



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.

Table with 2 columns: Field Name, Value. Fields include Date of Meeting (11/18/15), Project Planner (Ted Shepard), Submittal Date (11/4/15), Fee Paid (\$500) (X).

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

Project Name One Cherry Street

Project Address (parcel # if no address) Lot 2, Penny Flats Subdivision

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Danielle Lynn & Bill Holicky (Planner & Architect)

Business Name (if applicable) Coburn Partners

Applicant Mailing Address 2560 18th St. #200

Phone Number 303-442-3351 x 1116 E-mail Address dlynn@coburnpartners.com

Basic Description of Proposal (a detailed narrative is also required) New PDP for Phase 2 of previously approved Penny Flats Subdivision PDP & Amendments

Zoning Downtown District (D Civic Center Sub-District) Proposed Use Multi-family residential Existing Use Vacant

Total Building Square Footage Approx. 53,377 S.F. Number of Stories 3 & 4 Lot Dimensions Approx. 190' x 200'

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 Approx. 34,500 sf S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**One Cherry Street
(Phase 2, Penny Flats Subdivision)**

Preliminary Design Review Application, November 4, 2015

New PDP for Phase 2 of the Penny Flats Subdivision (Original PDP Approval expired)

Project Narrative:

- (a) The proposed use is two (2) multifamily residential buildings containing a total of approximately 53,377 s.f. of habitable floor area, with 22 dwelling units, 35 (26 + 9 tandem) enclosed parking spaces in private garages, bike parking in private garages and 15 additional uncovered bicycle parking spaces (8 are in the N. Mason St. ROW). The proposed project is a new PDP for phase 2 of the original PDP approval for the Penny Flats Subdivision (now expired). The proposal includes revisions to buildings 7 & 8 with a change to private at grade parking garages as opposed to the previously approved underground parking structure. Following is a summary of proposed changes from the previously approved PDP and subsequent amendments:

Parameter	Previous Phase 2 Approval	Current Phase 2 Proposal
Total Units	49	22
Total Building Area	60,138	53,377
Total Habitable Floor Area	60,138	42,333 (11,044 is garage)
Total Commercial Floor Area	7,281	0
Total Residential Floor Area	49,232	42,333
Building Stories	4	3 & 4
Total Car Parking Spaces	36 surface, 71 underground + 12 tandem	35 (26 + 9 tandem)
Total Bicycle Parking Spaces	12 surface	12 garage, 15 surface (8 in ROW)
Total Number of Buildings	2	2

(c) Site access is as follows:

- Automobile access will remain unchanged from the previous approval. The previously approved Northeast Private Driveway (Emergency Access Easement) will connect Cherry Street with the existing emergency access easements constructed on Re-Plat Lot 1 associated with buildings 3, 4, & 5. This “Northeast Private Driveway” will provide access to individual parking garages per unit.
- Pedestrian access to the site will remain unchanged from the previous approval

(d) The proposal, similar to previously approved, consists of two multi-family buildings. One along North Mason Street, and one along the Pedestrian Spine.

- The *North Mason Street building (Building 8)* is proposed to have 11 multi-family residential units, three stories, with individual ground floor access per unit. Each unit will have a small yard space fronting along the public walk along North Mason Street. These units will have main floor living space and a combination of attached and detached one or two car garages accessed by the Northeast Private Driveway. Private open space is provided through a combination of front yards, rear patios, and rooftop decks. Architectural character is proposed to be substantially more traditional than the previous approval, with a focus on traditional massing and materials (predominately brick). The building footprint is largely the same as the previously approved building 8, however the design utilizes the portion of land at the northeast corner that previously contained a railroad easement. The previous railroad easement has been terminated and the space will be utilized to contain additional building footprint. The previous PDP included ground floor commercial which has been removed.
- The *Pedestrian Spine building (Building 7)* is proposed to have 11 multi-family residential units, four stories, with individual access per unit along a raised walk. Private tuck under two garages are provided with each unit, along with rooftop decks. Similar to building 8, the architectural character is proposed to be substantially more traditional than the previous approval, with a focus on traditional massing and materials (predominately brick). This building is adjacent to the historic Trolley Barn structure and is designed to complement the building with traditional massing, materials, and detailing. The building footprint is largely the same as the previously approved building

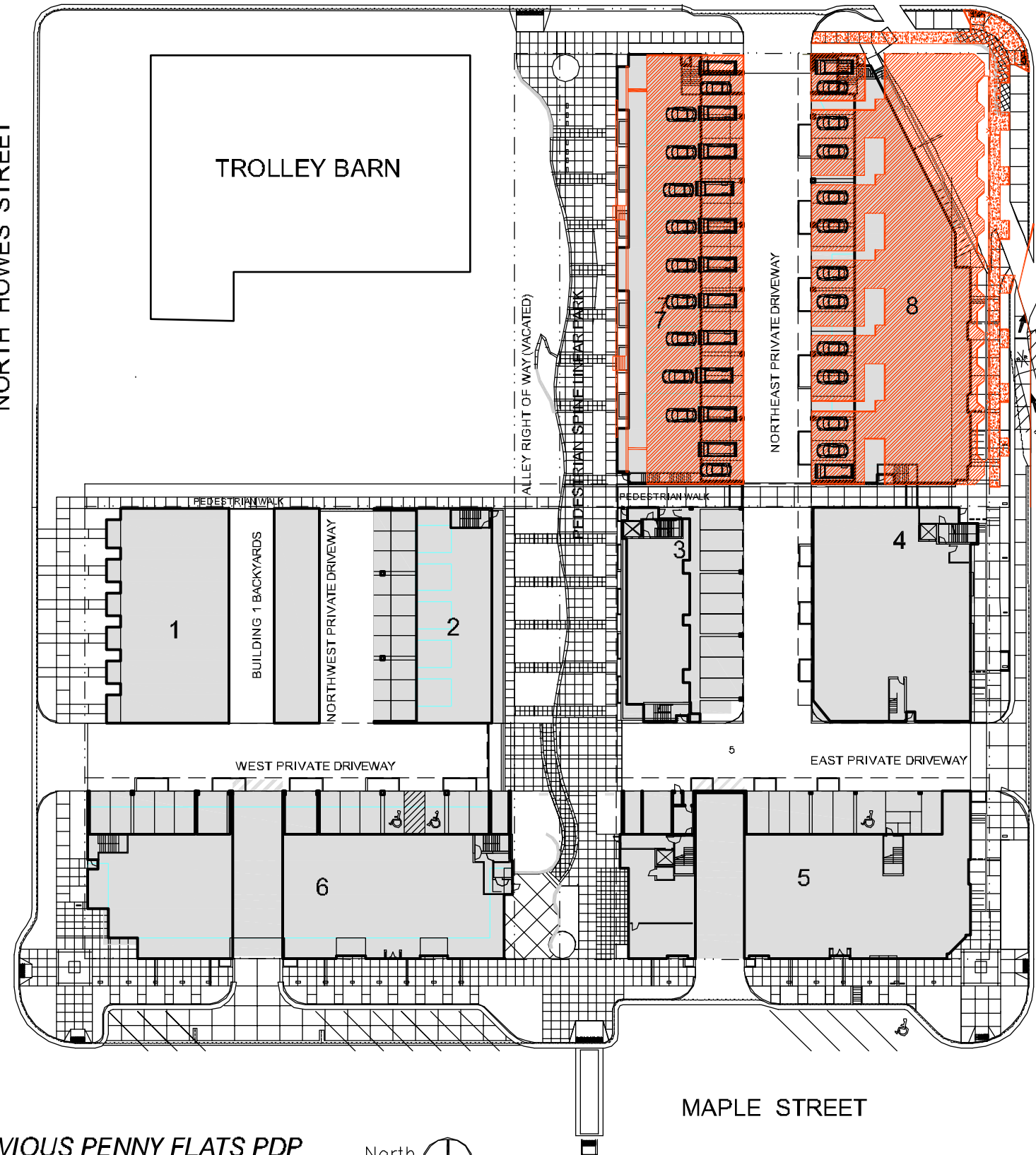
(e) The proposed use is substantially consistent to the previously approved design. Overall the proposal results in a decrease in building square footage, and a decrease in units. The proposed development plan is well below the 6 story, 85' threshold established in the Land Use Code.

- (f) Water detention is not proposed, this is consistent with the prior approval. While the new proposal does increase the impervious area of the site slightly, additional drainage basins will be incorporated into the design (see attached drainage exhibit).
- (g) The previous approval had this portion of the site with surface drainage to the north into Cherry Street and roof drainage to the Pedestrian Spine and public rights of way at the north and east. The proposed design includes three basin areas, see attached drainage exhibit. The Western Basin will drain via overland flow to a bio-swale along the western bio-swale. The Central Basin will consist of 25% permeable pavers with an area inlet at the north end of the drive aisle. The Eastern Basin will be collected the front portion of roofs then released directly into the existing storm sewer system (consistent with the approved drainage design for Penny Flats).
- (h) See above for runoff treatment.
- (i) Proposed impact on natural features is unchanged from the original approval.
- (j) The proposed structure would be provided with and NFPA Type 13 fire sprinkler system.
- (k) The previous railroad easement at the northeast corner of the property has been terminated by "Affadavit of Termination of Railroad Easement"
- (l) Previous approvals include the original Penny Flats Subdivision, Re-Plat of Lot 1, Penny Flats PDP and subsequent Major Amendments addressing changes to Buildings 3 & 4.
- (m) Specific questions to be addressed in this PDR application are as follows:
1. There is an existing "campus" fire pump for Penny Flats, would the city support a direct tie in to the existing campus system?
 2. Does staff support our strategy for drainage and runoff treatment without the incorporation of onsite detention?
 3. We have received feedback that additional utility easements may be required along Cherry St. & North Mason Street. We are proposing to comply with easements currently recorded on the plat for Penny Flats. Easements are not currently dedicated along Cherry St. & N. Mason St. and would be detrimental to building footprints (both proposed & previously approved) if enforced.

4. An earlier work session with the LPC in January gave positive support for the project architecture adjacent to the Trolley Barn structure. Does staff feel that the architectural form and character is a complimentary adjacency to the Trolley Barn structure?
5. Does staff agree with the amount of parking illustrated? We have conformed with TOD standards for phase 2 and are providing 35 (26+9 tandem) spaces in individual parking garages. 25.25 is required per TOD standards.
6. We received some neighbor comments to extend on street parking along N. Mason Street. Does staff support the extension of the on street parking area along N. Mason Street?
7. Bike parking will be provided within each of the 12 private garages on site, with an additional 7 surface racks in the pedestrian spine. Additional surface racks have been illustrated in the ROW along N. Mason St. Would staff support a revocable ROW permit to allow for the installation of 8 bike racks as shown in the ROW along N. Mason Street?
8. Small fenced front yards have been illustrated along N. Mason Street directly adjacent to the ROW. Would staff support a variance to allow low fencing directly adjacent to the public ROW?
9. The existing sidewalk connecting to the crosswalk along Cherry has a portion of retaining wall constructed. Does staff support removal of a portion of the existing retaining wall in order to provide for the crosswalk connection from the Pedestrian Spine as illustrated?

CHERRY STREET

NORTH HOWES STREET

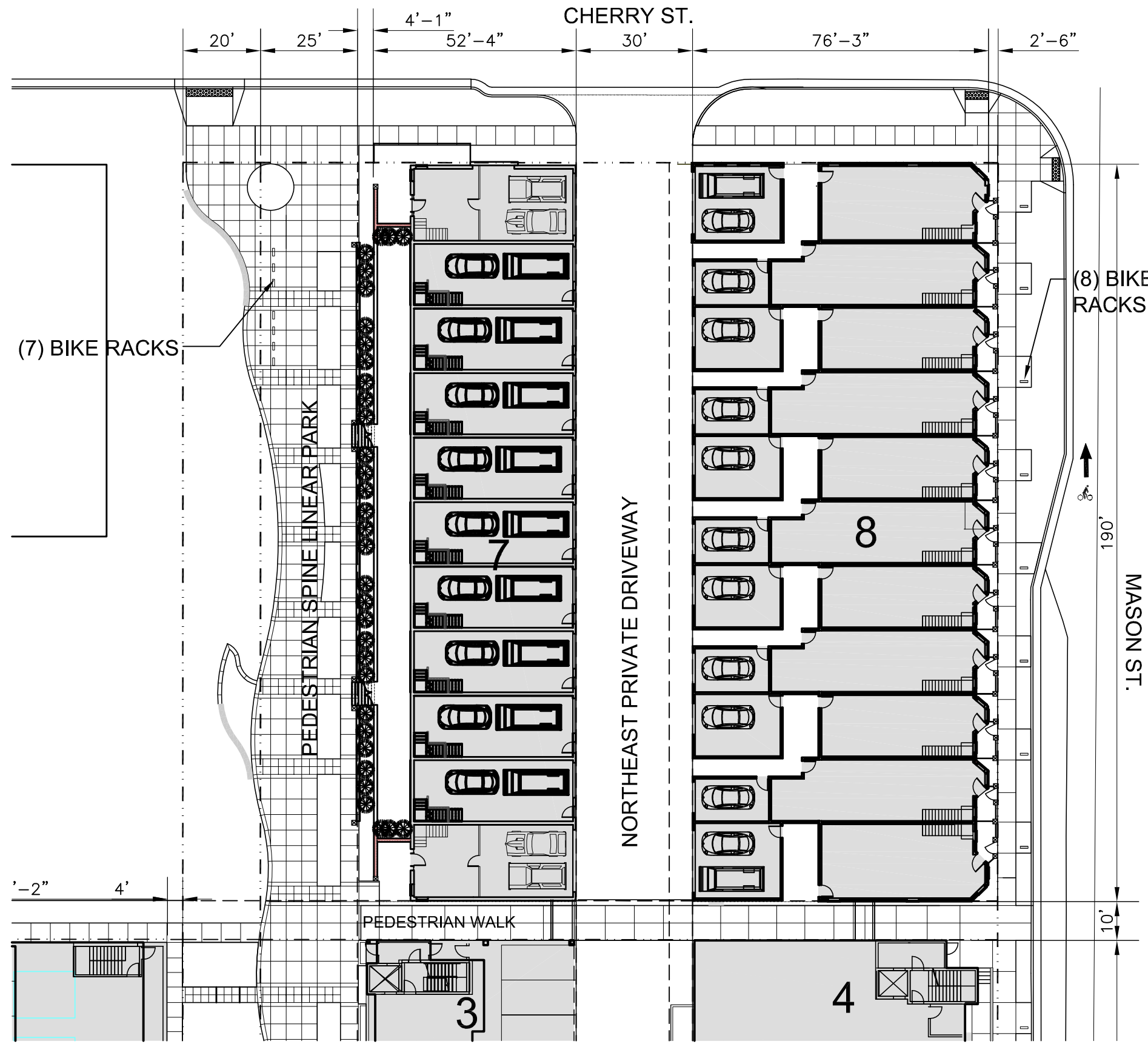


*Redlines indicate proposed site changes as an overlay on top of the previously approved PDP for Penny Flats.

NORTH MASON STREET

MAPLE STREET





ARCHITECTURAL SITE PLAN North
 Scale: 1" = 30'-0"



CONCEPTUAL RENDERING: PEDESTRIAN SPINE (BUILDING 7)



MASSING: CHERRY ST. & MASON ST. INTERSECTION (BUILDING 8)

204 MAPLE



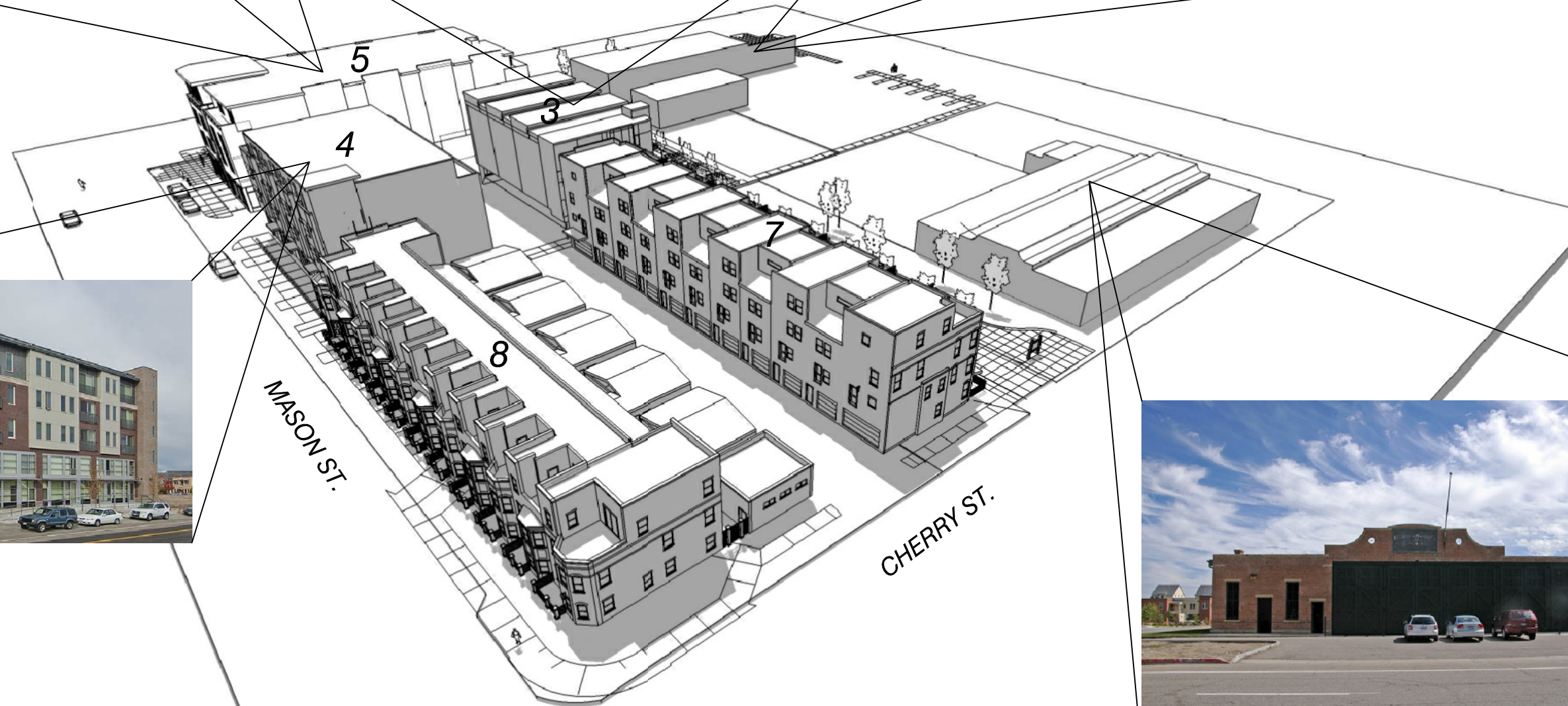
210 MAPLE



314 N. HOWES ST



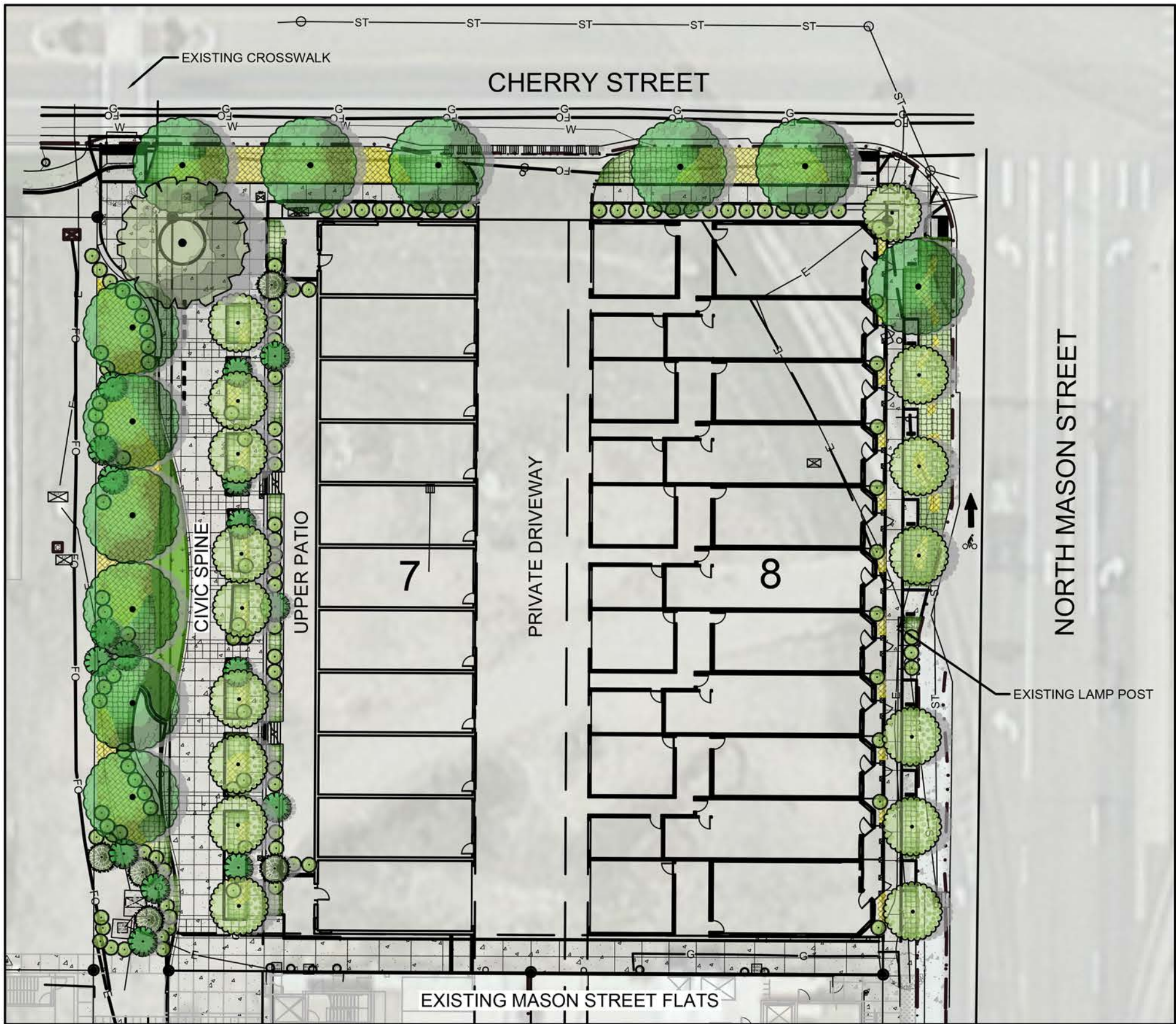
311 MASON



AERIAL MASSING CONTEXT MODEL



TROLLEY BARN

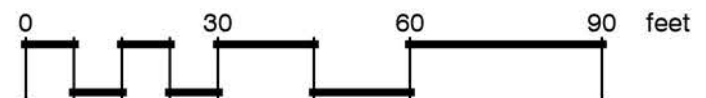


CONCEPT PLANT SCHEDULE SITE

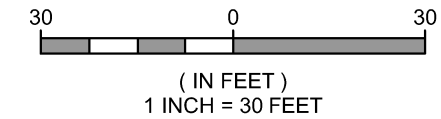
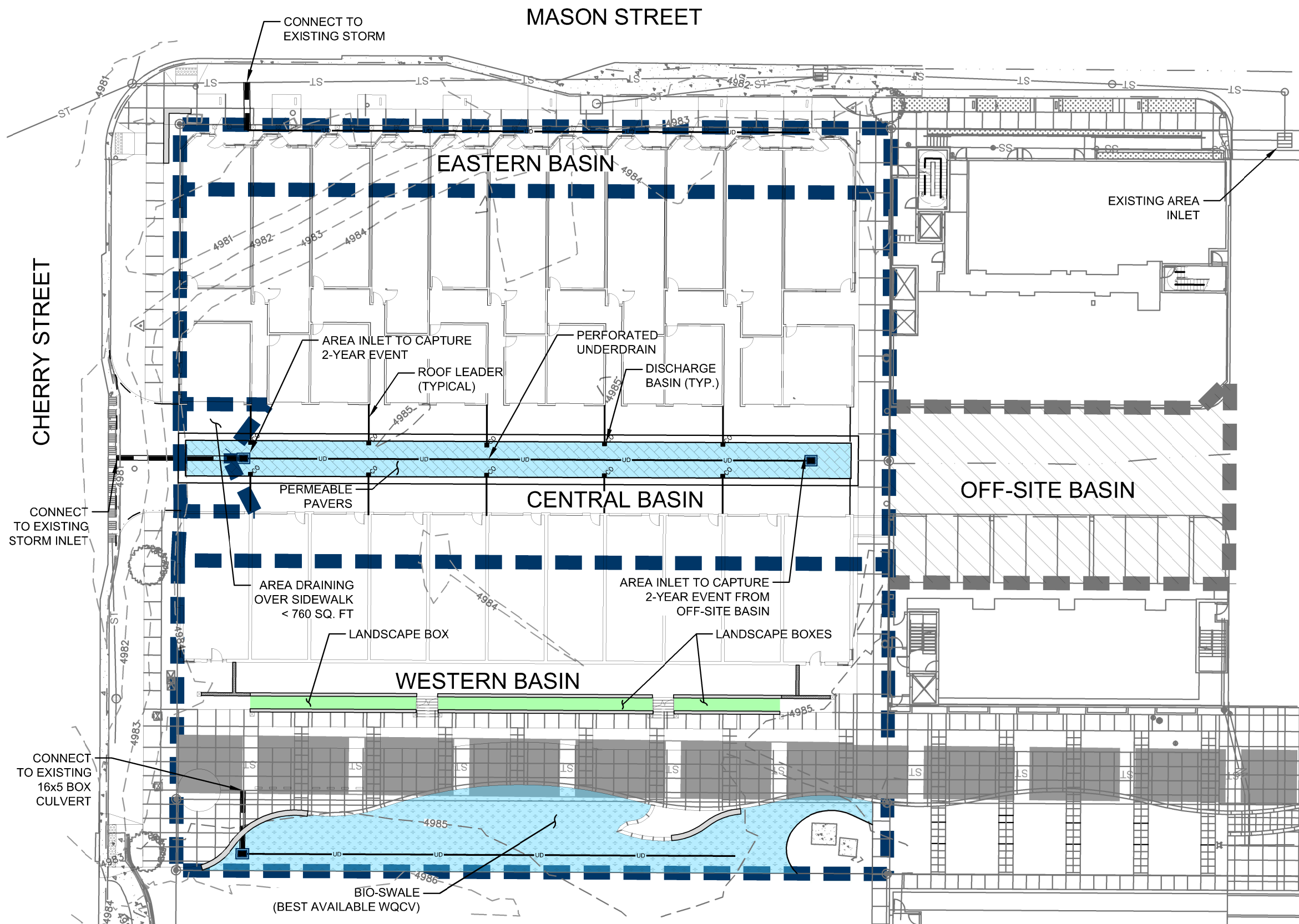
	ORNAMENTAL TREES ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE CERCIS CANADENSIS / EASTERN REDBUD QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	16
	COLUMNAR TREES JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5
	SHADE TREES CELTIS OCCIDENTALIS / COMMON HACKBERRY GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST QUERCUS MACROCARPA / BURR OAK QUERCUS MUEHLENBERGII / CHINKAPIN OAK	12
	SPECIMEN TREE QUERCUS MACROCARPA / BURR OAK	1
	LARGE SHRUBS AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	17
	SMALL SHRUBS CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / YELLOW NINEBARK ROSA WOODSII / MOUNTAIN ROSE	119
	FLOWERING CAMPSIS RADICANS / TRUMPET CREEPER CLEMATIS LIGUSTICIFOLIA / WESTERN WHITE CLEMATIS GEUM TRIFLORUM / PRAIRIE SMOKE HETEROTHECA VILLOSA / HAIRY FALSE GOLDENASTER IBERIS SEMPERVIRENS 'AUTUMN BEAUTY' / EVERGREEN CANDYTUFT OENOTHERA CAESPITOSA MARGINATA / WHITE EVENING PRIMROSE OENOTHERA MACROCARPA 'COMANCHE CAMPFIRE' / COMANCHE CAMPFIRE PRIMROSE SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW	2,305 SF
	ORNAMENTAL GRASSES BOUTELLOU GRACILIS 'BLONDE AMBITION' / BLUE GRAMA CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS MUHLENBERGIA REVERCHONI 'UNDAUNTED' / UNDAUNTED MUHLY PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	2,447 SF
	BLUEGRASS POA ARACHNIFERA / TEXAS BLUEGRASS	516 SF



NORTH



SCALE: 1" = 30'



PDR DRAINAGE SUMMARY

Western Basin

The western basin is anticipated to drain via overland flow to a bio-swale running along the western property line. This area is conceptually proposed to consist of mitigated soil with an underdrain system to provide water quality.

Central Basin

This basin consists primarily of the central drive aisle and is proposed to consist of a minimum of twenty five percent (25%) of permeable pavers. Roof leaders from both the garages and the rear half of the residential buildings are anticipated to drain directly into the paver system. An area inlet is proposed at the north end of the drive aisle to capture the 2-storm event and ensure that less than 750 sq. ft. of area will drain across the public sidewalk during the 2-year event.

Eastern Basin

The eastern basin consists primarily of the front portion of roofs, which will be released directly into Mason Street without detention or treatment. This is consistent with the approved drainage design for Penny Flats.

Off-Site Basin

The off-site basin currently drains directly onto the property. With a higher gradient, there is an opportunity to treat the untreated runoff from this basin. An area inlet is proposed downstream of the current discharge location to capture the 2-year event (water quality event) to treat this area.

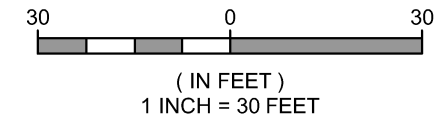
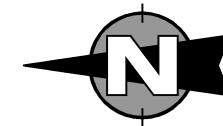
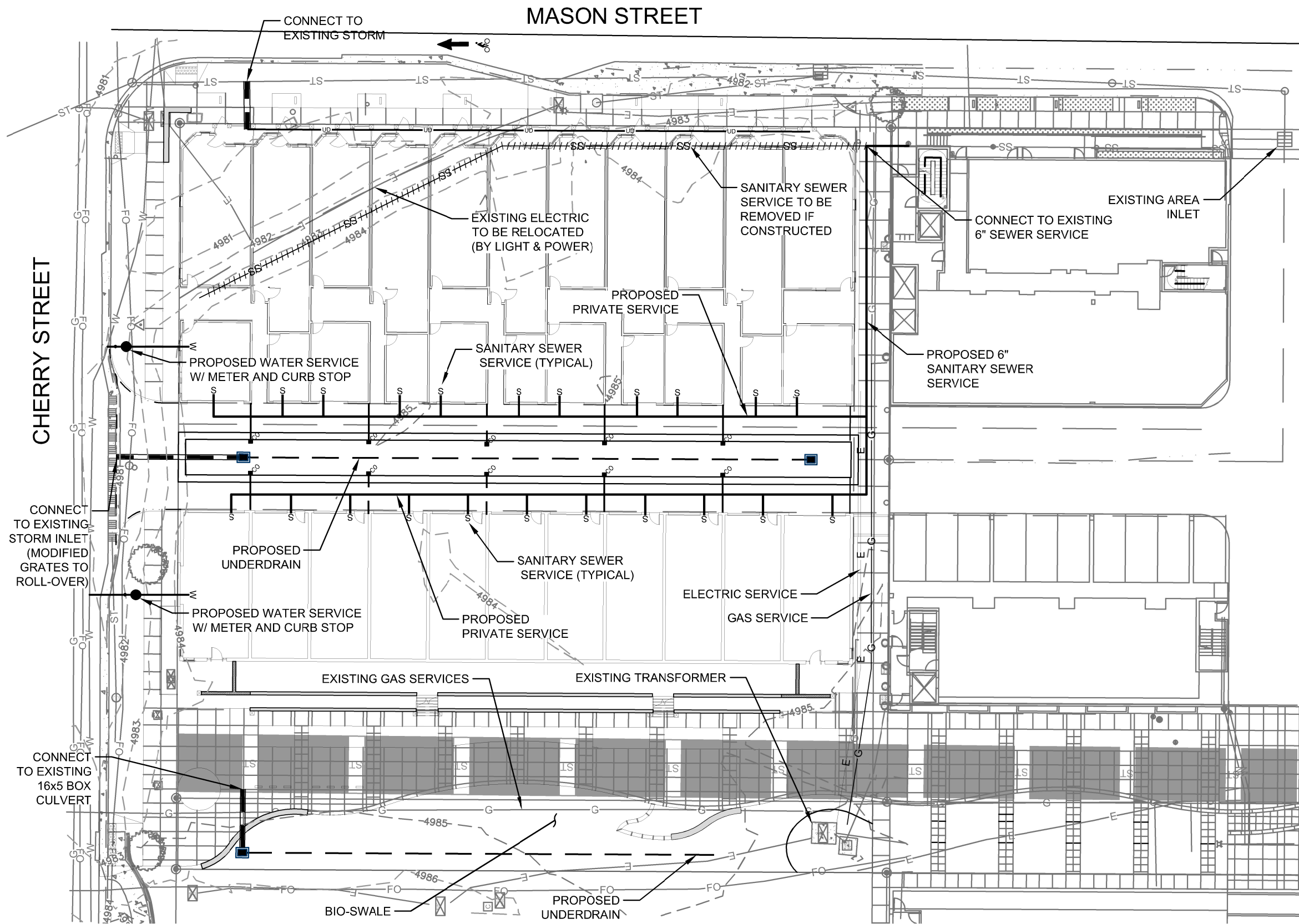
Project Intent

Through the previously approved Utility Plans for Penny Flats, a few assumptions have been made and are further described below:

- On-Site Detention is not required.
- 100% Water Quality Treatment was intended to be provided through cash in lieu per the original Development Agreement.

The proposed project intends to provide the following:

- Provide water quality treatment for over 50% of the site.
- Provide a permeable paver system for approximately 25% of the drivable surface.
- Provide full compliance with current LID Standards.
- Provide water quality for an upstream area currently running off untreated.



PDR UTILITY SUMMARY

Water

Water is intended to connect to the existing water main within Cherry Street. There is only one domestic connection proposed with each building. A fire service may also be required once the mechanical system is designed. It is not understood if the system will be tied directly into the master "campus" fire pump for Penny Flats or if it will be a separate service for those two buildings.

Sanitary Sewer

A proposed private sanitary sewer line is proposed to connect to the private sewer system approved within Penny Flats. The limits of construction of this line are unknown at this time, but the removal and relocation may be required with the location of the proposed building. It is proposed to service both buildings from the alley.

Gas Service

Gas service is anticipated to come from the line running through the pedestrian spine. Locations of meters are not determined at this point.

Electric Service

Electric service is anticipated to come from the existing transformer located at the southwest corner of the property. Locations of meters are not determined at this point.

Project Intent

- A single water service is anticipated to each building.
- An individual sewer service is anticipated to each unit and drain to a shared private service.
- Gas is assumed to connect to the existing gas line located on-site.
- Electric is assumed to connect to the existing transformer located at the southwest corner of the site.

ALTA/ACSM LAND TITLE SURVEY

LOT 2, PENNY FLATS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (209 CHERRY STREET #7)

DESCRIPTION:

LOT 2, PENNY FLATS SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTES:

1) Land Title Guarantee Company, Commitment No.FCC25114019-8, dated July 24, 2015 at 5:00 p.m. was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

Schedule B - Section II Exceptions:

Item 8 - EXISTING LEASES AND TENANCIES, IF ANY, NOT SHOWN BY PUBLIC RECORDS. *Not a survey matter*

Item 9 - (ITEM INTENTIONALLY DELETED)

Item 10 - (ITEM INTENTIONALLY DELETED)

Item 11 - TERMS, CONDITIONS AND PROVISIONS OF ORDINANCES RECORDED AUGUST 17, 1983 IN BOOK 2233 AT PAGE 473 AND 479 AND 483, JANUARY 2, 2001 AT RECEPTION NO. 2001000166 AND MAY 20, 2004 AT RECEPTION NO. 20040048265 AND MARCH 29, 2012 AT RECEPTION NO. 20120017039 *Not plottable, however, documents cover subject property, see documents for further information*

Item 12 - (ITEM INTENTIONALLY DELETED)

Item 13 - (ITEM INTENTIONALLY DELETED)

Item 14 - (ITEM INTENTIONALLY DELETED)

Item 15 - TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE RECORDED OCTOBER 06, 2005 AT RECEPTION NO. 20050085091. *Not plottable, however, document covers subject property, see document for further information.*

Item 16 - MATTERS AS SET FORTH ON SURVEY #2005203 RECORDED AUGUST 23, 2005 AT RECEPTION NO. 20050071036. *As shown hereon.*

Item 17 - (ITEM INTENTIONALLY DELETED)

Item 18 - (ITEM INTENTIONALLY DELETED)

Item 19 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT RECORDED JANUARY 30, 2007 AT RECEPTION NO. 2007007427 *As shown hereon.*

Item 20 - (ITEM INTENTIONALLY DELETED)

Item 21 - TERMS, CONDITIONS AND PROVISIONS OF SECOND AMENDED AND RESTATED FACADE AGREEMENT RECORDED MAY 24, 2013 AT RECEPTION NO. 20130039423 AND 20130039585. *Not plottable, however, document covers subject property, see document for further information*

Item 22 - TERMS, CONDITIONS AND PROVISIONS OF OPTION AGREEMENT RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. 2006015508 AND AMENDMENT RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 20070010697 AND AMENDMENT RECORDED MAY 30, 2008 AT RECEPTION NO. 20080034350 AND AMENDMENT RECORDED NOVEMBER 12, 2008 AT RECEPTION NO. 20080070268 AND AMENDMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 20100065053, FIFTH ADDENDUM RECORDED JULY 17, 2015 AT RECEPTION NO. 20150046376. ACKNOWLEDGMENT AND CONSENT RECORDED JULY 17, 2015 AT RECEPTION NO. 20150046377. *Not plottable, however, document covers subject property, see documents for further information.*

Item 23 - TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED OCTOBER 06, 2010 AT RECEPTION NO. 20100060703 *Not plottable, however, documents cover subject property, see document for further information.*

2) Gross land area is 38,042 square feet, or 0.873 acres, more or less.

3) Vertical Bench Mark - City of Fort Collins benchmark BM 10-00, elevation 4991.61 (NAVD 88 datum)

4) The lineal unit of measurement for this survey is U. S. Survey Feet.

5) The Basis of Bearings is North line of Lot 2, Penny Flats Subdivision as bearing South 89°42'08" East, and monumented as shown on drawing.

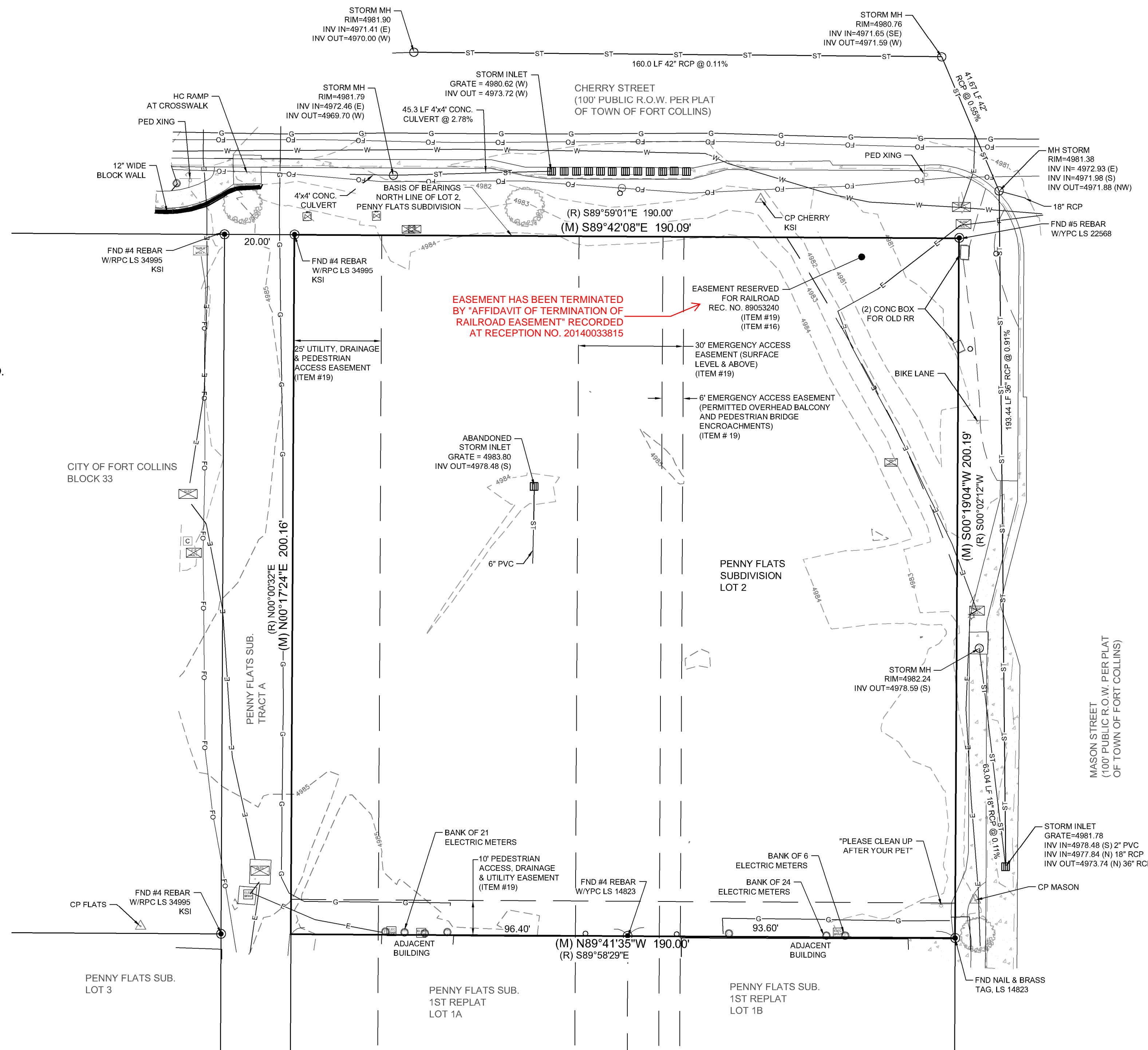
6) No buildings on subject property at time of survey.

SURVEYOR'S CERTIFICATE:

To Chrisland Investments III, LLC, a Colorado limited liability company; The City of Fort Collins, Colorado, a municipal corporation; and Land Title Guarantee Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 4, 5, 7(a), 8, and 11(b) of Table A thereof. The field work was completed on February 4, 2015

For and on behalf of Northern Engineering Services, Inc.
Eric R. Smith
Registered Professional Land Surveyor
Colorado Registration No. 37987

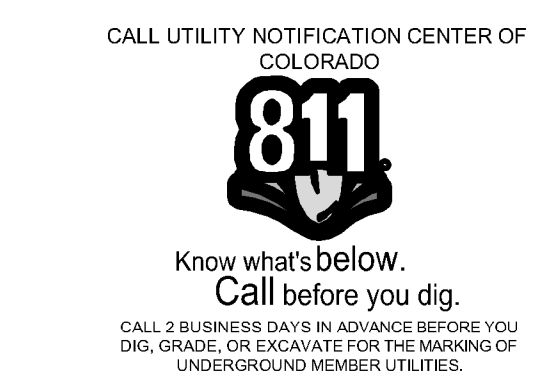
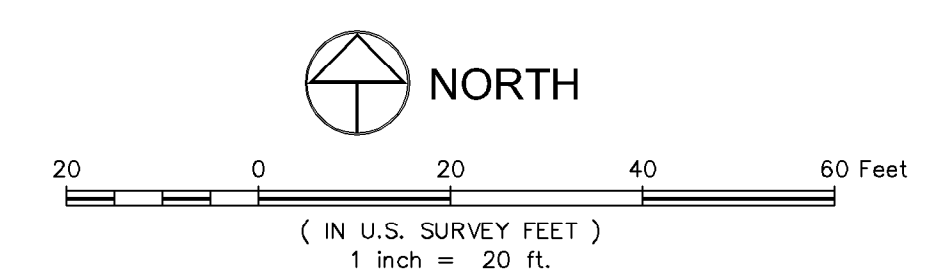


LINE LEGEND

—ST—	STORM SEWER LINE
—W—	POTABLE WATER LINE
—G—	BURIED GAS LINE
—T—	BURIED TELEPHONE
—FO—	BURIED FIBER OPTIC
—E—	BURIED ELECTRIC
—	FLOWLINE
—	EASEMENT

SYMBOL LEGEND

○	SANITARY MANHOLE
○	STORM MANHOLE
□	INLET GRATE
⊗	H2O CURB STOP
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	H2O METER
⊗	MAILBOX
⊗	TELEPHONE PEDESTAL
⊗	GAS METER
⊗	LIGHT POLE
⊗	BREAKER BOX
⊗	ELECTRIC BOX
⊗	ELECTRIC VAULT
⊗	ELECTRIC METER
⊗	POST
⊗	CABLE VAULT
⊗	CABLE PEDESTAL
⊗	FIBEROPTIC VAULT
⊗	FIBEROPTIC MARKER
⊗	SIGN
⊗	FOUND CORNER AS DESCRIBED
⊗	DECIDUOUS TREE



UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

DRAWING FILENAME: S:\Survey\2015\02-04-15\ALTA\1095-001\ALTA 8-11-15.dwg DATE: Aug 14, 2015 -- 10:50am CAD OPERATOR: BMS LIST OF REVISIONS: [None]

DRAFT
08/14/15

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 11
TOWNSHIP: 7 N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
30 North Horvath Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 1095-001
DATE: 08/14/15
DESIGNED BY: M. Kinkadee
DRAWN BY: M. Kinkadee
SCALE: 1" = 20'
REVIEWED BY: B. Vespa

ALTA/ACSM LAND TITLE SURVEY
LOT 2, PENNY FLATS SUBDIVISION
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet