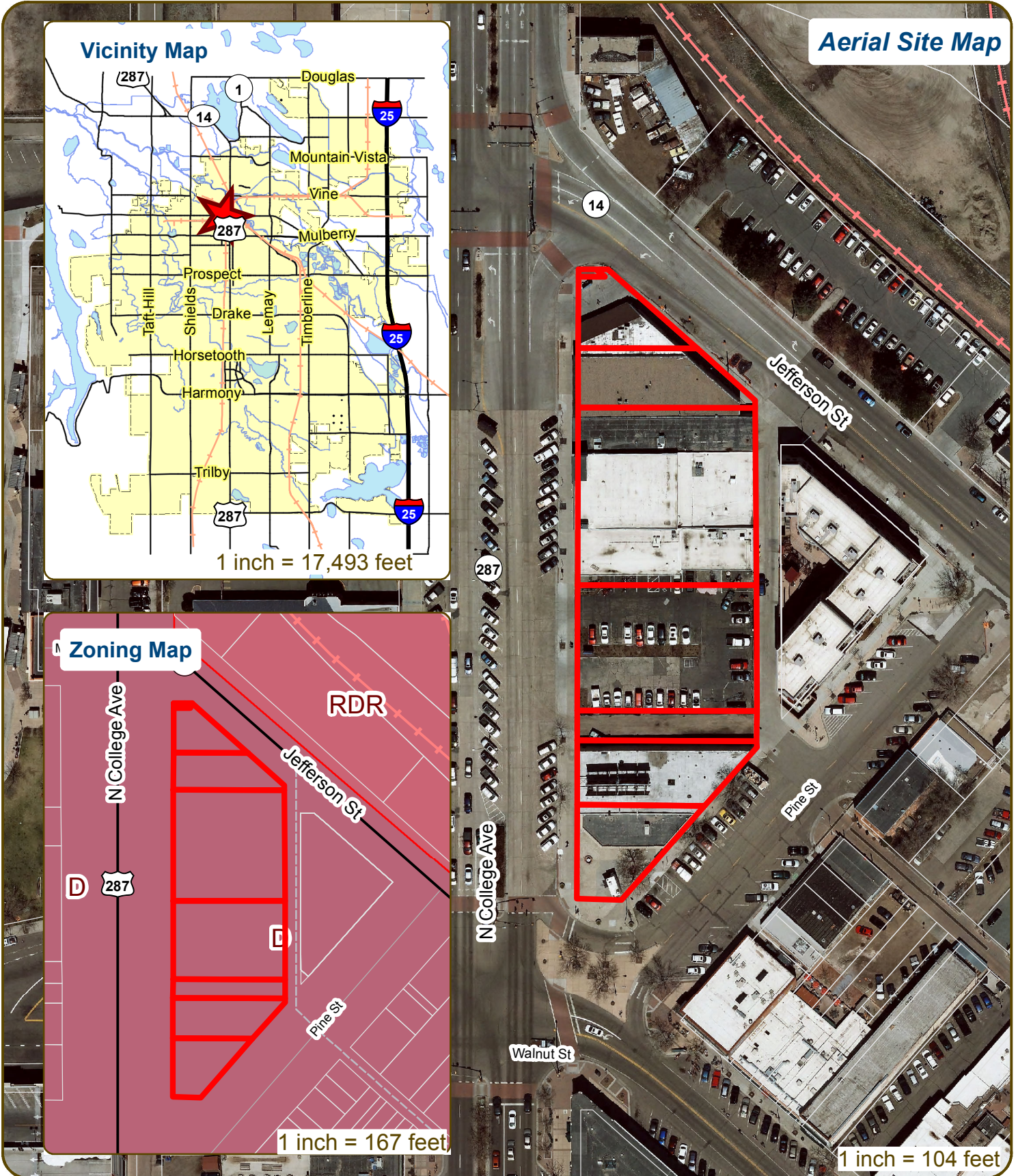


The Exchange



Aerial Site Map

Vicinity Map

1 inch = 17,493 feet

Zoning Map

RDR

1 inch = 167 feet

1 inch = 104 feet

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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 The Exchange

Project Address (parcel # if no address) 200, 216, 242, 244, 246, 264 and 272 N. (Suites A & B) College Ave.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Mary Taylor (consultant)

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 141 S College Ave, Suite 104, Fort Collins, CO 80524

Phone Number 970-484-8855 E-mail Address mtaylor@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment of this block will include public open space, high quantity of public seating, renovations of existing buildings, and additional vendor space.

Zoning (D) Downtown Proposed Use Commercial/Retail/Restaurant Existing Use Commercial/Retail/Restaurant
N. Bldg. 9,216 S.F. (7,524 S.F. exist.)

Total Building Square Footage S. Bldg. 24,050 S.F. S.F. Number of Stories 1 Lot Dimensions Approx. 503' x 140'

Age of any Existing Structures The project has been recently reviewed by Historic Preservation Staff and has been found not eligible for local landmark designation.

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 N/A 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

THE EXCHANGE - PROPOSED PROJECT NARRATIVE



Site Location



PROPOSED USE

The Exchange is a redevelopment of the Western half of the 200 block on North College. The name is taken from the livestock exchange that once existed at this location, prior to being developed into differing businesses throughout the early 1900s. The idea is that this part of Old Town will remain an Exchange of ideas, community and commerce as it has been since even before the city's establishment in 1883. The repurposed plaza area will be a unique to Fort Collins, dynamic, family-friendly space for the community to enjoy.

The entire block tenancy will be in keeping with current use as restaurant, retail and office space.

SITE PLAN

Overall Design Intent

The Exchange is currently located in an area of Old Town Fort Collins that is lacking in energy and creativity. Just North of Pine Street, Old Town loses its activity which makes this part of Fort Collins unattractive to residents and visitors, alike. In renovating The Exchange, the adaptive reuse of older buildings will maintain the location's roots, while the large internal space between the buildings will allow for multiple uses. The size of this internal space is relative to the Oak Street Plaza. Overall, the renovations made will reactivate the Exchange space and bring more life to the north side of Old Town.

Access & Circulation

The Exchange can be accessed by the northeast corner of Walnut Street and College Ave or via the connection of this block to the Old Firehouse Alley which terminates on the north end at the Exchange. Pedestrians are welcomed by a renovated patio space, while vehicles can find parking on Pine Street, College Avenue and Walnut Street. Coming from the north, pedestrians can access a plaza space on the corner of Jefferson Street and College Ave. There is some parallel parking on Jefferson Street, and diagonal parking on College Ave. Currently, the internal space is a parking lot that is meant for

in-and-out vehicular access from College Ave, with no access from Old Firehouse Alley/Pine Street. The proposed design incorporates two main pedestrian entrances, while eliminating vehicular access completely. Parking displaced on site will be relocated to diagonal parking on College Avenue. One entrance is from College Ave, emphasized by a trellis structure and 20' wide walkway. The second entrance is from Pine Street, yet carries the same axis as Old Firehouse Alley. Because of the downtown alley renovations, it is important to accentuate the large connection between The Exchange and Old Firehouse Alley that stems all the way to the new Downtown Hotel location and parking structure. Bicycle parking will be a major focus for this development with several areas identified to safely lock up your bike as you enjoy the amenities.

Destinations

The main destination features include flexible food/retail spaces, the current/future tenants of The Exchange buildings, and flexible plaza space. The flexible food/retail spaces can support small, local businesses, while providing visitors with more casual, outdoor eating options. Within The Exchange buildings, there will be potential restaurants, a distillery, and other various tenants to attract visitors. Lastly, the flexible plaza space serves as an outdoor event destination, as well as, casual everyday social environment.

Patio and Plaza Seating

There are (4) main proposed seating areas as well as a few other smaller areas to support the flexible food/retail space. On the southern side of the south building, there is a proposed fenced patio with dining tables and chairs supporting the adjacent restaurant. Within the two buildings are public seating for visitors, as well as, those dining at the adjacent businesses. Along the north side of the courtyard is a large trellis structure to provide shade to those sitting underneath during hot summer days, while the other free standing furniture could have umbrellas. Lastly, there is a proposed lawn area where visitors can sit on the grass underneath the shade of tree.

Plaza and Flexible Event Space

Whether entering from College Ave or from Pine Street, visitors are welcomed into a large plaza area that can be used during events such as farmer's markets or small musical events. Within the main plaza space, there is ample opportunity for seating and socializing.

Lighting

Within an intimate area, comfortable lighting is a key element. Tivoli lighting serves as a welcoming yet soft lighting feature that also continues the theme from the renovated Old Firehouse Alley. Along with Tivoli lighting, there could be vertical sculptural lighting pieces that serve as wayfinding elements from Pine Street into the Exchange's main outdoor area.

Planting, Lawn, and Street Trees

Currently there is minimal to no planting on the Exchange site. In the proposed plan there is a significant amount of freestanding planter boxes as well as planting beds and a lawn space. The planting softens the space and creates a more welcoming environment. The lawn space can be used as a seating or laying option for visitors. The existing street trees will be preserved and additional shade trees have been proposed.

Bike Parking

The Exchange design proposed a bike parking area on Pine Street. Bike count TBD. Bike parking will also be provided along College that continues the bike parking that exists on the block from Laporte to Mountain Avenue.

ENGINEERING

Water Detention

The proposed development will be decreasing the amount of impervious area. Therefore, on-site quantity detention is not required.

Site Drainage

Apart from a small water quality landscape strip in the center of the off-street parking lot, the existing site is dominated by impervious rooftop, asphalt and concrete. A small portion of adjacent roofs and asphalt parking lot currently drain to the water quality landscape strip. This planting bed has no underdrain or storm connection. Everything drains to the perimeter public streets or alley.

Run-off

The existing parking lot is fairly flat with less than ideal drainage. Most of the parking lot and adjacent roofs (216, 242, 244 N. College) sheet flow east into the alley. The roof of 200 N. College is believed to drain directly into the adjacent storm sewer in Pine Street. The shed roof portion of 272 N. College surface drains into the adjacent inlet in Jefferson Street. The remaining rooftops at 246 & 264 N. College discharge onto the surface of the alley and head north into Jefferson Street. The majority of the block free releases with little to no storm water treatment.

ARCHITECTURE

Design

The proposed design utilizes the existing north and south building footprints and building forms to compose a new urban infill development that is a mix of the older elements with some new defining elements. Both the north and south ends of

the site are highly visible and unique, with their triangular shapes at the intersection between the north/south grid block pattern of development to the west and the juxtaposition of the Old Town area with its rotated grid structure. These block ends provide the opportunity to create a new sense of entry and gateway into the downtown from the north, as well as into this new development from the Old Town Historical District.

The concept is to bookend the north and south ends of the project with new identifying and iconic elements, both signifying the extents of the project and integrating the balance of the existing buildings. These new forms are simple but striking modern glazed forms, and both work in conjunction to define the corners while providing a transition to the existing building. The north end of the north building features a projected vertical element constructed within the existing footprint of the building. The west facade of the this building proposes an alternative new skin and fenestration that complements the existing facades but creates a series of new architecture types defined by material, glazing patterns and texture, in order to continue the eclectic growth pattern of a series of buildings that have been constructed over time. The proposed design reinforces this notion, but creates a new rhythm at the same time.

The infill facades are a mix of styles and forms, including minimalist stucco facades with retail-scaled storefront, similar to the existing Compass Cider building at 216 N. College that was remodeled in recent years. The existing EZ Pawn facade uses a more traditional brick veneer storefront with simplified cornice treatment, storefront patterns and awnings, more modern horizontally-oriented massing and architectural panels that return to down to the ground. Modern glazing treatments and solid 2-story vertical elements contrasted with glazing complete the design. The latter of these elements have been used throughout the project to create a series of entry elements, sense of hierarchy and help to break up what are currently horizontally dominate buildings.

The building facades along Jefferson and the alley of the north building are for the most part remaining, but with the addition of new glazing, storefronts and canopies to help activate these areas.

At the south end of the south building, a new addition is proposed intended to be programmed for a restaurant user, with glazing and operable window walls or glass overhead doors facing the south ground level plaza space, as well as providing a rooftop terrace for additional outdoor seating above. The terrace is designed to have the support spaces along the west side of the terrace along College Avenue to help mitigate traffic noise and trains, capturing views to the south and southeast into Old Town. The north side of the south building is intended to remain mostly as is, with the exception of a new entry along the north side to provide access to restroom facilities.

Compatibility with Surrounding Area

The proposed design of the buildings is a carefully selected blend of building forms and materials that are both reflective of the building's past and future. The surrounding built environment is very mixed, with the site adjacent to or near the River District, North College Avenue, the Civic Downtown district to the west and the Historical Old Town District to the south. Directly to the south is the landmark, 4-story Art Deco Northern Hotel that creates a prominent corner with its triangular building and site. To the southeast is a 2-story vernacular Victorian commercial block building on the corner of Pine Street and Walnut, constructed of the orange/red brick and cornice treatment along Walnut that is commonplace within the Old Town area. Further to the east and northeast includes other historic commercial buildings of brick and stucco with the Pine Street Lofts abutting the north half of the eastern side of the site. To the west of the project, there is a mix of mostly 1 and 2 story buildings from different eras and architectural styles, with materials including mostly brick and stucco. From a



compatibility standpoint, we are proposing a pallet of materials and related design elements to both relate to the surrounding context while creating new identifiable elements unique to this project. The pallet includes more traditional brick facades, minimalist stucco facades similar to the existing Compass Cider building, and modern elements with emphasis on both vertical and horizontal forms.

Fire Sprinklers

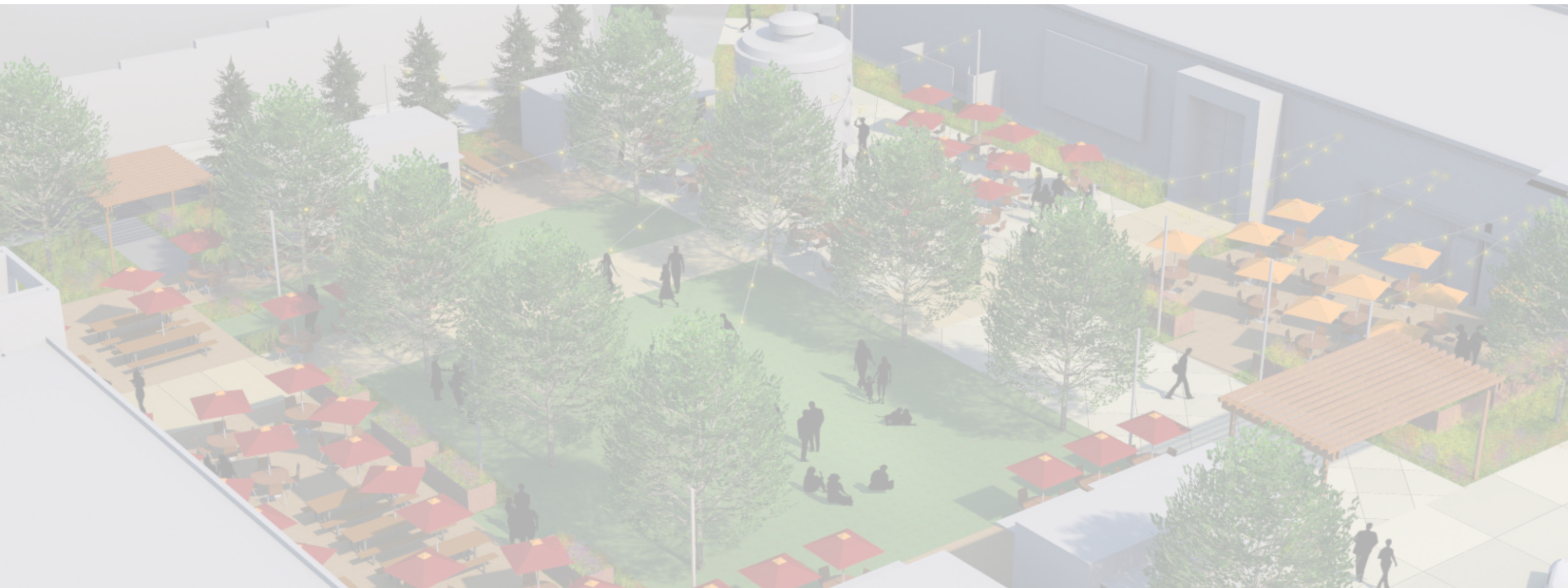
None currently exist but the proposed plan intends to provide a fire sprinkler system to bring the building up to code with its intended program.

Previous Application

This is the first PDR application we have submitted for this project.

QUESTIONS TO BE ADDRESSED

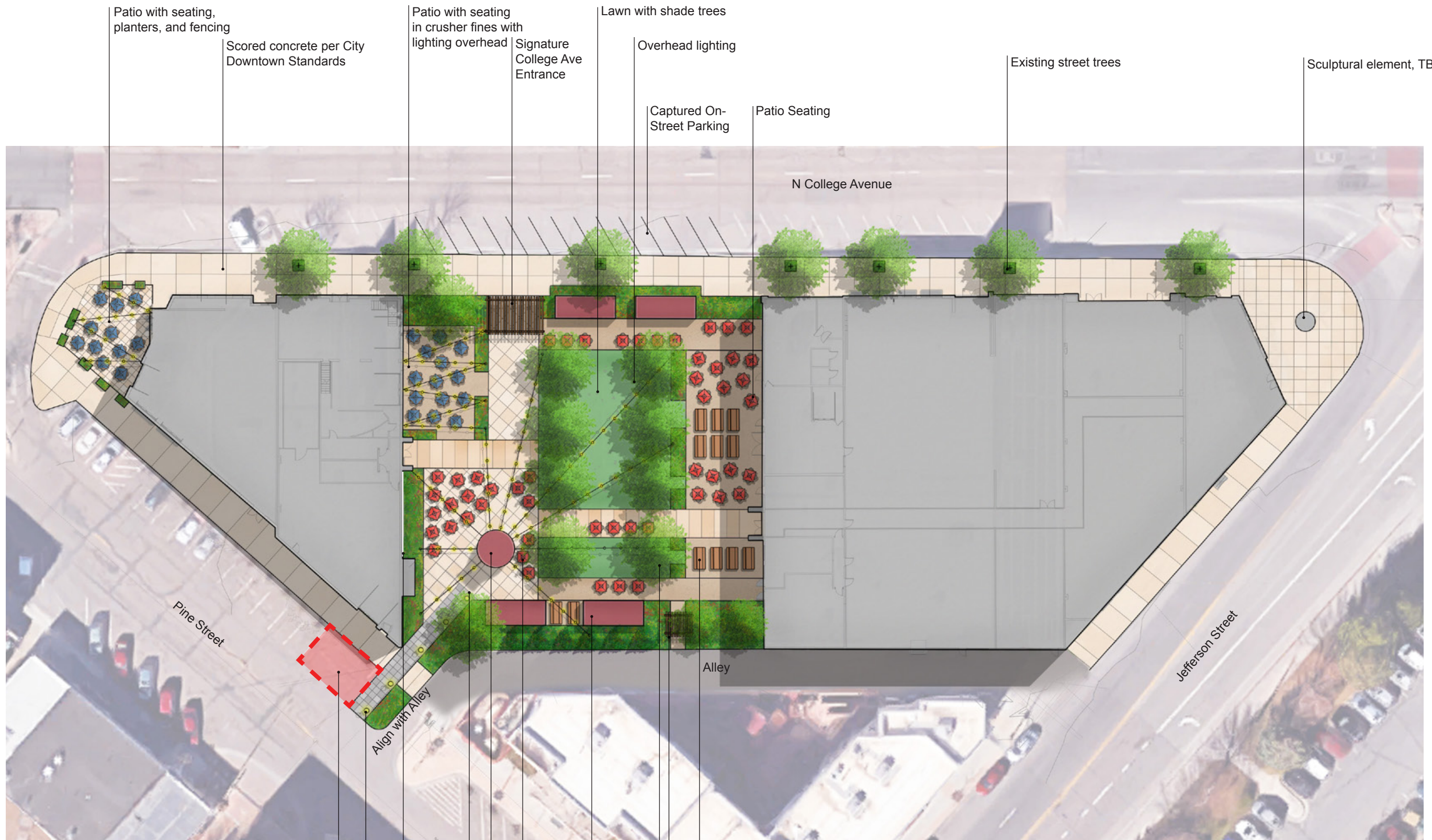
1. What will the review process look like for this project?
2. Please verify that, in keeping with the existing uses within the redevelopment, the parking to be displaced from on site to off site will not require additional parking needs on site.



the exchange

fort collins, colorado

pdr review
08 june 2016



Patio with seating, planters, and fencing

Scored concrete per City Downtown Standards

Patio with seating in crusher fines with lighting overhead

Signature College Ave Entrance

Lawn with shade trees

Overhead lighting

Captured On-Street Parking

Patio Seating

Existing street trees

Sculptural element, TBD

N College Avenue

Pine Street

Jefferson Street

Alley

Align with Alley

Bike Parking Area

Movie Projection, TBD

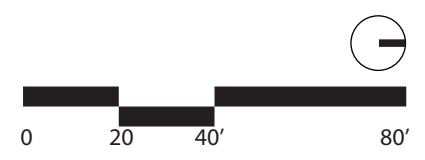
Patio Table and Chairs

Churn
Access Terminates with Plaza and Tables/Chairs with Umbrellas

Flex Food/Retail: 4 Tenants

Pedestrian Alley Access
Children's play element, TBD

Patio Tables





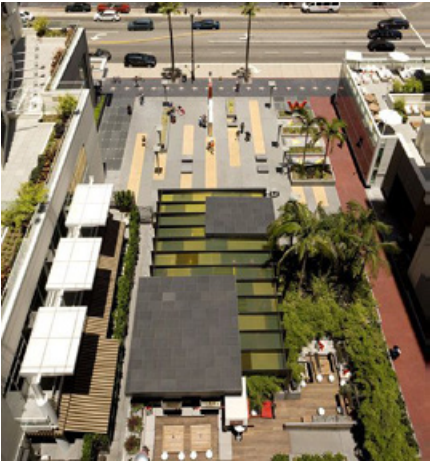




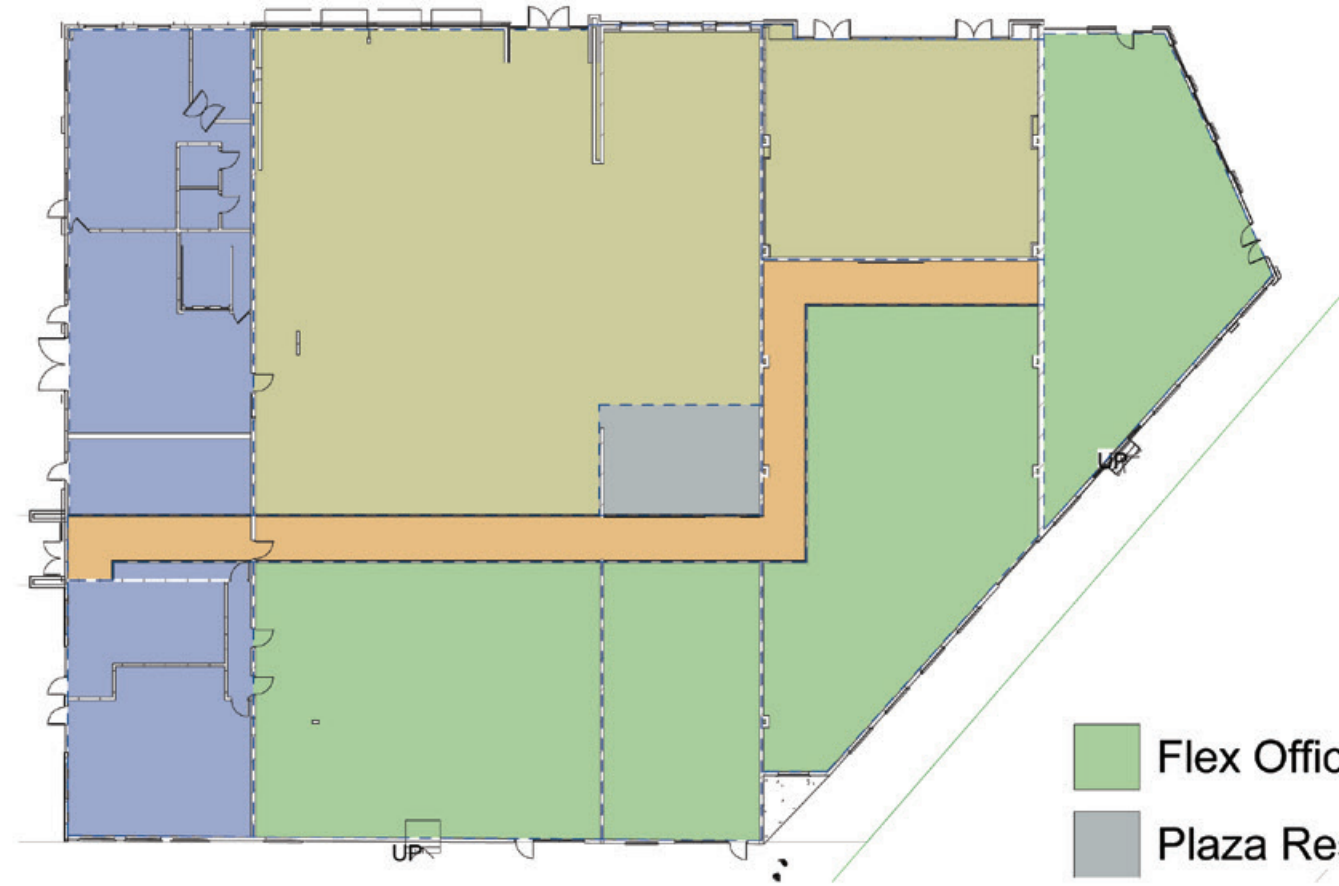
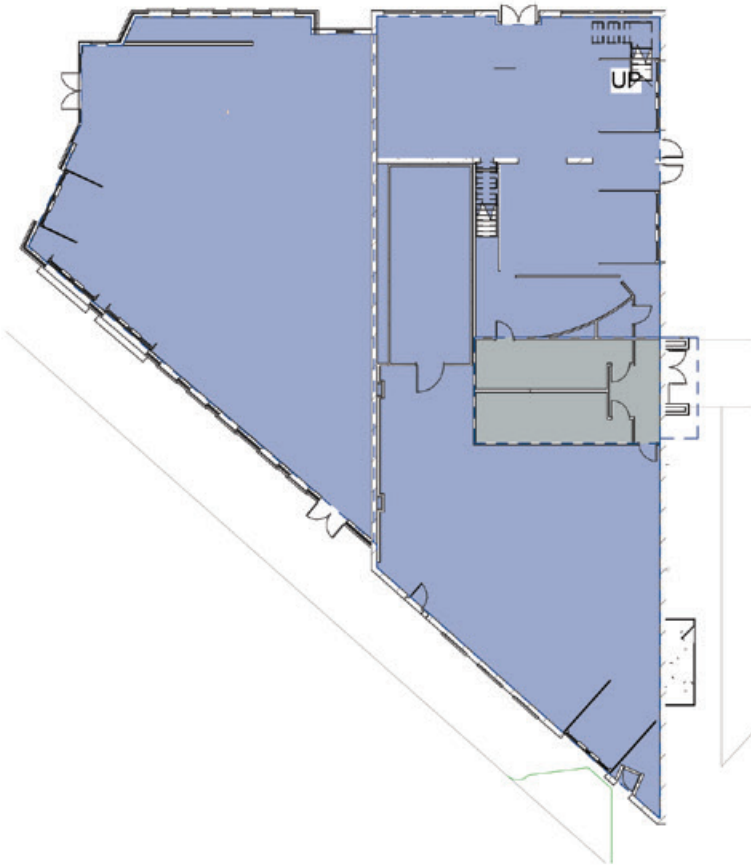










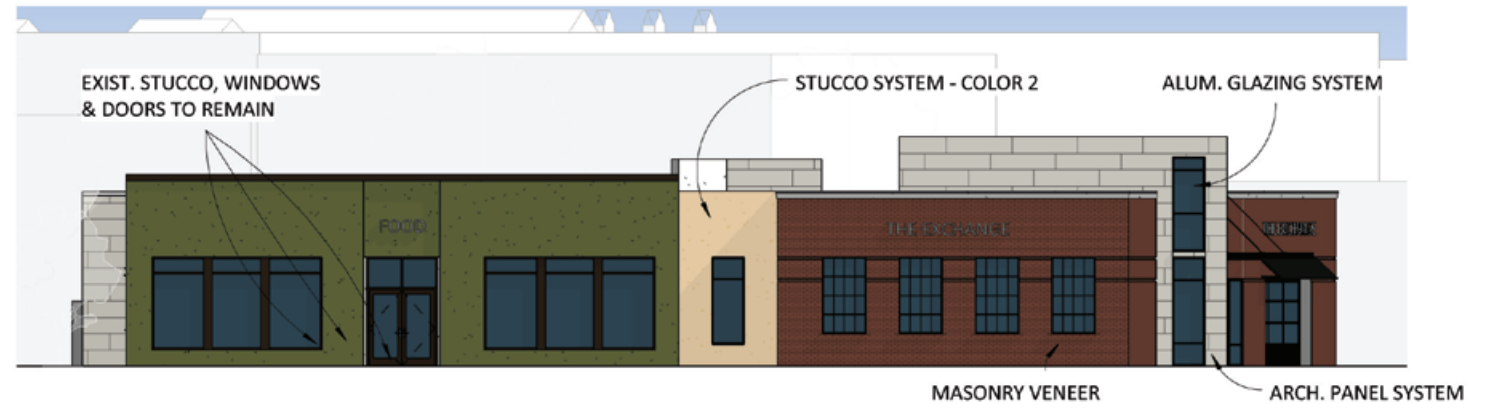


- Flex Office Space
- Plaza Restrooms
- Restaurant
- Retail / Commercial Space
- Tenant Corridor
- Tenant Restrooms

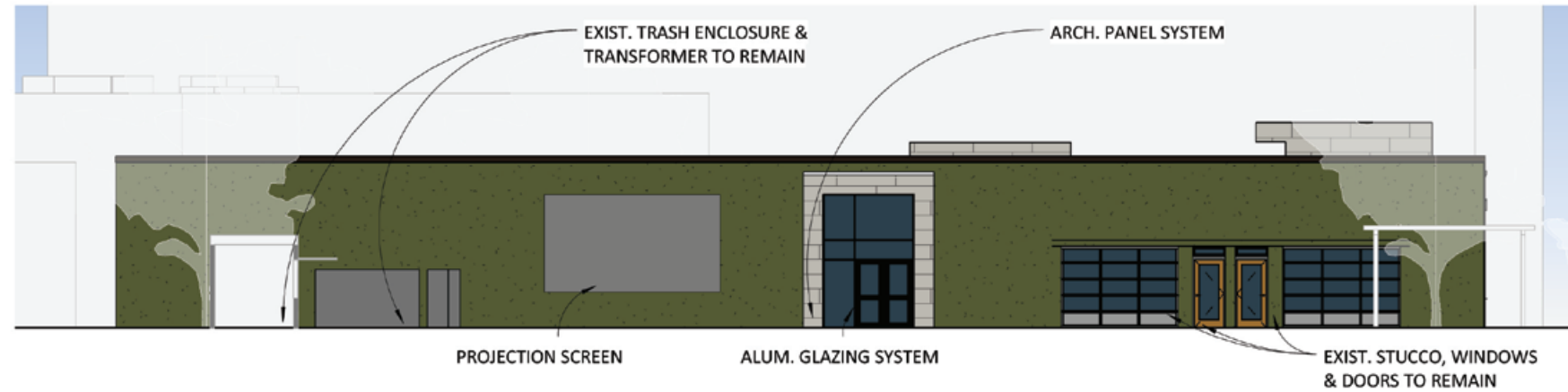
BLOCK 200 PDR SUBMITTAL PROPOSED FLOOR PLAN



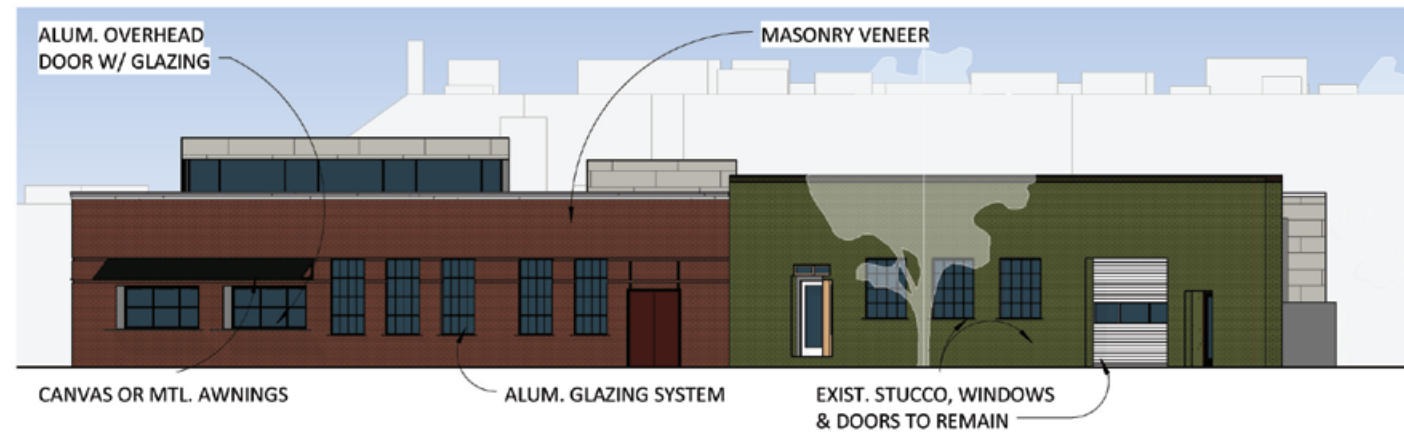
SOUTH BUILDING SOUTH ELEVATION PDR SUBMITTAL



SOUTH BUILDING WEST ELEVATION PDR SUBMITTAL



SOUTH BUILDING NORTH ELEVATION PDR SUBMITTAL



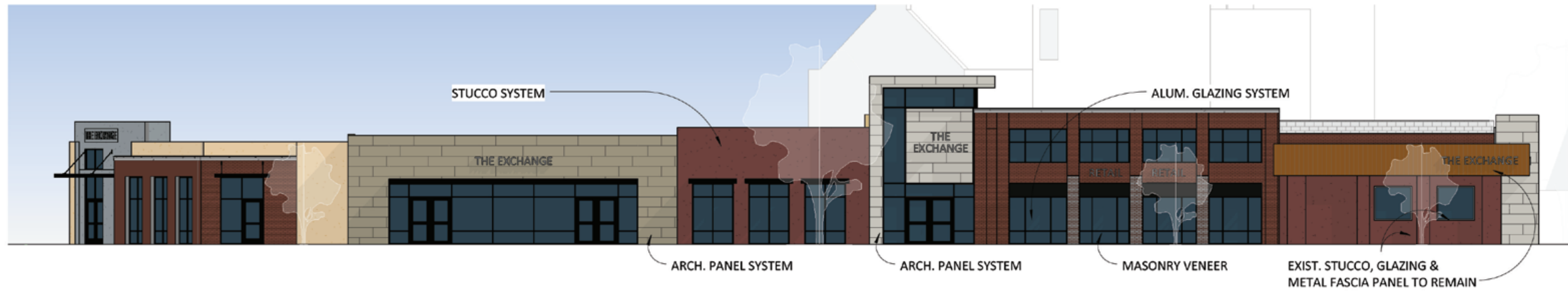
SOUTH BUILDING EAST ELEVATION PDR SUBMITTAL



NORTH BUILDING EAST ELEVATION PDR SUBMITTAL



NORTH BUILDING SOUTH ELEVATION PDR SUBMITTAL



NORTH BUILDING WEST ELEVATION PDR SUBMITTAL

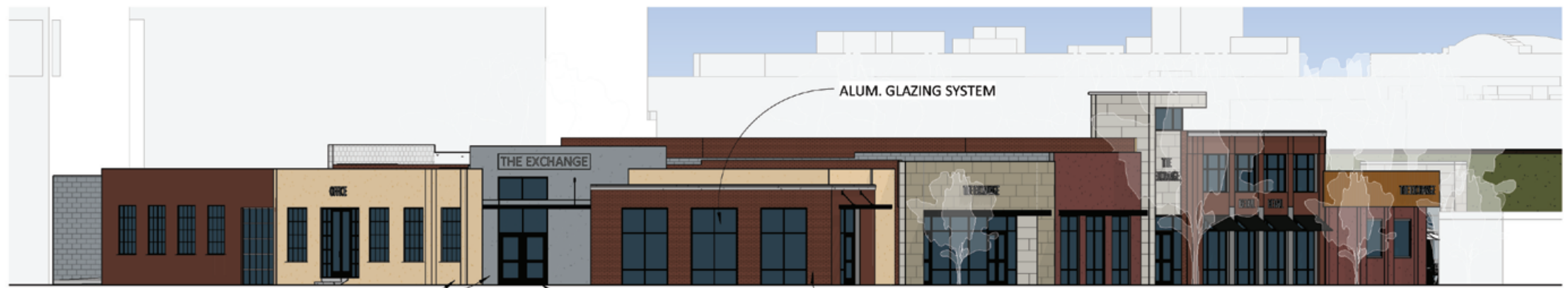


NORTH BUILDING NE ELEVATION PDR SUBMITTAL

REPAINT OR STRIP EXIST. PAINT FROM EXIST. MASONRY WALL

PAINT ON EXIST MASONRY WALL

ALUM. GLAZING SYSTEM



NORTH BUILDING NW ELEVATION PDR SUBMITTAL

STUCCO SYSTEM

ALUM. GLAZING SYSTEM

MASONRY VENEER

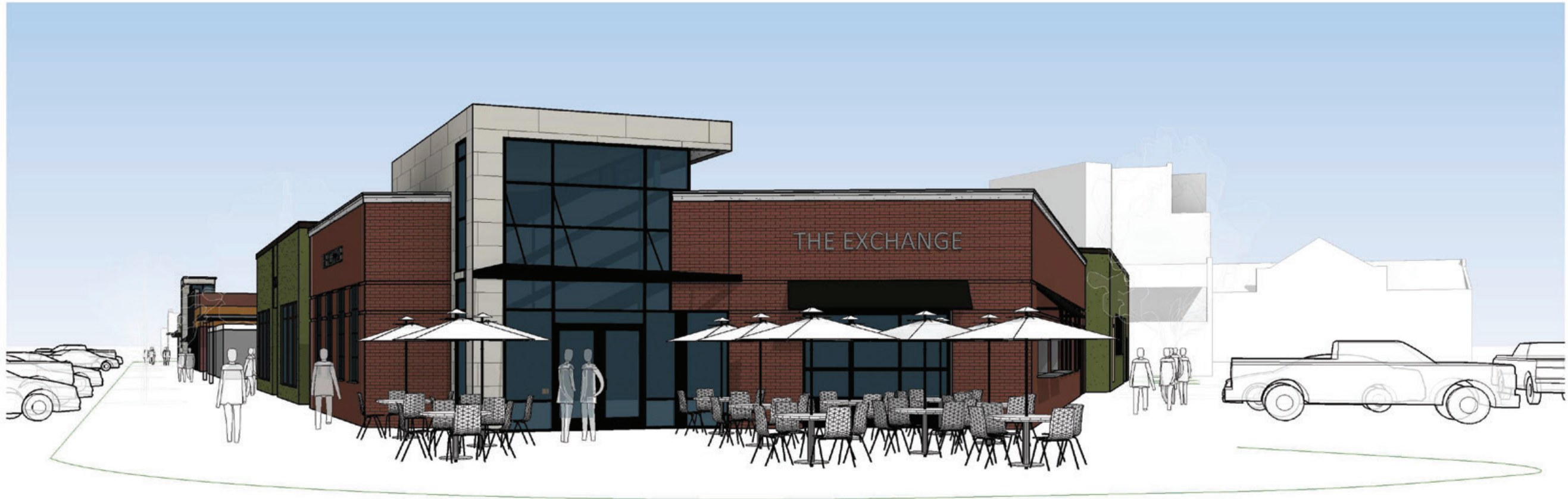
ALUM. GLAZING SYSTEM



South Building - Looking North From College Ave.



North Building - Looking East From College Ave. I



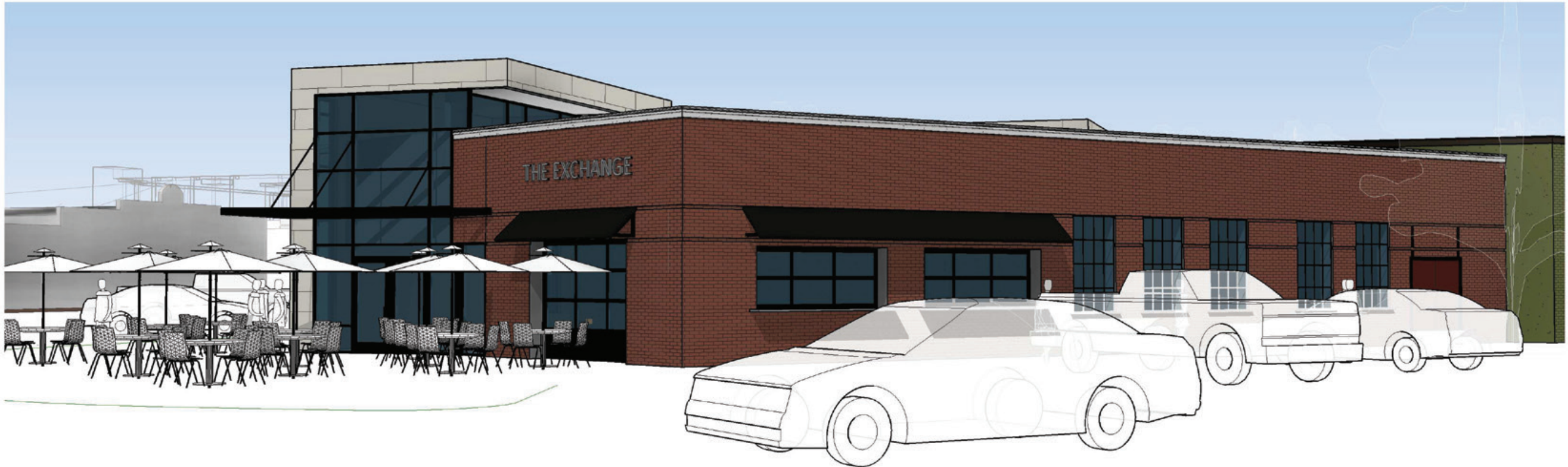
South Building - Looking North from College Ave. & Pine St. Intersection



South Building - Looking Northeast from College Ave.



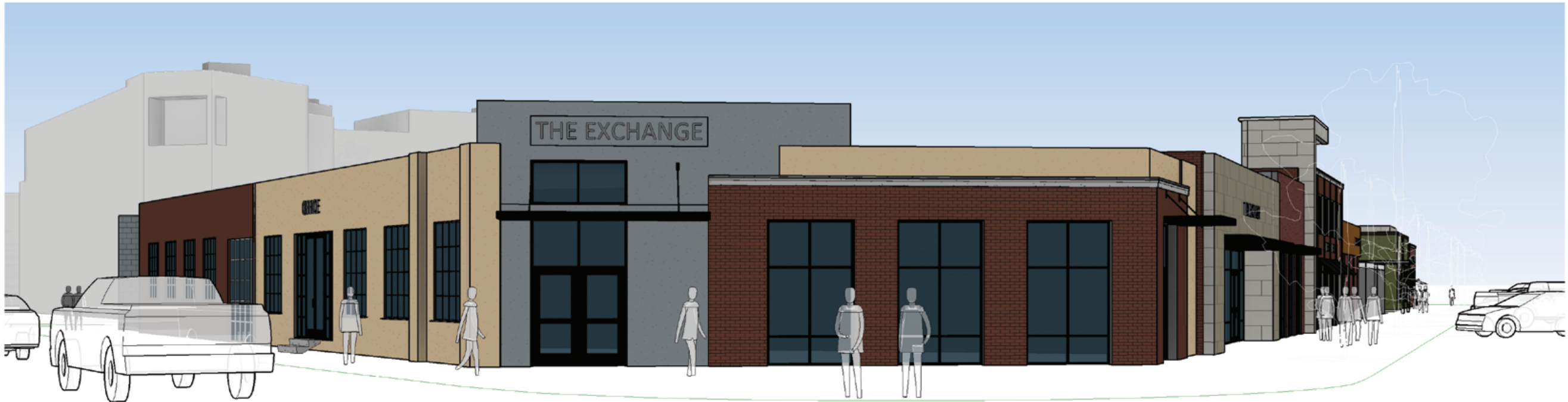
South Building - Looking East from College Ave.



South Building - Looking West from Pine St.



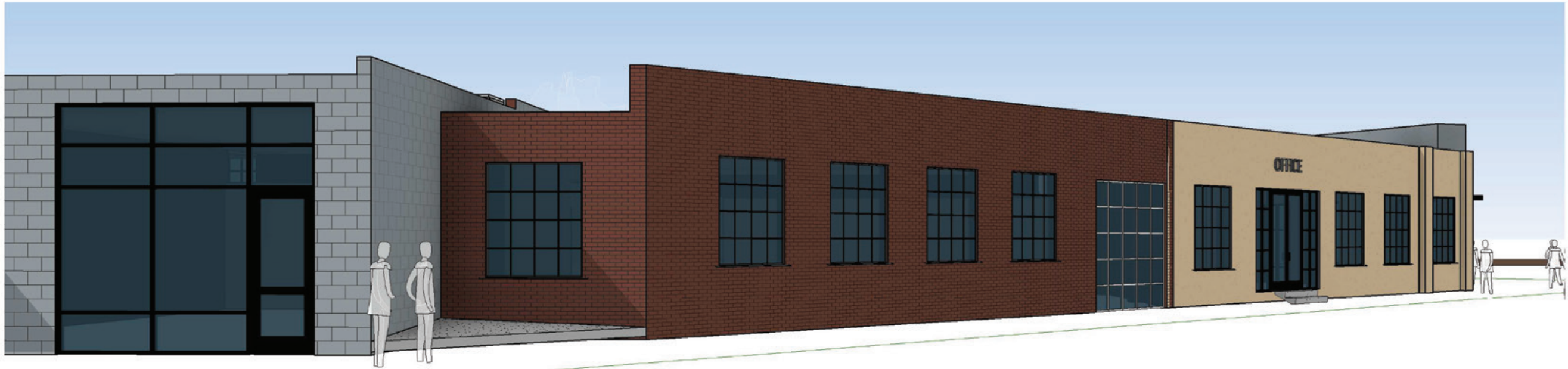
North Building - Looking East from College Ave. II



North Building - Looking Southeast from Jefferson St. & College Ave. Intersection



North Building - Looking Southwest from Jefferson St. & East Alley Intersection



North Building - Looking West from Jefferson St. & East Alley Intersection



