

PRELIMINARY DESIGN REVIEW:

APPLICATION

Community Development & Neighborhood Services – 281 North College Avenue – Fort Collins, CO 80522-0580
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	<u>4/13/16</u>
Submittal Date	<u>3/22/16</u>
Project Planner	<u>Tef Shepard</u>
Fee Paid (\$500)	<u>X</u>

Project: SPRING CREEK MIXED USE NEIGHBORHOOD

Name Project Address: PARCEL NUMBERS: 97232-39-002, 97232-39-001, 97232-39-003, 97232-40-001, 97232-39-004, 97232-39-005, 97232-40-002

Contact Name(s) and Role(s)

NORTH SPRING CREEK PROPERTIES (owner)
C/O Steve Schroyer
Blue Ocean Real Estate Management
401 West Mountain
Fort Collins, CO 80521
970-481-5055
steve.schroyer@blueocean-inc.com

Address Basic Description of Proposal:

A mixed use development situated on approx. 19.5 acres of vacant land at the NE Corner of Shields and Stuart Streets. Development could include 350+ apartment homes, 35+ townhomes and 20,000+s.f. of commercial.

Zoning: NC, MMN **Proposed Use:** Mixed Use Development **Existing Use:** Vacant Lots
Total Building Square Footage: Approx. 400,000 S.F. **Number of Stories:** 1-4 **Lot Dimensions:** N/A
Age of any Existing Structures: Vacant **Increase in Impervious Area S.F.:** YES

SUBMITTAL INFORMATION:

PRELIMINARY DESIGN REVIEW (PDR)

Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580

Development Review Guide – STEP 2 of 8

- 1) Preliminary Design Review Application form and filing fee (\$500).
Attached.

- 2) **Project Narrative** – Please include the following information:
 - (a) **What are you proposing/use?**
Proposing to rezone a portion of the property and develop a mixed use project that could include 350+ apartment homes, 35+ townhomes and 20,000+ s.f. of commercial.

 - (b) **What improvements and uses currently exist on the site?**
Site is currently vacant. A portion of the Spring Creek Trail System runs through the property.

 - (c) **Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.**
Vehicle circulation – by signalized intersection of Shields and Stuart. Also, by non-signalized intersection of Shields and Hobbit.
Pedestrian circulation – by sidewalks along Shields Street, the Spring Creek Trail System, and a connection to the Sheely Neighborhood at the northeast corner of the property.

 - (d) **Describe site design and architecture.**
Site design will follow the City Plan guidelines and for the most part, use a grid system. Architectural style will incorporate elements of the mid-century modern and Colorado craftsman of the adjacent neighborhood.

 - (e) **How is your proposal compatible with the surrounding area?**
 1. The Spring Creek Trail system buffers the eastern and southern neighborhoods with 80' and 120' permanent open space areas respectively. The minimum buffer per code is 25'.
 2. The most dense and intense parts of the project are pushed away from the low density adjacent neighborhood to the east. This is accomplished by a buffer of 1 to 2 story townhome product and then progressing to 2 to 3 story apartments, then to 3 to 4 story apartments and commercial.
 3. The proposal will also incorporate elements of the mid-century modern and Colorado craftsman architecture of the adjacent neighborhood.
 4. There will also be no vehicular connections to the adjacent neighborhoods. Pedestrian only access at the north east corner to the Sheely neighborhood via the Spring Creek Trail System.

 - (f) **Is water detention provided? If so, where? (show on site plan)**
Yes, detention will be provided scattered throughout the development with the main basin at the south eastern portion of the property.

 - (g) **How does the site drain now (on and off site)? Will it change? If so, what will change?**
The site is very flat, contains undulations and some low points. The site currently drains from the west to the east and southeast. These patterns will remain.

 - (h) **What is being proposed to treat run-off?**
The project will use currently approved low impact development techniques as approved by the city.

 - (i) **How does the proposal impact natural features?**
The project will not impact the natural areas that border the site and associated with the Spring Creek Trail System. It is the intent to improve and enhance these areas.

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

All new structures will meet the current fire code in regards to sprinklers.

Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal? N/A

Have you previously submitted an application? NO.

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

Planning

1. It is assumed that staff would recommend Rezoning of a portion of the property rather than an Additional Permitted Use application?
2. If we proceeded with a Rezoning, could that application be processed prior to an actual PDP, allowing for slight shifts in an actual boundary line? Or, would the boundary line be fixed per the actual application. For example, if we need to shift the line 15' or so during the PDP approval process, would we be able to adjust the line?
3. What is staff's overall impression of the density and intensity of the site?

Approximately 22 du/ac (373 du) and 20,000 s.f. of commercial.

Engineering/Traffic

4. Are there any repayments (traffic signal/infrastructure/roadway) due to anyone for Shields improvements that were completed in the past?
5. Is there capacity for our water and sewer demands?
6. It is understood that the City may request the center spine drive (extension of Stewart) that extends to Hobbit, be required to be a City street. Under what condition(s) would the City entertain this as being a street-like public drive? What information from our traffic consultant would you request in this decision? Is there a variance option for this request?

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

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

Shown.

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

Shown.

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

Only some random, non-native, invasive Elms will be removed. We will work with the City Forester on the mitigation.

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

No existing structures.

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

Existing natural features lie within the existing easements for the Spring Creek Trail System. They natural features will not be impacted.

- (f) **On and off site improvements**

Shown.

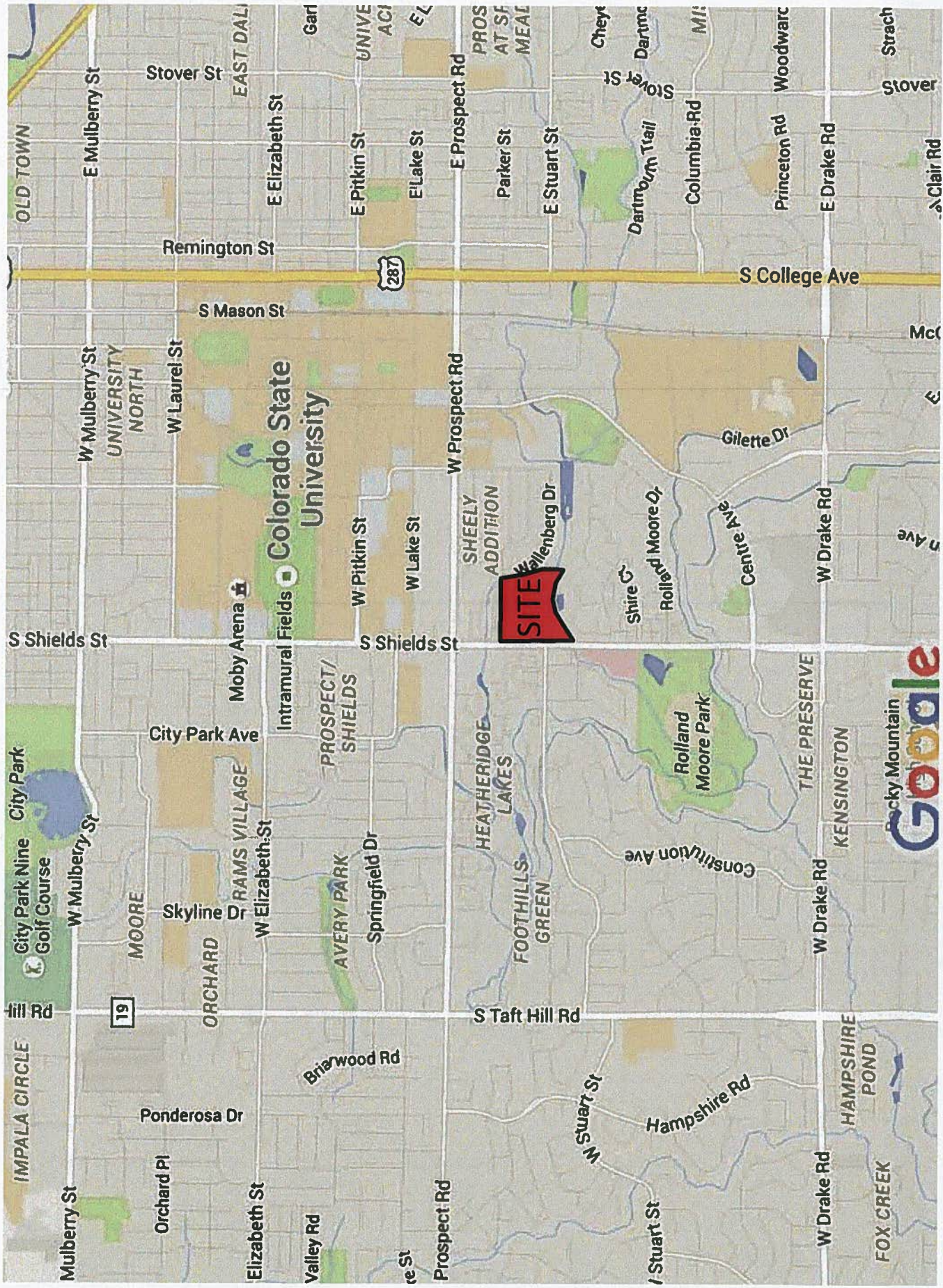
- (g) **Location of detention, drainage and water quality features**

Detention is shown. Drainage and water quality has not been designed at this point. We plan on working with storm water on low impact development practices, as required.

- (h) **Emergency vehicle access and fire hydrant locations**

Hydrant locations are not designed at this point. We plan on dedicating the proper easements as required by the fire code and meeting all standards.

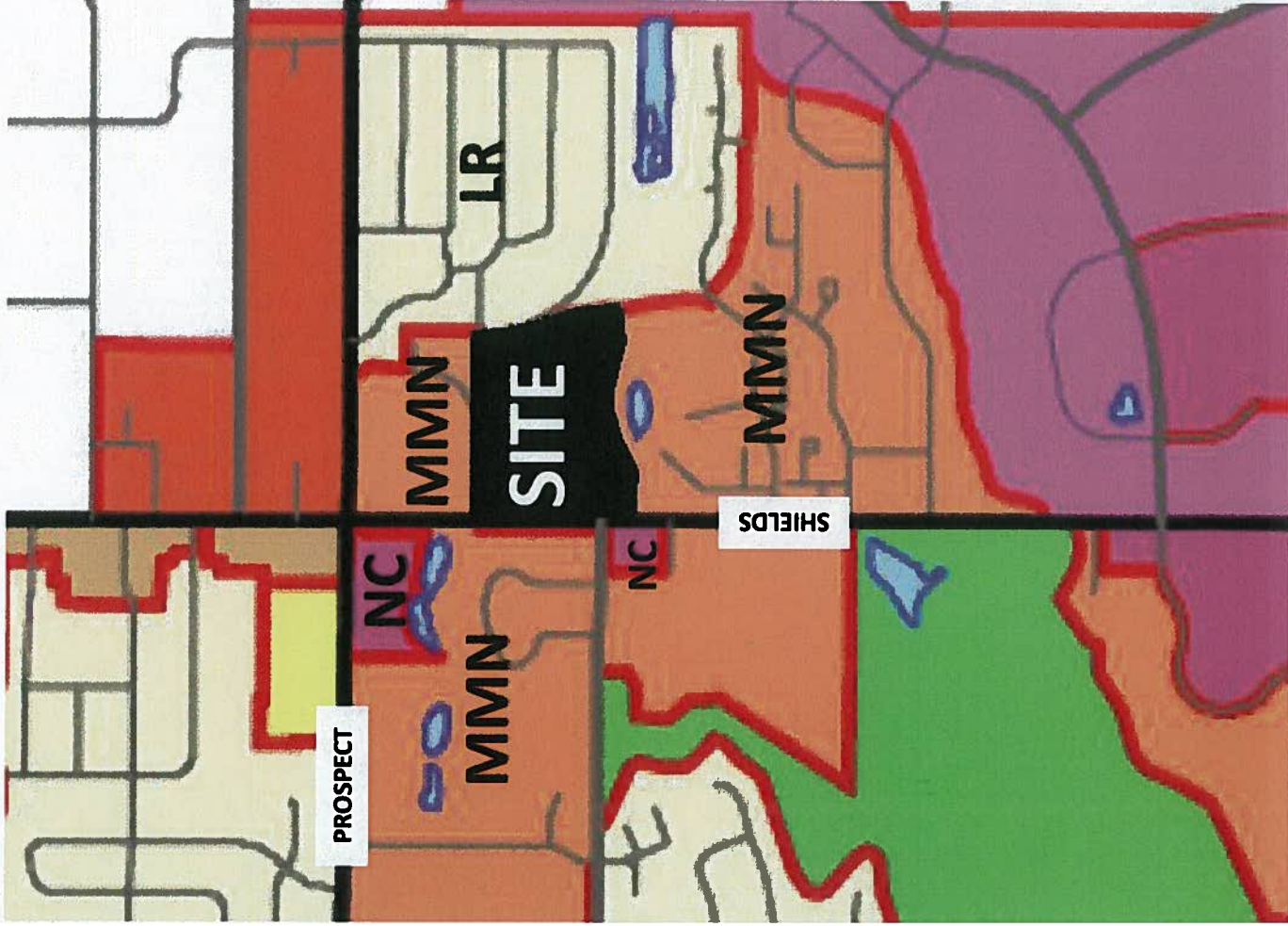
SITE CONTEXT



SITE CONTEXT



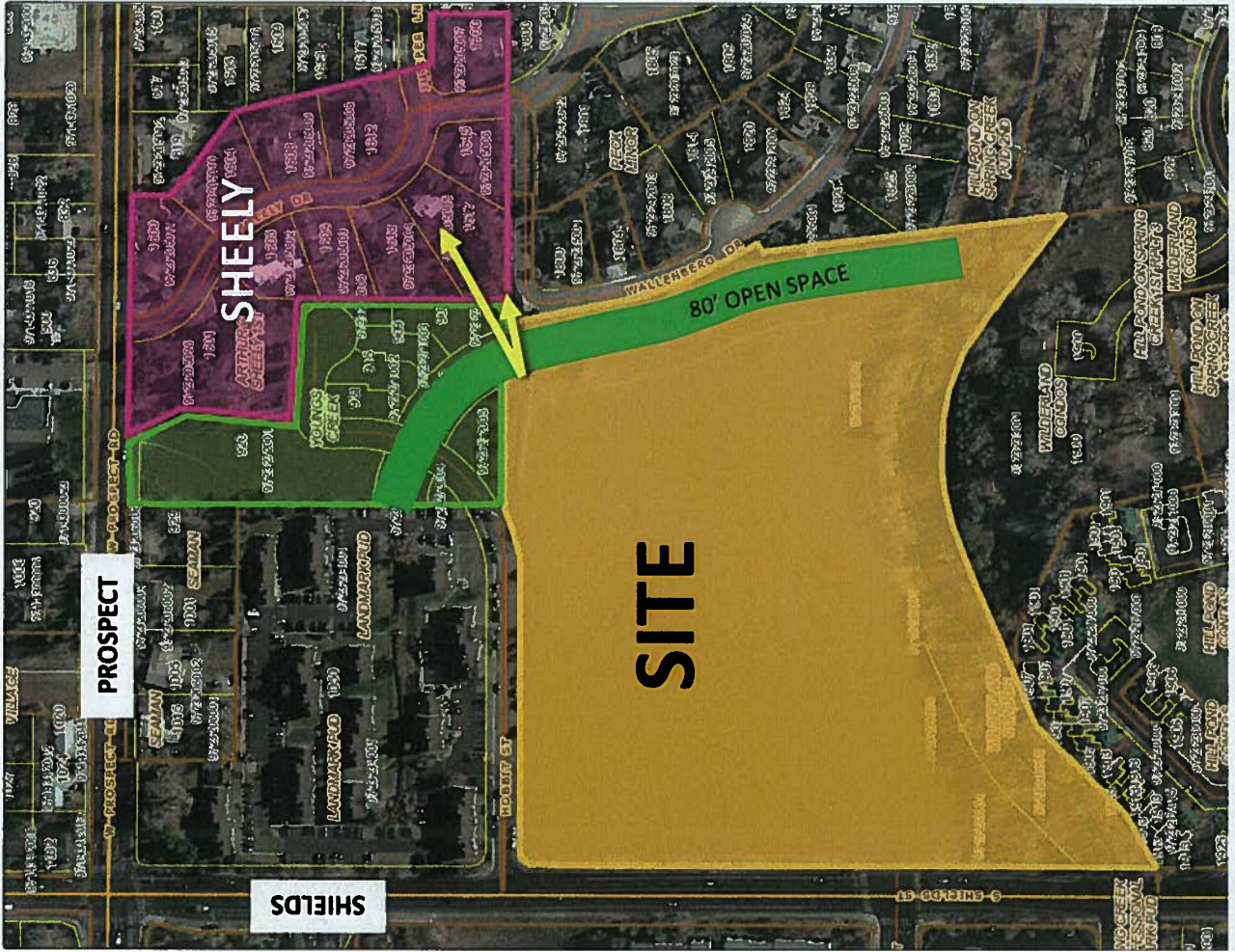
ADJACENT ZONING



- LR – Low Density Residential
21% - 984 linear feet
60' wide lots @ 4 du/ac
2 Stories max. height
- MMN – Medium Mixed Neigh.
63% - 2,827 linear feet
No max. du/ac
4 Stories max. height
- NC – Neighborhood Commercial
16% - 448 linear feet
No max. du/ac
5 Stories max. height

HISTORICAL STRUCTURES

- 11 Historical homes - Sheely
- 300' (100 yds) to nearest structure
- 135' to nearest lot boundary
- No vehicle connection to neighborhood, only trail
- Architectural style (mid-century modern/craftsman) would be used in development
- Minimum 80' buffer (open space)
- Structures along 80' buffer would not exceed 2 stories in height
- Youngs Pasture – MMN zoning



PROPOSED ZONING

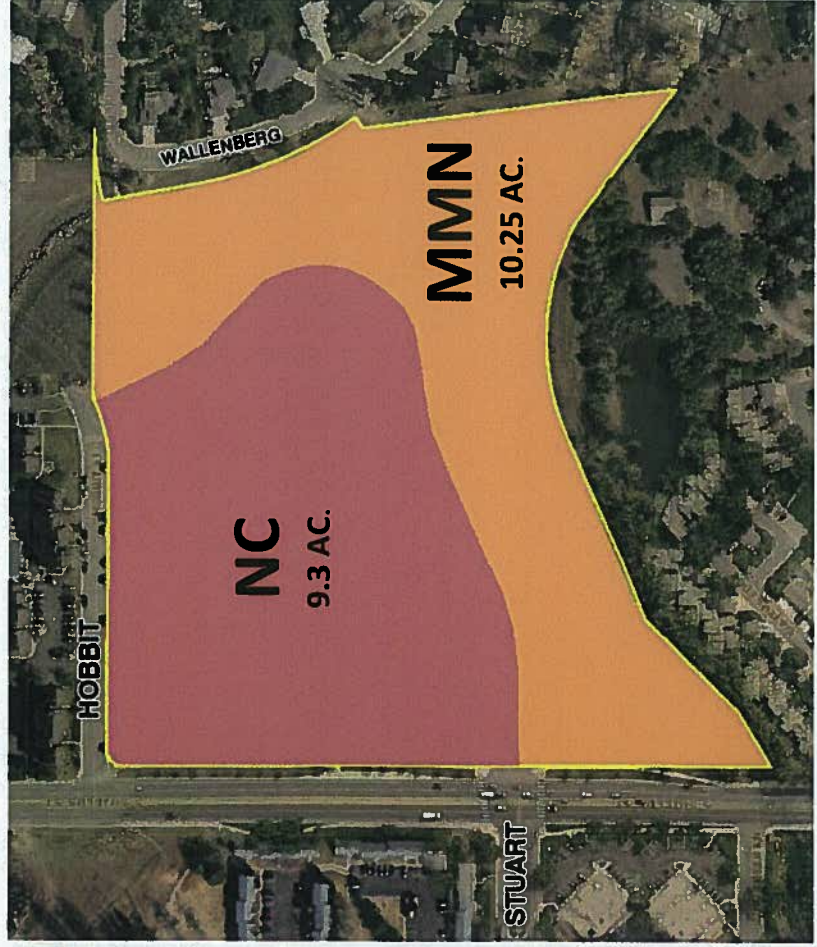
EXISTING

- 19.55 gross acres
- NC 9.3 acres
- MMN 10.25 acres

PROPOSED:

- 19.55 gross acres
- NC 4.5 acres
- 15.05 MMN acres

**TRANSFER 4.8 ACRES FROM NC TO MMN TO A MORE LOGICAL LOCATION AT THE SIGNALIZED INTERSECTION



SITE PLAN PREFERRED OPTION B

SITE DATA

- SITE AREA APPROX. 15.3 ACRES
- OVERALL BUILDING AREA 400,645 GSF
- RESIDENTIAL: 374,880 GSE
- OVERALL UNIT COUNT (AVERAGE)
 - APARTMENT: 366 UNITS
 - DESIRED PARKING RATIO: 1.4 SPACES/UNIT
 - DESIRED PARKING: 512 SPACES
- PARKING PROVIDED: 514 SPACES
 - TOWNHOMES: 33 UNITS
 - 1.0 PARKING SPACES/UNIT
 - OVERALL PARKING 33 SPACES
- RETAIL: 22,615 GSE
 - RETAIL PARKING REQ. (2/1000): 46 SPACES
 - SHARED PARKING WITH RESIDENCES
- CLUB HOUSE
 - APPROX AREA: 6,150 GSF



GROUND PLAN

PREFERRED OPTION B

- BUILDING A**
24,420 GSF - 3 & 4 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 29 UNITS
- BUILDING B**
34,560 GSF - 3 & 4 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 42 UNITS
- TUCK UNDER PARKING
- BUILDING C**
46,500 GSF - 3 & 4 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 55 UNITS
- 2 BUILDINGS
- TUCK UNDER PARKING
- BUILDING D**
23,640 GSF - 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 28 UNITS
- BUILDING E**
47,280 GSF - 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 56 UNITS
- 2 BUILDINGS
- BUILDING F**
23,640 GSF - 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 28 UNITS
- BUILDING G**
20,040 GSF - 2 & 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 24 UNITS
- BUILDING H**
40,080 GSF - 2 & 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 48 UNITS
- 2 BUILDINGS
- BUILDING I**
40,080 GSF - 2 & 3 STORY
- RESIDENTIAL (APARTMENTS)
- APPROX 48 UNITS
- 2 BUILDINGS
- BUILDING J, K, & L (RETAIL)**
22,615 GSF - 1 STORY
- RETAIL & DRIVE-THRU BANK
TOWNHOMES
71,640 GSF - 1 STORY / 2 STORY
- TOWNHOMES**
17,040 GSF - 1 STORY TOWNHOMES
- APPROX 12 UNITS
- TOWNHOMES**
54,600 GSF - 2 STORY TOWNHOMES
- APPROX 21 UNITS



Neighborhood Compatibility – Density

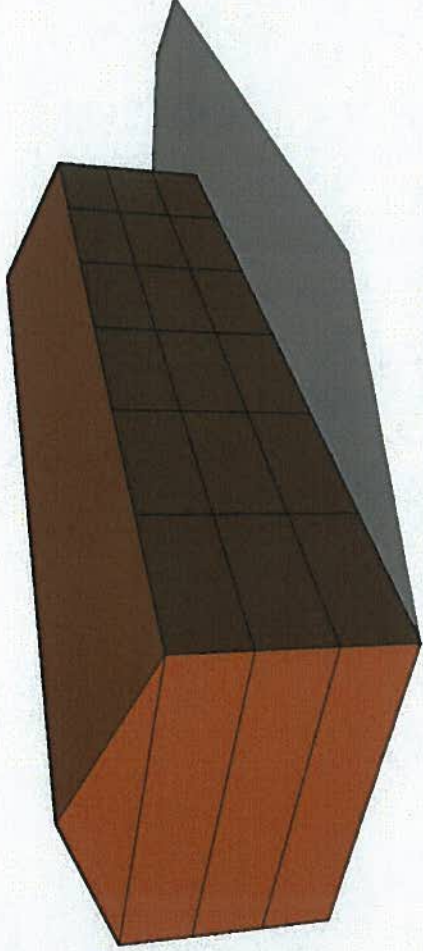


Townhomes
33 Units
6.8 Acres
34% of total site
4.85 Du/ac

Using @34% of
total site area to
buffer 21% of
adjacent Low
Density
Residential
Boundary

Recent Projects – Vertical Integration

(Neighborhood Compatibility)

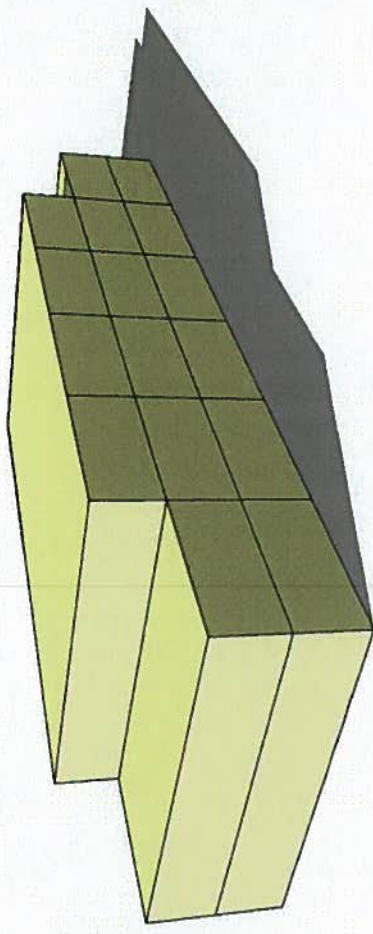


FRONT ELEVATION

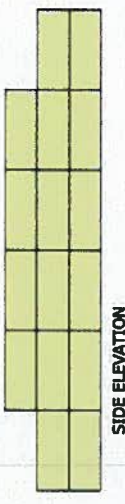


SIDE ELEVATION

The Trails
Terra Vida
3 Stories
Same building



FRONT ELEVATION



SIDE ELEVATION

Spring Creek
3 Stories
Vertically
Integrated

Recent Projects – Vertical Integration

(Neighborhood Compatibility)



The Trails
3 Stories
Same building



Terra Vida
3 Stories
Same Building



Spring Creek
3 Stories
3 Buildings
Vert. Changes

WHAT DOES IT LOOK LIKE – NE

AERIAL PERSPECTIVE PREFERRED OPTION B



AERIAL VIEW FROM SOUTHWEST

WHAT DOES IT LOOK LIKE - SW

AERIAL PERSPECTIVE PREFERRED OPTION B



AERIAL VIEW FROM NORTHEAST

WHAT DOES IT LOOK LIKE - Wallenberg

PERSPECTIVES
PREFERRED OPTION B



PERSPECTIVE VIEW FROM NORTHEAST



PERSPECTIVE VIEW FROM SOUTHEAST

GOOGLE PERSPECTIVE - NE



SITE PLAN

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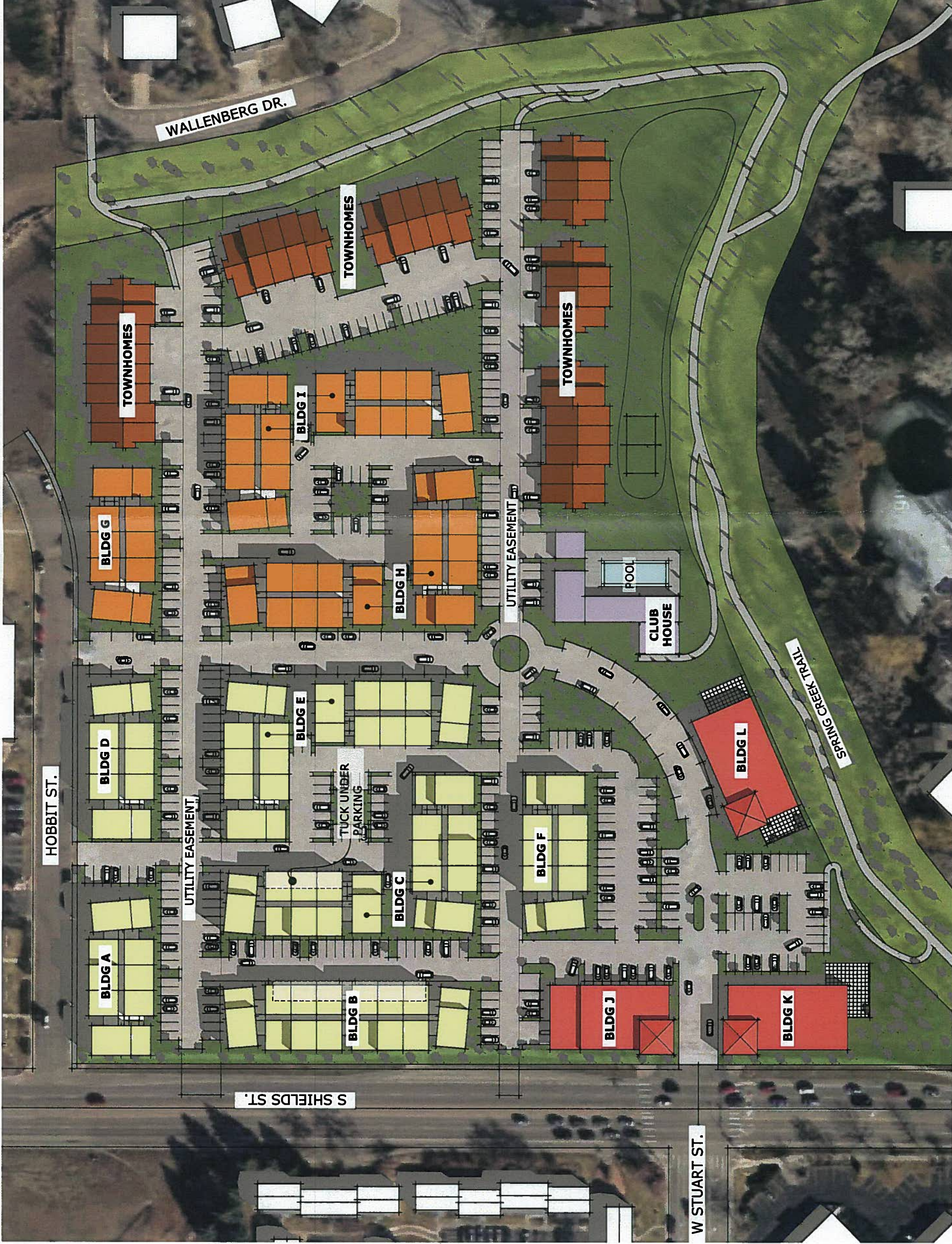
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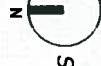
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CONCEPT RENDERING
PREFERRED **OPTION B**

