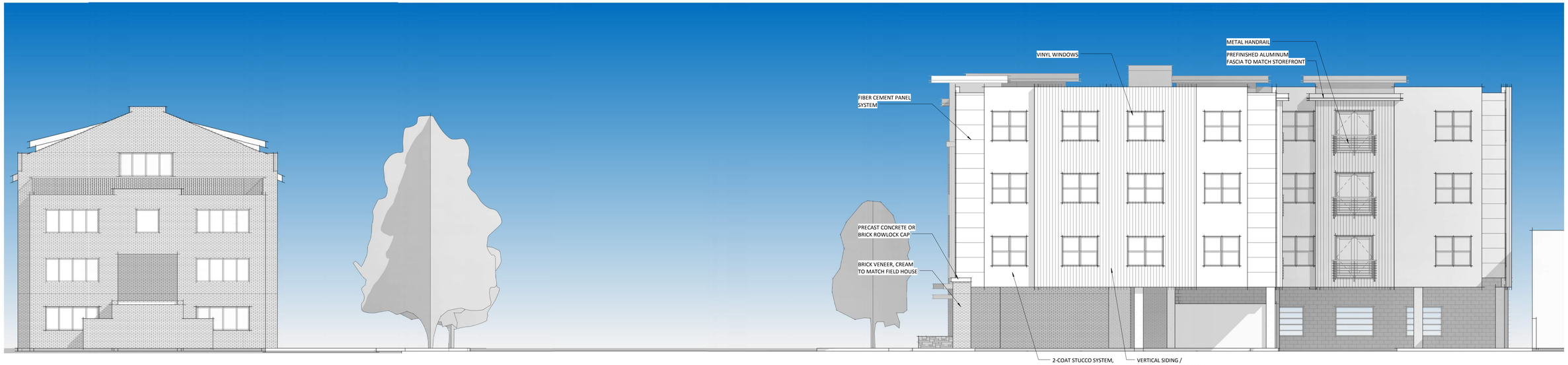
SCALE: 1/8" = 1'-0"



2
X4.2

North Elevation - Presentation

SCALE: 1/8" = 1'-0"



1
X4.2

East Elevation - Presentation

SCALE: 1/8" = 1'-0"

COLLEGE EIGHT THIRTY

Conceptual Perspectives **05/20/2015**