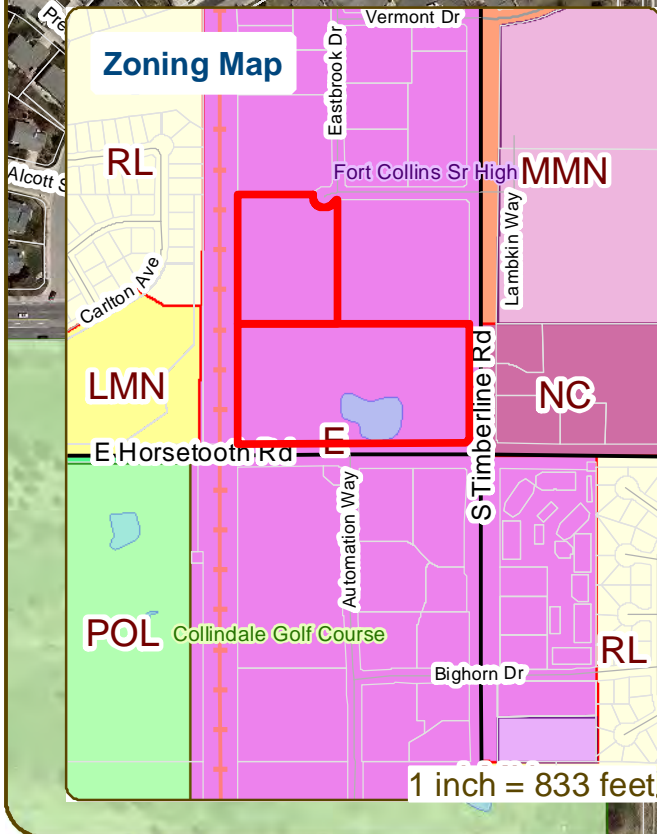
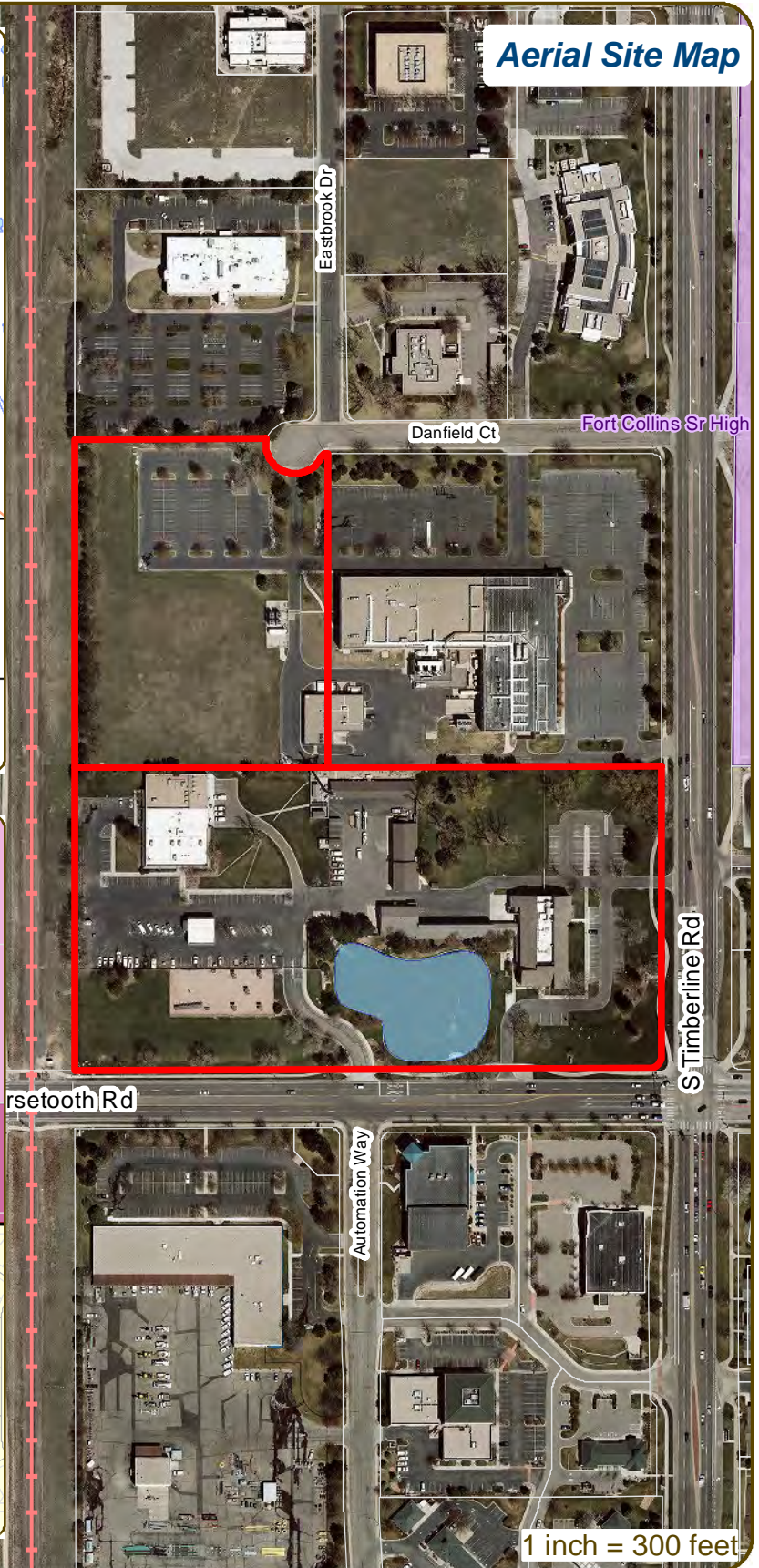
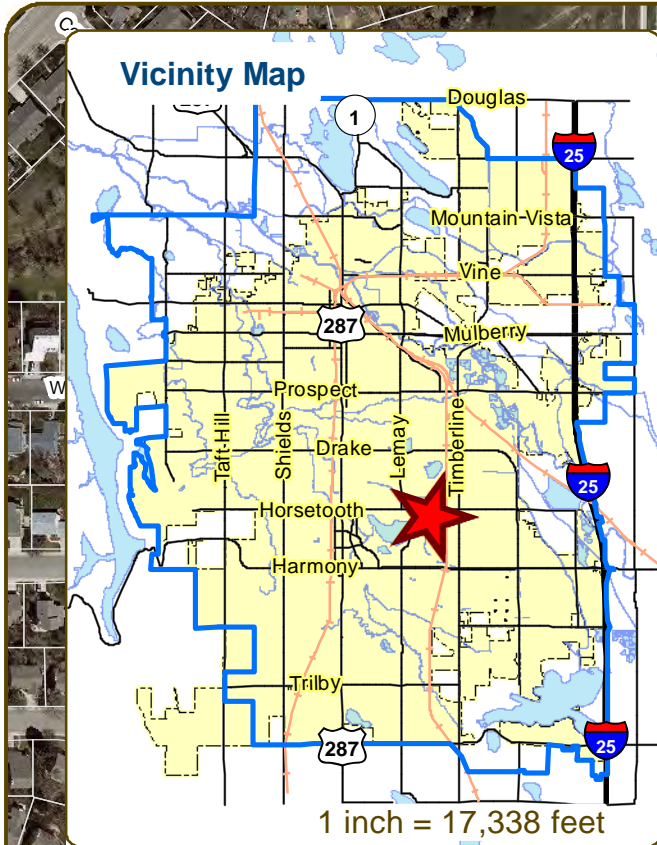


2000 East Horsetooth Road Office



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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 Platte River Power Authority

Project Address (parcel # if no address) 2000 East Horsetooth Road

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Mark Belford, Architect

Business Name (if applicable) Belford Watkins Group Architects

Applicant Mailing Address P.O. Box 1306 Fort Collins, CO 80521

Phone Number 970.212.1242 E-mail Address mark@bwgarch.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment of current PRPA campus including headquarters building with support buildings

Zoning Employment Proposed Use Office and Storage Existing Use Office and Storage

Total Building Square Footage 78,500 S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures Existing structures are scheduled to be razed

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)

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

PRELIMINARY DESIGN REVIEW (PDR)
Submittal Information
Platte River Power Authority Campus Buildings Replacement

2) Project Narrative:

(a) Proposed Use:

No use changes are proposed to the use of the campus. The project is intended to replace outdated, undersized and aging facilities.

Please see Exhibit – Existing Site Use

(b) Existing Improvements and Uses:

The site currently houses these built features:

- Office building (headquarters).
- Warehouses (one sits unused due to age and plan configuration).
- Energy operations building that communicates with the Rawhide Energy Station in Northern Larimer County.
- Communications tower.
- Vehicle storage building.
- Vehicle maintenance building.
- Miscellaneous sheds.
- Small pond that receives some off-site run-off and a well.
- A few memorial trees.

Please see Exhibit – Existing Site Use.

(c) Existing site circulation and coordination with the existing neighborhood.

There are currently (4) site access points on the campus:

- From the cul-de-sac off of Danfield Court at the north edge of the property. This access point is shared with the former LSI property at the southeast corner of Danfield Court and South Timberline Road.
- Along South Timberline Road in the right turn lane travelling south at the intersection with East Horsetooth Road. This is right in and right out only.
- Along East Horsetooth Road just west of the intersection with South Timberline Road. This is a right in and right out only.
- Along East Horsetooth Road aligned with the intersection with Automation Way. This intersection has right and left turns, both in and out.
- There are currently no vehicle or pedestrian circulation paths connecting with the neighborhood to the west. The existing railroad track and the Power Trail form the west edge of the Platte River Power Authority site.

(d) Description of site design and architecture (please see attached exhibits):

Site Design:

- Two of the existing curb cuts are eliminated and two will remain. The project continues to use the curb cut from Danfield Court (shared with the former LSI property) and also the curb cut that aligns with the intersection of East Horsetooth Road and Automation Way.
- It is intended to save most of the existing trees, particularly along East Horsetooth Road and along South Timberline Road.
- Platte River Power Authority must remain in operation during construction. The proposed work will need to be phased.
- The public face of the campus is along East Horsetooth Road and South Timberline Road. The public and staff can access the campus and park near the main entry from East Horsetooth Road.
- The secured service side of the campus is behind the headquarters buildings and is accessed from Danfield Court along a shared drive. This is intended for service and delivery vehicles, and also for secured staff parking. A fence and access gates provide the secure area.
- The pond stays near the existing location along East Horsetooth Road. The pond will have the bottom relined, and a new well system will be built. It is intended to engage the architecture and become a site amenity.

Architecture:

- The proposed one and two story buildings along East Horsetooth Road provide a public zone and public face to the community. The most public office building uses are in the portion of the plan facing southeast, across the pond, to the intersection of South Timberline Road and East Horsetooth Road.
- The main entry is facing south to East Horsetooth Road and aligns with the existing curb cut at the intersection with Automation Way.
- The pond provides a reflecting surface for the public portions of the building facing the east and south.
- The proposed building materials are found in this area including stone panels, stained wood, metal panels, brick and perhaps translucent panel and CMU in the utilitarian areas of the campus.

(e) Compatibility with the surrounding area:

- The site continues a current use.
- The site is zoned to present a public face and uses, and a secured zone for storage, vehicles and the communication tower. The secure zone access road will be shared with the former LSI site, providing access for service vehicles and semi-trucks from Danfield Court.

(f) Water detention location:

- The water on site flows from west to east, toward South Timberline Road, with the release point in the northeast corner of the property. The new detention will continue this pattern.

(g) Site drainage pattern:

- The northern portion of the site flows towards Danfield Court and will continue to do so. The southern portion of the site flows from west to east, toward South Timberline Road, with the

release point in the northeast corner of the property. The new detention will continue this pattern.

(h) Run-off water quality:

- Tentatively, bio-swales in series are proposed to treat run-off.

(i) Impact on natural features:

- The existing street trees will remain.
- Some pine trees in the middle of the site will be removed.
- The trees along the railroad track will remain.
- The existing pond will be relined.

(j) The proposed structures will be fire sprinklered.

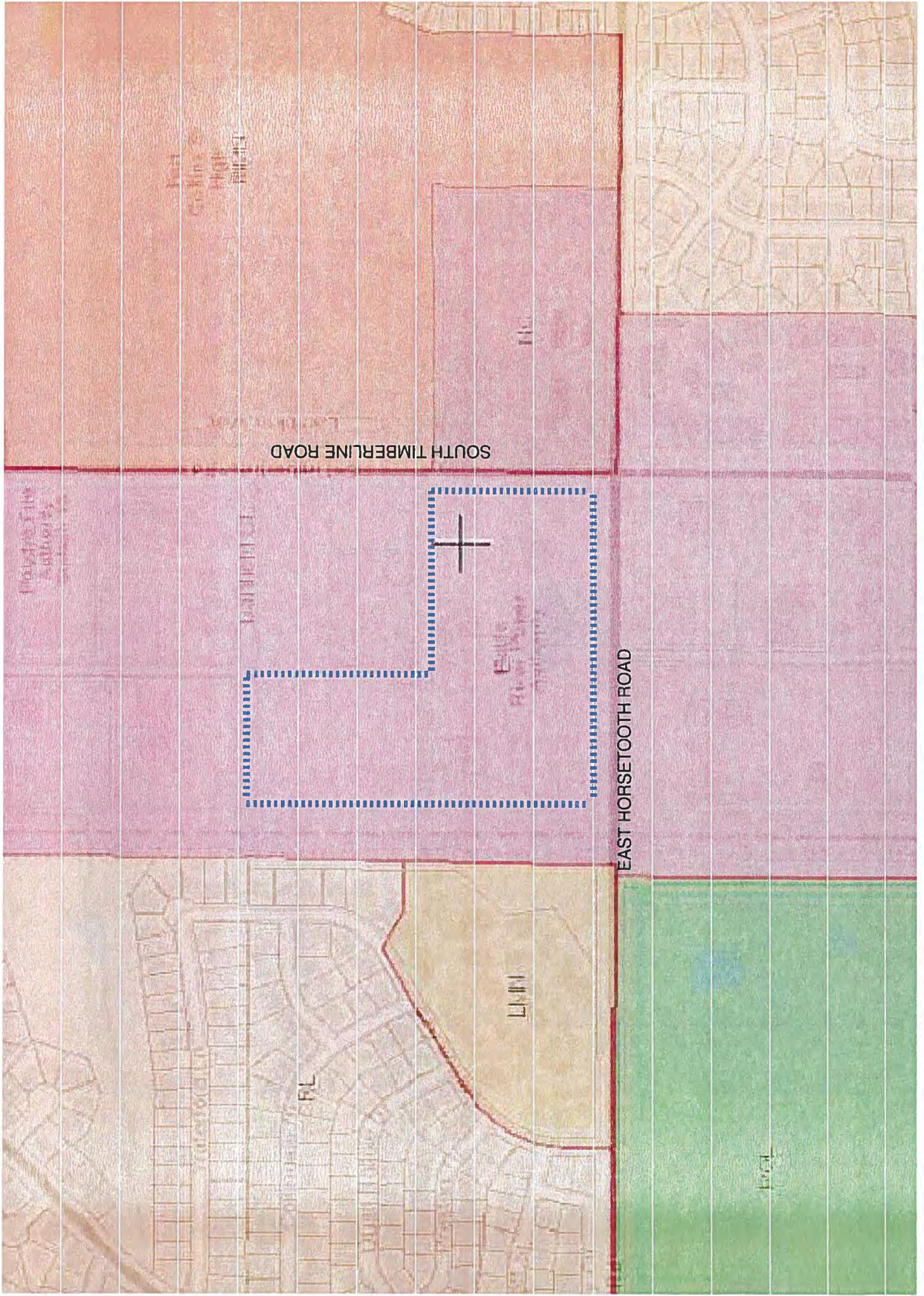
(k) Unusual factors:

- Platte River Power Authority provides power for (4) Northern Colorado cities and must continue operation during construction. We anticipate the project will be phased.
- The existing pond accepts run-off from areas off-site.
- The existing well will be replaced.
- The access road from Danfield Court will be shared with the former LSI site. This access road serves the LSI loading dock areas.

(l) No previous applications have been submitted.

(m) We anticipate general comments.

PARTIAL ZONING MAP



EXISTING SITE USE

**EXISTING
OPERATIONS
OFFICES**

**EXISTING
MISC.
STORAGE**

**EXISTING
WAREHOUSES**

**EXISTING
VEHICLE
GARAGE**

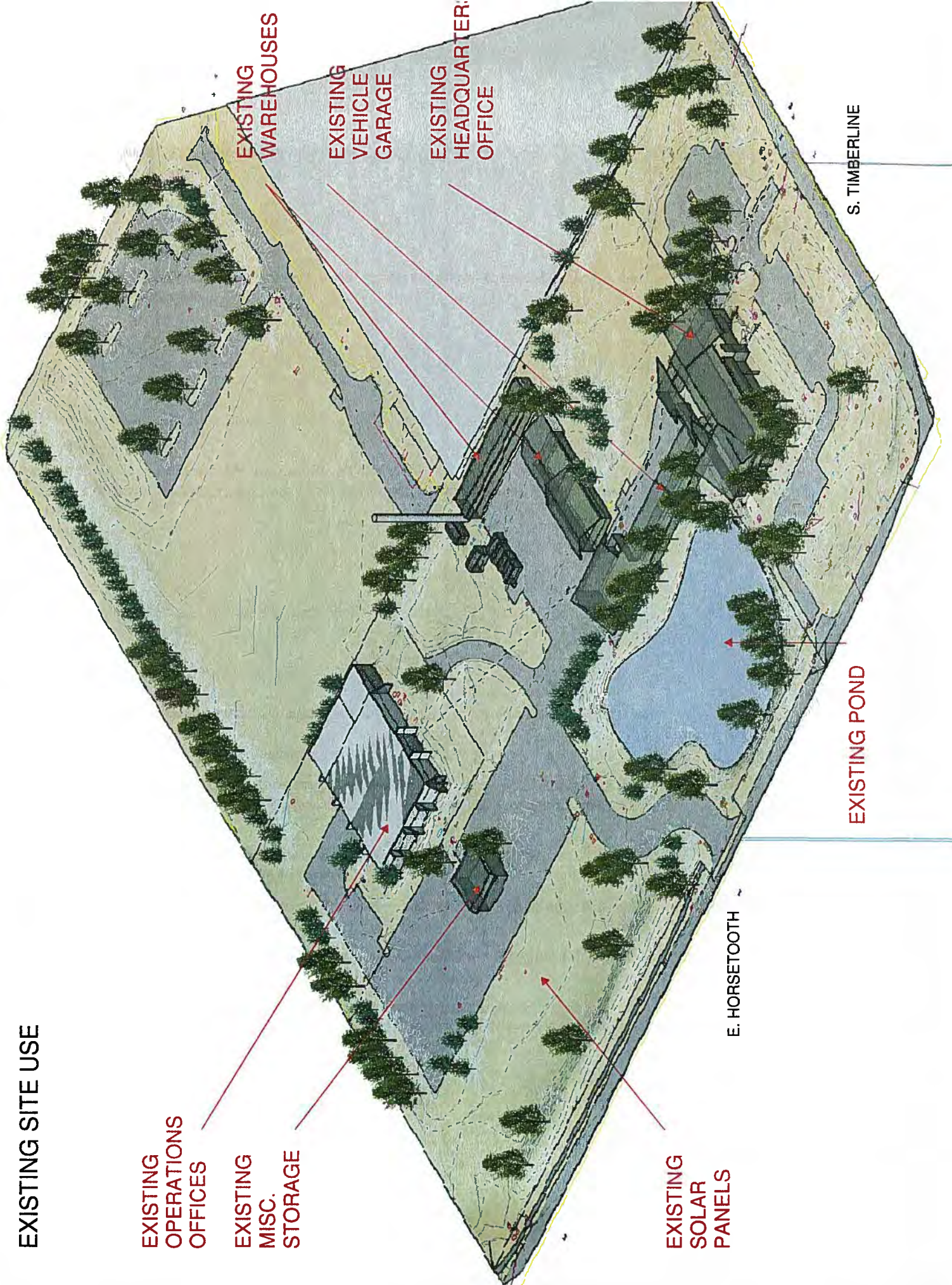
**EXISTING
HEADQUARTER:
OFFICE**

**EXISTING
SOLAR
PANELS**

EXISTING POND

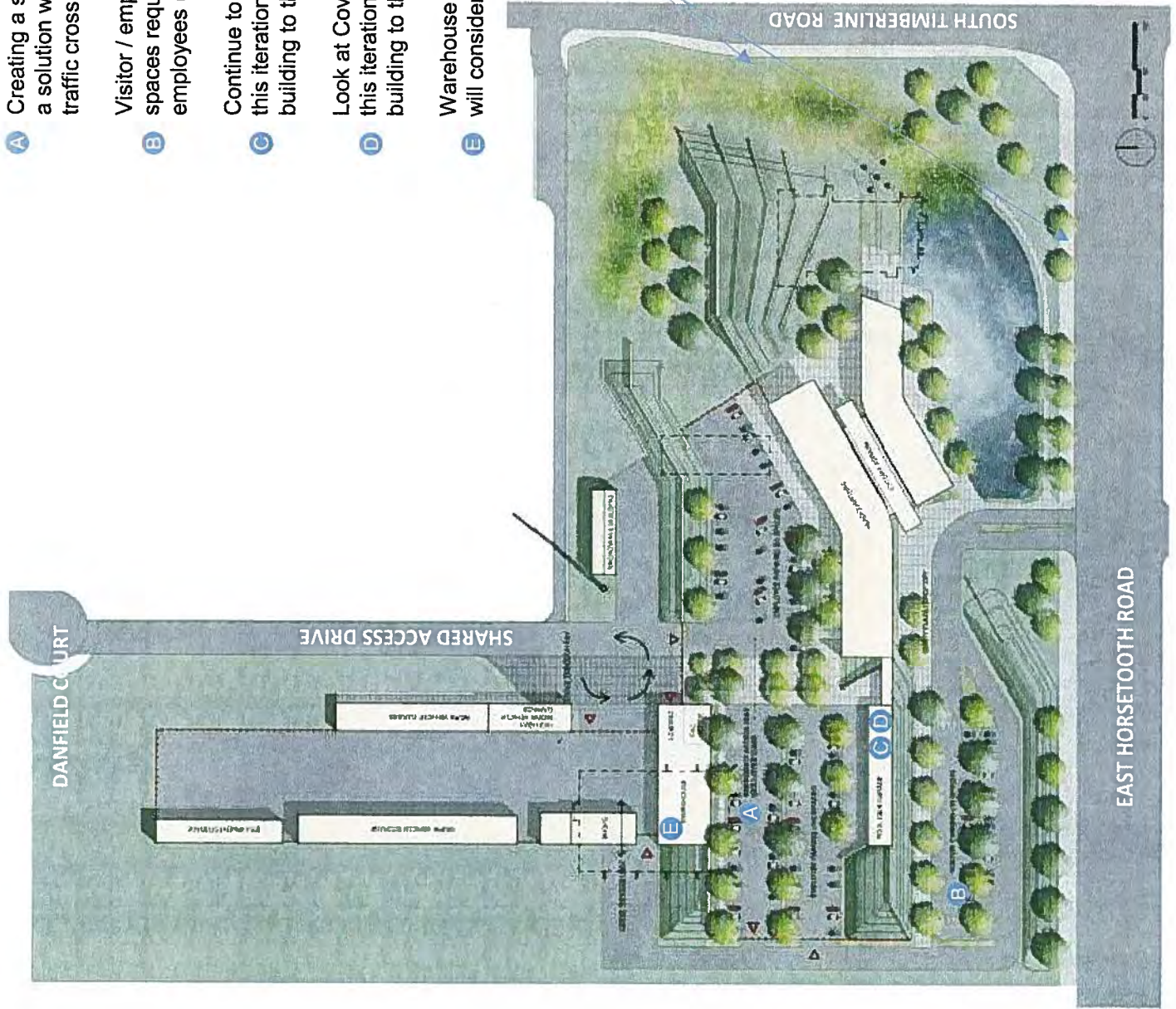
E. HORSETOOTH

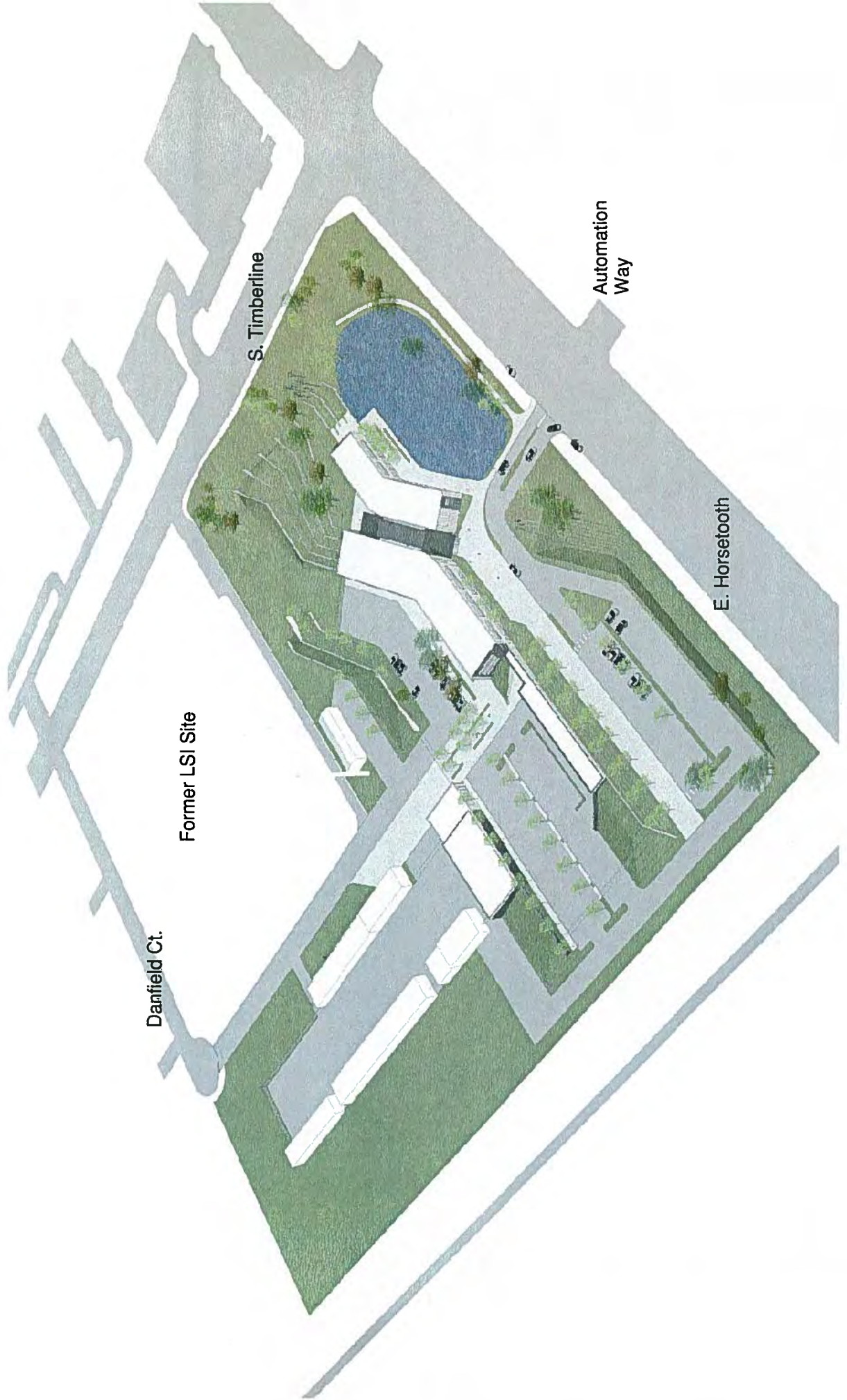
S. TIMBERLINE



OPTION 2

- A** Creating a separate employee parking lot. This iteration shows a solution w/ landscaping and roll-over curb that limits auto-traffic crossing to emergency situations only.
- B** Visitor / employee lot to accommodate just the public (40 spaces required) and grow other lots to accommodate employees (162 spaces required).
- C** Continue to look at combining Pool Car Garage w/ building. In this iteration an enclosed corridor is provided from the HQ building to the Pool Car Garage.
- D** Look at Covered walk from HQ Building to Pool Car Garage. In this iteration an enclosed corridor is provided from the HQ building to the Pool Car Garage.
- E** Warehouse is currently proposed on existing E&O building. We will consider the issues of phasing?





Danfield Ct.

Former LSI Site

S. Timberline

Automation Way

E. Horsetooth

PROGRAMMATIC ELEMENTS



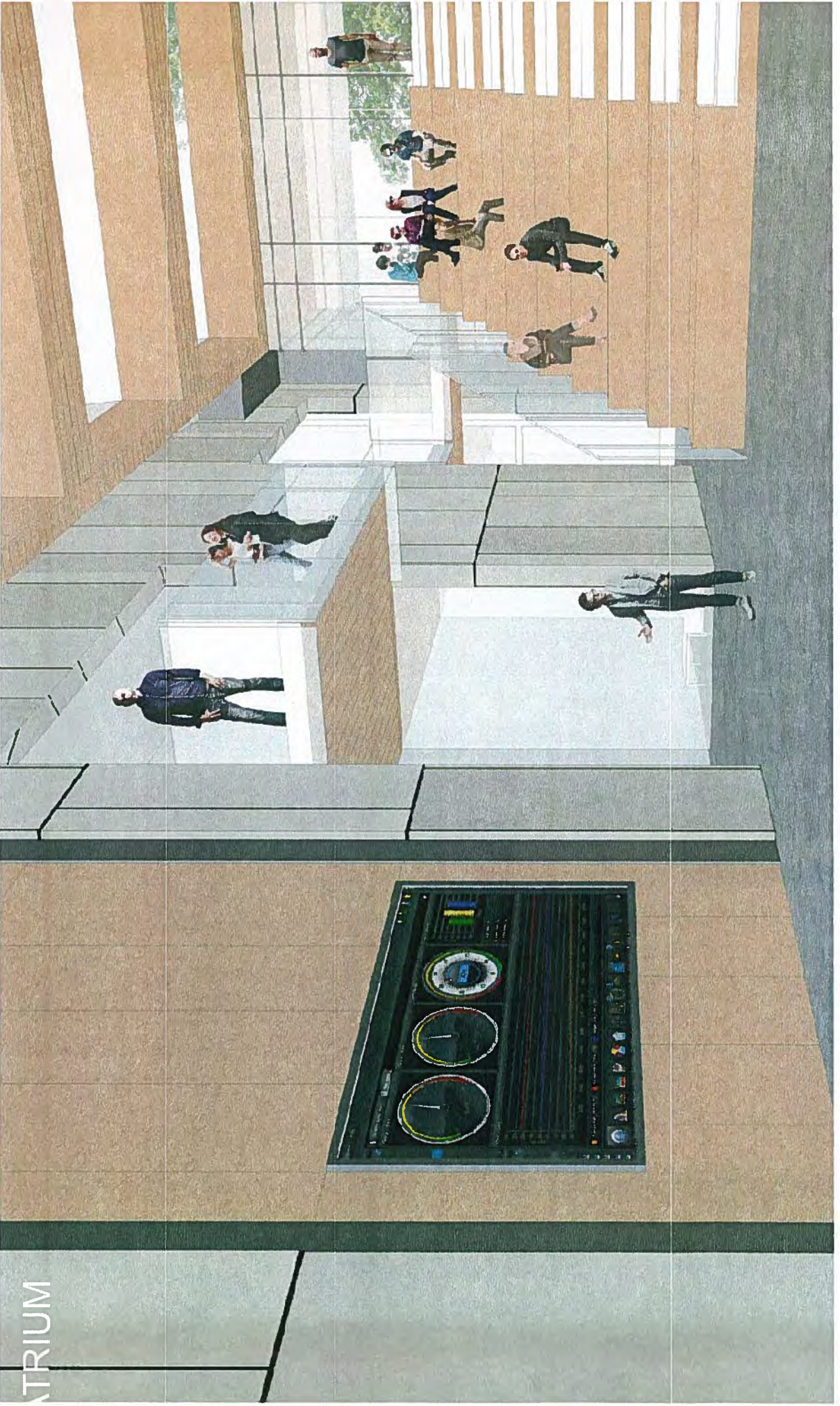
LEVEL 2
0 10 20 40

--- PHYSICAL SECURITY PERMITER

PUBLIC SPACE



TRIUM





ROAD ENTRY / HORSETOOTH



ROAD ENTRY / HORSETOOTH

