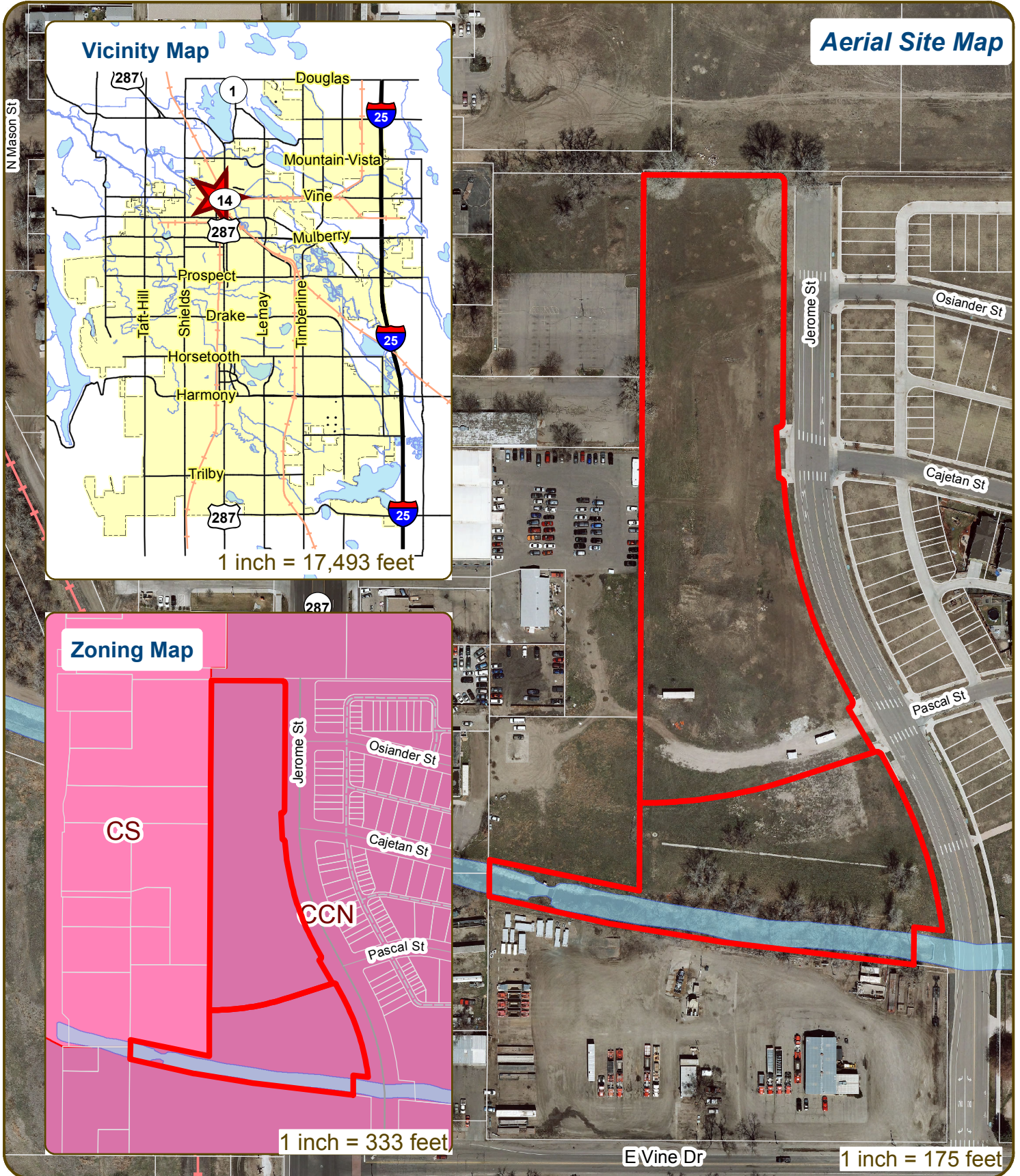


Jerome Street Mixed Use



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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 November 2 Project Planner Clay Frickey
Submittal Date October 19 Fee Paid (\$500) X

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

Project Name Jerome Street Mixed Use Development

Project Address (parcel # if no address) parcel 9701379310_(phase 1: 2.19 acres) parcel 9701370001 (phase 2: 4.02 acres)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Todd Parker, Owner's Representative

Business Name (if applicable) Brinkman Partners

Applicant Mailing Address 3528 Precision Dr Ste. 100, Fort Collins, CO 80528

PhoneNumber 907.267.0954 E-mail Todd.Parker@brinkmanpartners.com

Basic Description of Proposal (a detailed narrative is also required) mixed use office/light industrial flex building (phase 1) multi-family residential (phase 2)

Zoning CCN Proposed Use mixed use Existing Use none

Total Building Square Footage 23,000 S.F. Number of Stories 1 Lot Dimensions 2.19 acres

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/querv/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 80% lot coverage S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



Concept Review application for
Jerome Street Development

Project Narrative

(a) What are you proposing/use?

The proposed use is to develop a two phased, mixed use block. The Old Town North neighborhood is a vibrant and eclectic area just off of the beaten path. The pedestrian and bicycle traffic in and out of the area plays to the dynamic nature of the property owners. Tract JJ and Block 1, from the original developer's vision, has been earmarked as a mixed use block of commercial storefront combined with a living (or work-live) component. Twelve years later this still remains as the highest and best use for the property. Our proposal is to provide something unique, integral into the neighborhood as a benefit to those who live there and as a destination spot for others. For context, similar settings may be closer to what is being developed in the Highlands area of Denver, RiNo District or Stapleton Town Center areas. The elevations provided within the PDR package are not representative of the final design direction. They are a first pass at designing something different for Old Town North, yet complementary to its' eclectic nature. Other inspirational photos demonstrating materiality and pallet



The project is broken into two phase due to the existence of the 100 year flood plain that exists on site. FEMA is currently going through their Risk Map process (remapping) and it appears that

this land will be removed from the 100 year flood plain, allowing for a living component to be added to the northern part of the project (Block 1 primarily). The southern portion is proposed as a commercial, flex-office or retail use. There is interest to move a brewery to this location with a small tasting room, artistic design firms and small manufacturing or warehouse use.

Phase 1: one-story, 23,000 square foot, commercial building, flex office/industrial building on approximately 2 acres of land. The frontage along Jerome Street is ideal for a retail space while those that sit toward the west part of the site may be flex office or warehouse space.

Phase 2: multifamily housing, for rent apartments and/or for sale condos on roughly 4 acres of land. Planning for this portion of the project would happen in conjunction with the commercial use on the south portion but may be under separate submittal, pending the timing on the FEMA remapping process. This part of the project would be higher density living. Although five stories are allowed under the CCN zoning for this areas we do not anticipate building more than four stories and most likely will build three story structures. For sale condominiums seem to be the best use although a for rent project may work as well.

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

Site is vacant.

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

See site plan in attached plan set. The intent is to be an easy connection to the City of Fort Collins river improvements project, just across Vine Drive. Jerome Street will act as the primary route for pedestrians, bicyclists and vehicular traffic.

(d) Describe site design and architecture.

See attached plan set. Intent of the architecture is to be a mix of differing materials to compliment the eclectic nature of Old Town North. See representative projects above.

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

Surrounding area is a mix of commercial and residential. See aerial view in attached plan set.

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

Unknown, see questions (m). It is assumed at this point that the detention requirement is handled off site.

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

Unknown, see questions (m). It is assumed that storm drainage will be routed to the detention pond across Jerome Street.

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

To be determined.

(i) How does the proposal impact natural features?

No impacts.

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

There are no existing buildings. The new building will be sprinkled.

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

The 100-year flood plain covers roughly 2/3 of the site. FEMA is going through their risk map process to remap this area and through initial mapping it looks like the 100-year flood plain will be pulled south to only overlap the current tract JJJ. A commercial flex office is a permitted use within this area. The multi-family portion of the project will be phased at a later time when the revised mapping is complete, assuming that this portion does come out of the flood plain boundary. The first phase would include the commercial building on the south end and platting/planning for the multi-family on the north.

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

No, this is the first application we have submitted.

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

1. Cajetan Street and Pascal Street had preliminary plan and profile design through this property and connecting to College. Since then, College Avenue has been improved. Are these two street connections still required by the City?

2. There appears to be an existing detention pond to the southeast of Block 1 and Tract JJJ, across Jerome Street. It appears that this existing pond was designed for this parcel. Please confirm the existence of this pond and its function.

3. What are the payment and construction responsibilities on the north end of the property to extend Suniga to College. We see that it was in the city budget for 2017-18. Has this been approved?

4. A temporary easement is shown on the original plat, to be vacated. Has this been done?

5. What are the surrounding utilities to the property?

Site Plan

(a) *Project site boundary and adjacent property uses*

Phase 1: parcel 9701379310

Phase 2: parcel 9701370001

(see plat map in attached plan set)

Adjacent property uses are commercial to the south and west and single-family residential to the east.

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

See site plan in attached plan set.

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

The existing landscaping will be enhanced along the street front. There will be discussion with the ditch company to enhance their trees lining the ditch. Landscape planning is still to be determined.

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

There are no existing buildings. See attached plan set.

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

No impact.

(f) On and off site improvements

We are anticipating on-site improvements as depicted in the attached plan set. We are not anticipating any off-site improvements at this time.

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

To be determined.

(h) Emergency vehicle access and fire hydrant locations

Emergency vehicle access and fire hydrants are anticipated at Jerome Street.

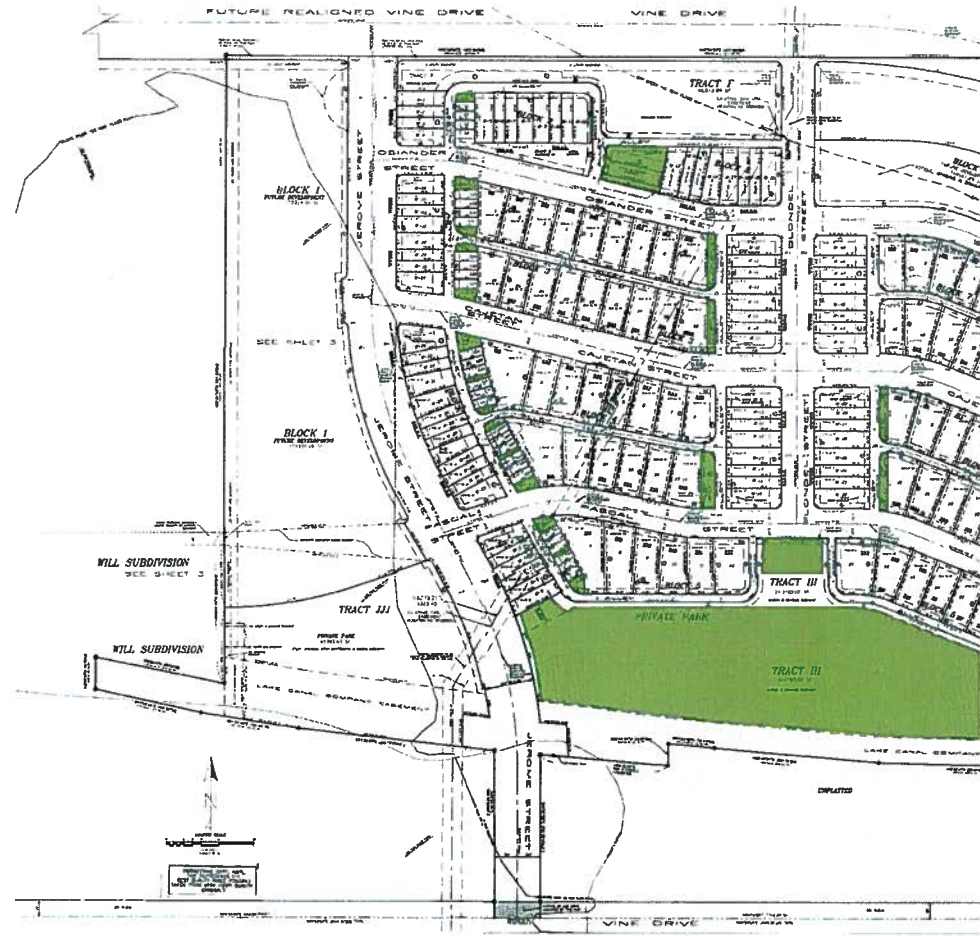
JEROME STREET MIXED USE

Fort Collins, CO

A BRINKMAN PARTNERS DEVELOPMENT

PRELIMINARY DESIGN REVIEW
October 19, 2016





Platt map of project site.



Aerial view of project site.

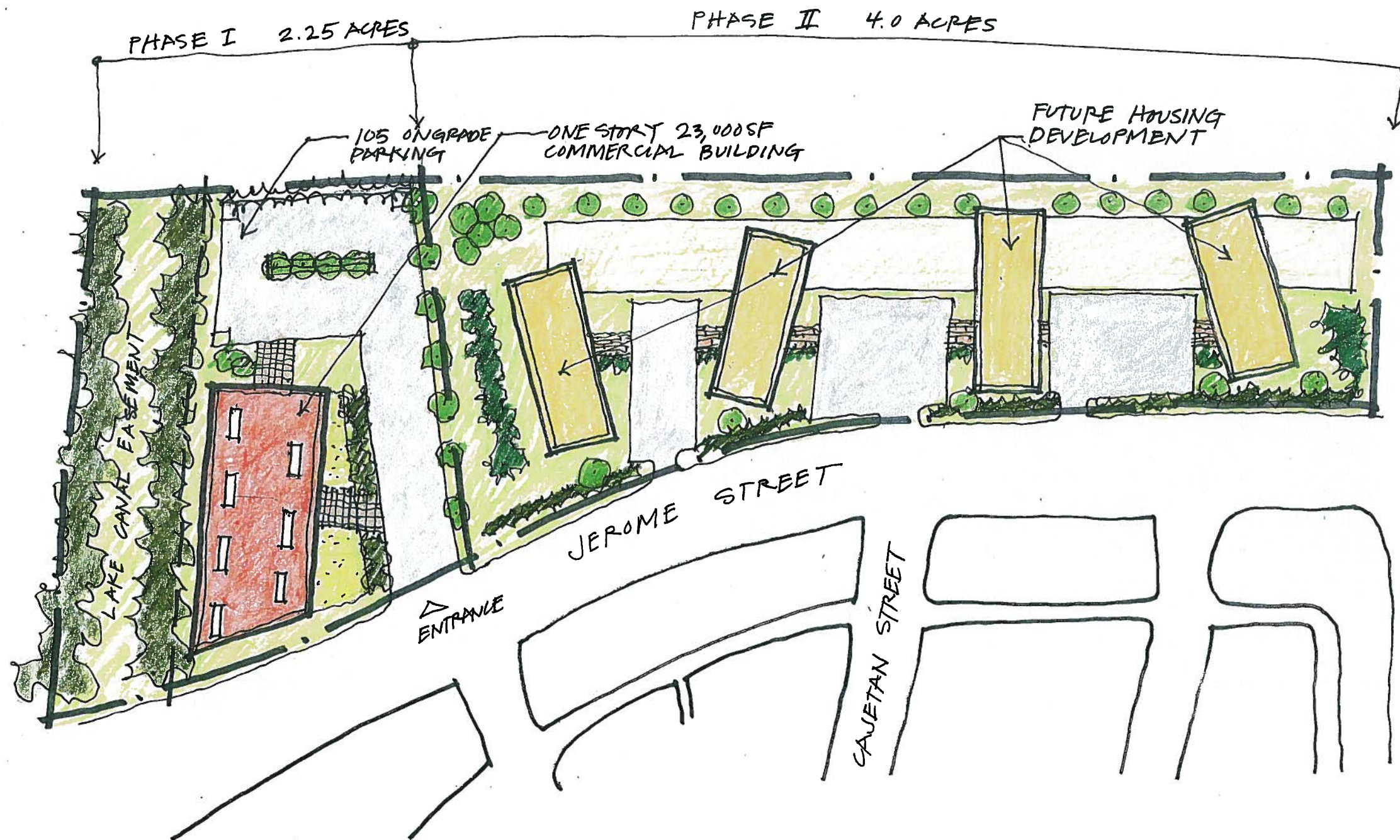


141 S. College Ave.
Suite 102
Fort Collins, CO 80524
t. 970.482.1827
www.daviddavisarch.com

AERIAL VIEW

Jerome Street Mixed Use
Fort Collins, CO
Concept Design Review

SITE PLAN



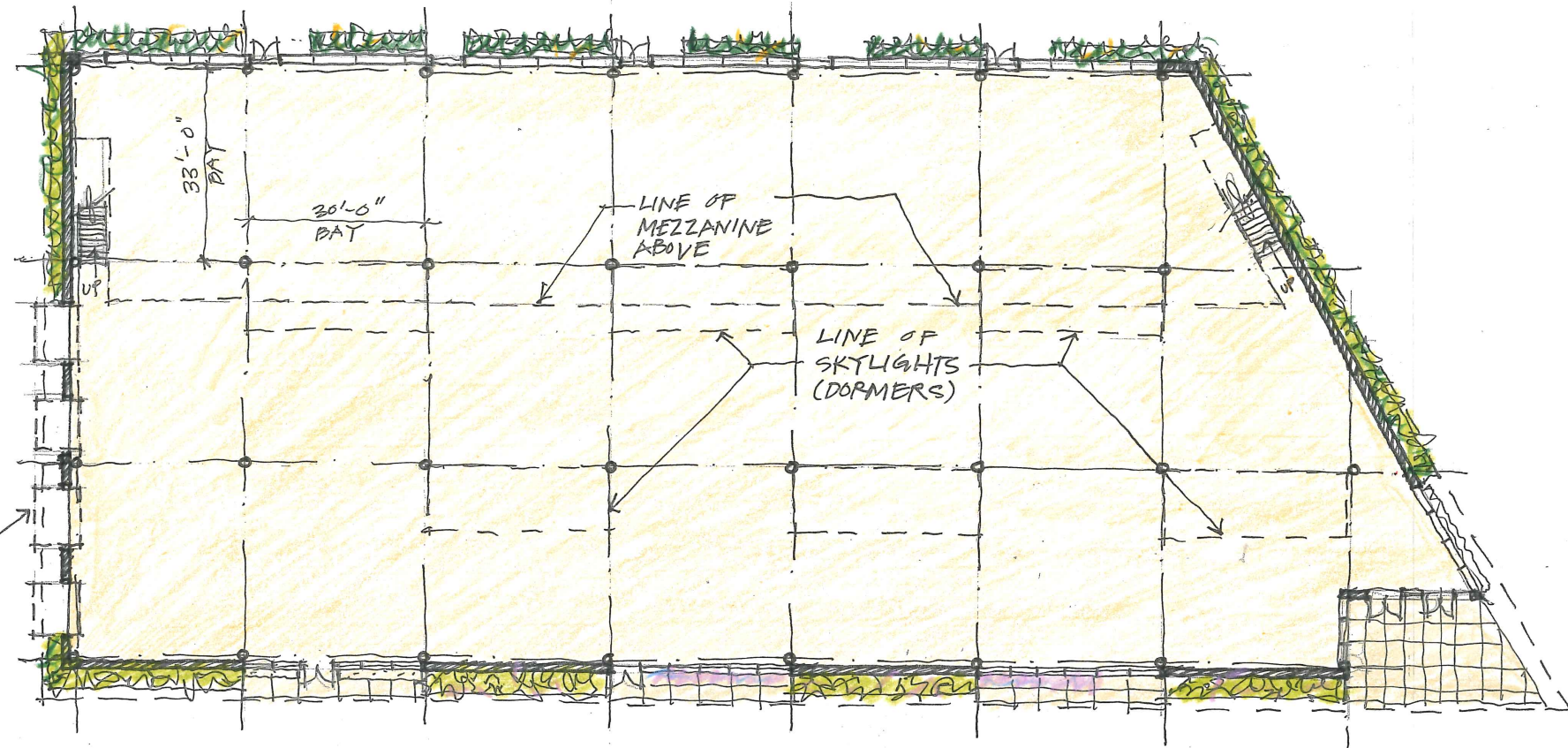
SITE PLAN: PHASE 1 & 2
SCALE: 1'-0" = 100'



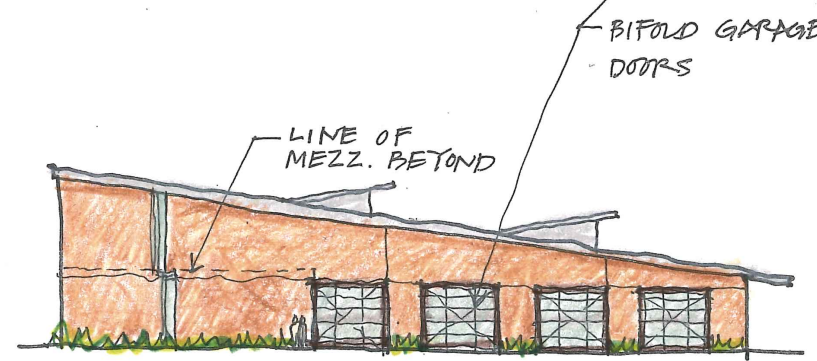
Jerome Street Mixed Use

Fort Collins, CO

Concept Design Review



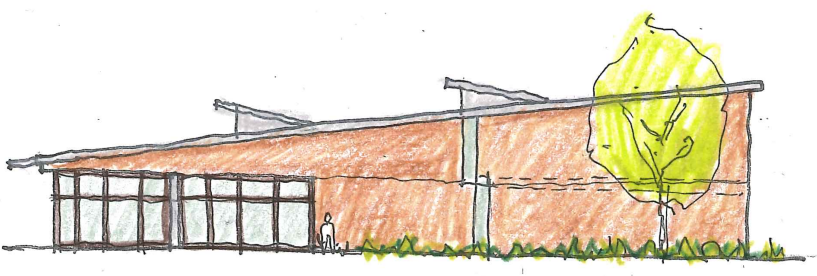
PLAN



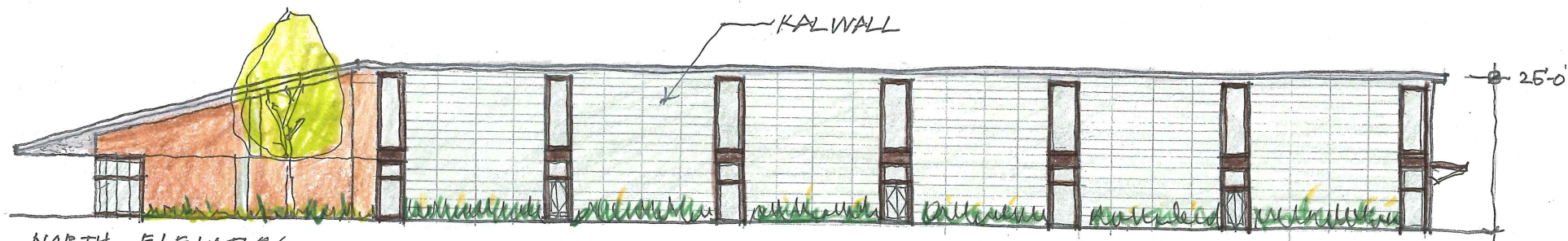
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**FLOOR PLAN &
ELEVATIONS
NOT TO SCALE**

Jerome Street
Fort Collins, CO
Concept Design