



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.

PDR140008

Section to be filled out by City Staff

Date of Meeting 10/22/2014 Project Planner Ted Shepard
Submittal Date 10/1/2014 Fee Paid (\$500) via check

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

Project Name Ziegler Property

Project Address (parcel # if no address) Parcel 873200002

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Linda Ripley (Consultant)

Business Name (if applicable) Ripley Design, Inc.

Applicant Mailing Address 401 W. Mountain Ave. #100, Fort Collins, CO 80521

Phone Number 970.224.5828 E-mail Address linda.ripley@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) A mixed-use project with 1,218 residential dwelling units above structured parking. Primary and secondary uses on the first floor with a multi-use pedestrian boulevard.

Zoning HC Proposed Use Mixed Use Existing Use Vacant Lot

Total Building Square Footage +/- 2,127,600 S.F. Number of Stories 6 Lot Dimensions 27.6 AC
(incl. parking garages)

Age of any Existing Structures None

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. 784,080 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)*

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- 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





land planning ■ landscape architecture ■ urban design ■ entitlement

October 1, 2014

# Ziegler Property Mixed-Use Development

## Project Narrative

*(a) What are you proposing/use?*

The Ziegler property is approximately 27.6 acres located south of English Ranch Subdivision and west of Ziegler Road. The site zoned Harmony Corridor District (HC) is currently undeveloped and slopes to the south and east. The Applicant is proposing to develop a mixed-use project with 1,218 residential dwelling units above structured parking with primary and secondary uses on the first floor. The project will include the following:

- 532 1-bedroom units
- 686 2-bedroom units
- 69,970 SF office and/or other primary uses
- 43,720 SF secondary uses
- 7,000 SF clubhouse
- 1550 parking spaces in parking structures

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

The site is currently undeveloped.

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

Access to the site is from Ziegler Road located approximately 1090 feet north of Council Tree Drive. This street bisects the site and connects to Corbett Drive on the west side of the property. Preliminary analysis indicates that the volume warrants for a traffic signal could potentially be met at the access onto Ziegler Road. There is no street connection planned to the north into English Ranch Subdivision. After the approval of the Front Range Village shopping center, the Master Street Plan was changed to eliminate a collector street connection to the north into the English Ranch neighborhood. There is an existing bicycle/pedestrian connection between English Ranch and the Front Range Village shopping center that is planned to remain.

As they enter the site, users will drive over a bridged water feature that also provides on-site detention for storm water. The street then widens to create a fifty feet wide median that becomes the central focus of

Thinking outside of the box for over two decades.

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401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■  
www.ripleydesigninc.com

this urban community. The median is a wide park-like space with generous landscaping, gardens, dog parks, cafe, small vendors and space for a farmer's market on weekends. Parking for the development is located in parking garages underneath each structure. There will be additional street parking; however, the majority will be structured parking. The parking is convenient for users and not visible to neighbors.

*(d) Describe site design and architecture.*

The 6-story, mixed-use buildings are oriented on the site to face the adjacent street and its park-like median or esplanade. The northern buildings have 4-stories of residential units above structured parking, and the southern buildings have 5-stories of residential above structured parking. Offices and/or other primary uses are located on the corners and sides of buildings along the street with secondary uses in between with access directly from the street level. The dwelling units are wrapped around interior court yards that face the south to maximize sun exposure and to get maximum natural light into the dwelling units. The courtyards are designed to provide easily accessible outdoor spaces for the residents of each building. Amenities include courtyards, green roof patios, hot tubs, fire features, pergola w/outdoor kitchen, and gardens. The shared clubhouse and recreation facility is located to the north adjacent to the English Ranch single-family neighborhood. This 3.4-acre park provides a buffer between neighborhoods and also includes large turf areas, recreational trails and storm water detention.

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

The modern mixed-use buildings provide an alternate lifestyle for people wanting to live in a vibrant, low-maintenance environment. The mixed-use project provides an ideal buffer between the existing single family neighborhood to the north and the regional shopping center located to the south. The 6-story structures are located 287 feet from the property line shared with the English Ranch neighborhood. The 3.4-acre recreation area also acts as a buffer between the single-family neighborhood and the proposed higher density project.

The dwelling units proposed in the infill development will also help insure the success of the shopping center. Residents of this development are likely to walk or ride bikes to restaurants and shopping rather than using their cars. This is a benefit to the neighborhood and the community at large.

*(f) Is water detention provided? If so, where? (Show on site plan)*

Storm water detention is provided with this project design and is planned to meet the City of Fort Collins Storm Drainage Criteria Manual and Erosion Control requirements. This project's storm water detention is connected with other off-site drainage basins, due to current drainage flow paths onto the site. A more detailed analysis and discussion of the overall drainage characteristics and conceptual layout for this property and project may be found within a memorandum and support documents prepared by JR Engineering, dated July 15, 2014, which have been included as an attachment with this submittal.

Briefly summarized, this submitted project concept will include two on-site detention ponds in; all of which are designed to detain developed condition 100-year flows in such a manner that the ultimate discharge from this project's final downstream detention pond, with conveyance under Ziegler Road and to the HP property, will be a maximum of 20.1 cubic feet per second (cfs). This project's on-site detention ponds are located in the northwest corner of the site, as a combined use with a sizeable park area, and the southeast, as a combined use with a wet pond amenity. This project's detention ponds will be configured in such a manner as to portray a natural topographic setting and will be partnered with a number of Low Impact Development amenities for an integrated, sustainable storm water management program. The specifics of this project's Low Impact Designs (LID's) will adhere to City of Fort Collins Ordinance No. 152, 2012, which amended Chapter 26 of the City of Fort Collins Code and the Fort Collins Stormwater Criteria Manual, and are discussed herewith in section h.

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

Currently, the site drains in a general direction from southwest to northeast, and storm water gathers at a sump on the northeastern portion of this site. The current outfall for this site appears on several previous storm drainage plans and is commonly referred to as a "15" farm drain pipe". This pipe is a constriction point during the 100-year storm event and causes the flows that reach the northeast corner of this site to pond.

Historic storm flows that reach this project site come from several sources. The different sources of storm water and their magnitudes are may be found within a memorandum and support documents prepared by JR Engineering, dated July 15, 2014, which have been included as an attachment with this submittal. To summarize briefly, 100-year storm waters reach this site as overland flow from the open land and a portion of the Harmony Mobile Home Community to the west, from Front Range Village's Pond 286 overflow and from the site itself. Contrary to the Stantec Drainage Report performed for the Front Range Village Development entitled "Final Drainage and erosion Control Study for Front Range Village", dated February, 2007, our calculations in the previously mentioned Drainage Memo (attached), suggest that there is no overflow expected from English Ranch's southeastern detention ponds.

The 100-year storm drainage reaching this site will have changed flow patterns and conveyance methods with this proposed conceptual development. The project proposes to route the storm flows through Low Impact Design amenities, into an engineered storm drainage system and through a series of two (2) detention ponds, which will not only reduce erosion on the land, but will reflect the community's values of protecting and restoring the City's watersheds in a sustainable and responsible manner. Additionally, the conveyance methods implemented will be designed in such a way as to limit the storm flows that are conveyed by this project to an ultimately reduced downstream discharge of 20.1 cfs.

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

The storm water design for this project will seek to strictly adhere to City of Fort Collins Ordinance No. 152, 2012, which amended Chapter 26 of the City of Fort Collins Code and the Fort Collins Stormwater Criteria Manual to include an integrated, sustainable approach to project design (LID's) that seeks to protect and restore the City of Fort Collins' watersheds. One main goal of the LID's is to encourage more distributed and landscaped-based Stormwater management that relies mainly on filtration and infiltration techniques to treat and manage Stormwater runoff.

The specifics of the ordinance update to Section 26-512(1&2) of the City Code of the City of Fort Collins may be read in Ordinance No. 152, 2012 (attached), but generally will include the following: 1. A minimum of 50% of new impervious surface area must be treated by an LID-type device or technology (i.e. bio-retention cells, bio-swales, etc.) 2. At least 25% of new parking areas must be designed to be pervious. 3. Implementation of a design alternative that provides equal or better treatment than the previous requirements. Some of the alternative LID's that this project may incorporate include Dry Well Infiltration, Disconnection of Rooftop Runoff, Stormwater Planters and Tree Planting, Vegetative Buffers, Open Channels, Bio-retention/Bio-swales, Stormwater Wetlands and Permeable Paving.

*(i) How does the proposal impact natural features?*

There are no significant trees, wetlands, or other significant natural resource features on the site.

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

The new buildings will be equipped with automatic fire sprinkler systems.

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

With respect to this project's proposed storm water conveyance, several unusual factors/characteristics are present on this site. First, this site has been identified by City of Fort Collins Storm Water Utility Staff as bearing some responsibility for detention of 100-year storm flows stemming from off-site land. As such, it has been identified that the storm water flow rate leaving this site must ultimately be reduced to 20.1 cfs during the 100-year storm event. Second, Due to the historical flow paths of storm waters that reach this site, this proposal seeks to have the burden of 100-year storm water detention shared with other adjacent, undeveloped sites prior to discharging onto this site. Lastly, the ultimate release of detained storm water discharge for this project seeks to be conveyed across Ziegler Road through the existing storm pipes that outlet through a concrete headwall onto the HP storm channel that's located in the northwestern corner of the HP site. It has been preliminarily shown, during unpublished conceptual analyses of the existing storm pipe systems under Ziegler Road, that 20.1 cfs of additional storm water is capable of being conveyed through storm pipe systems currently in place.

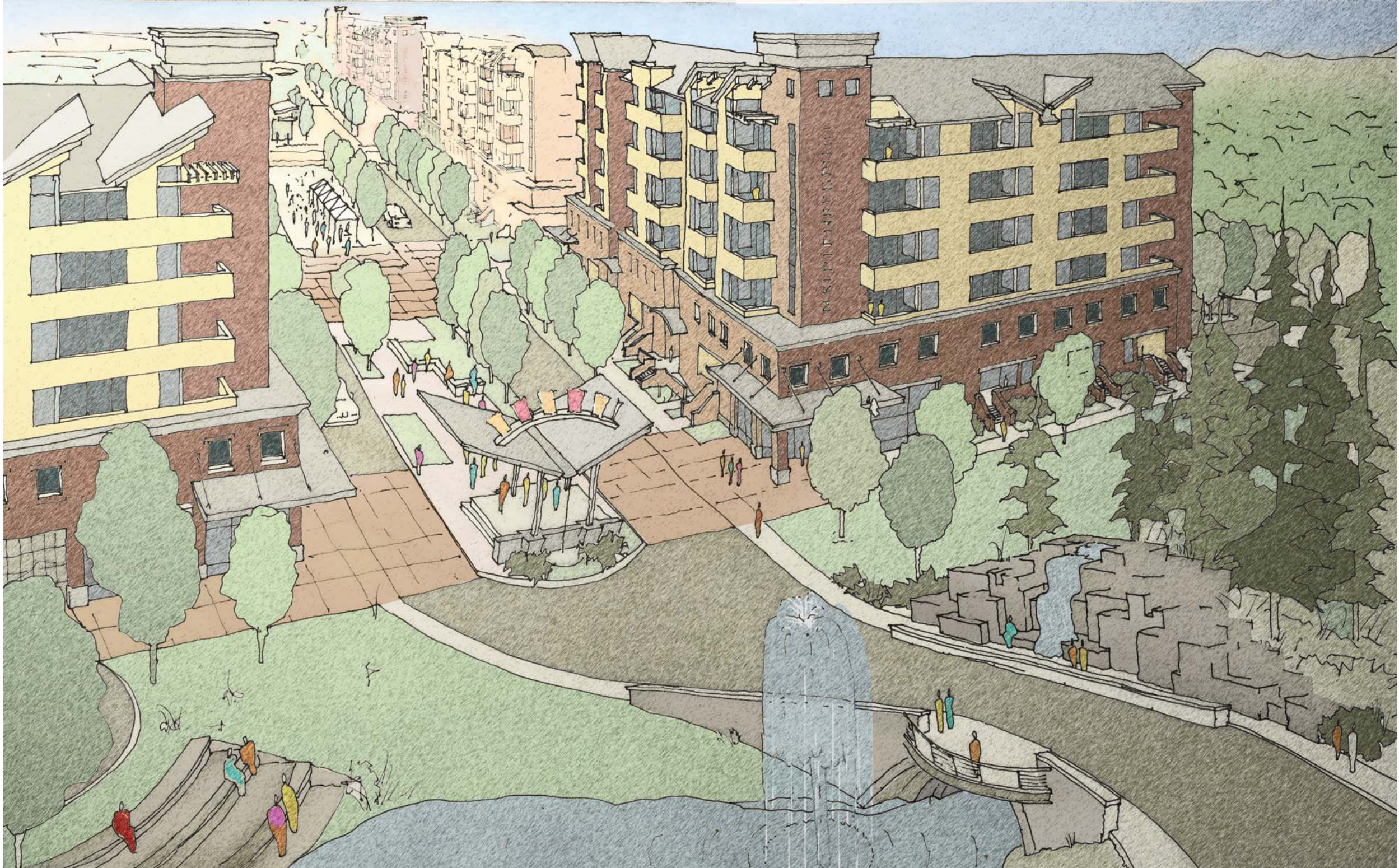
*(l) Have you previously submitted an application?*

No.

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

1. Would City staff support a traffic signal at Ziegler Road?
2. With respect to this project's proposed 100-year storm water conveyance, we pose the following questions based on the unusual factors / characteristics for storm water listed in Section K. First, what will the responsibility be for detention of 100-year developed condition storm water, by adjacent undeveloped sites? Second, if shown to be a feasible option, will existing storm pipe systems crossing under Ziegler Road that flow easterly, be available for use for this project's storm water discharge? Lastly, are there any unknown or unpublished storm water conditions or requirements that will be set for this particular site only? What are they?





J-R ENGINEERING



VAUGHT FRYE LARSON architects

RIPLEY  
DESIGN INC.

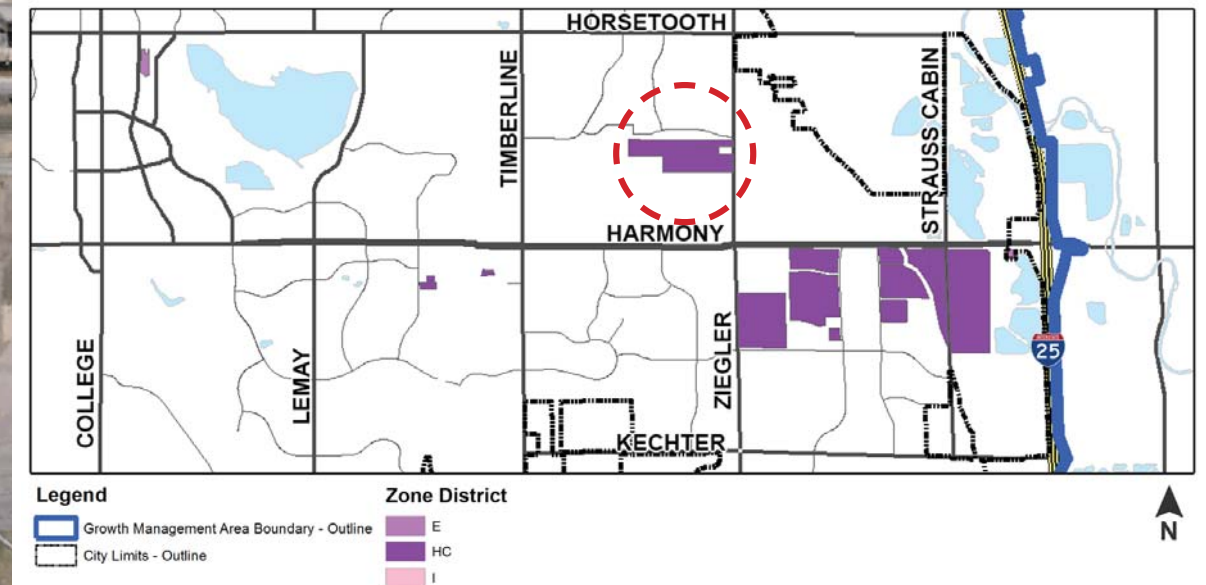
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Vicinity

2014 Buildable Lands  
(Harmony Corridor Employment & Industrial Zone Districts)





## Land Use Summary

|                |   |
|----------------|---|
| Site Area      | 27.6 AC                                   |
| Dwelling Units | 1,218 DU's                                |
| Density        | 44.1 DU/AC                                |
| Bedrooms       | 1,904 Bedrooms (532 one-bed, 686 two-bed) |

|                |               |
|----------------|---------------|
| Primary Use    | +/- 69,970 sf |
| Secondary Use  | +/- 43,720 sf |
| Clubhouse Area | +/- 7,000 sf  |
| Height         | +/- 75'       |
| Parking        | +/- 1550      |



Site Plan



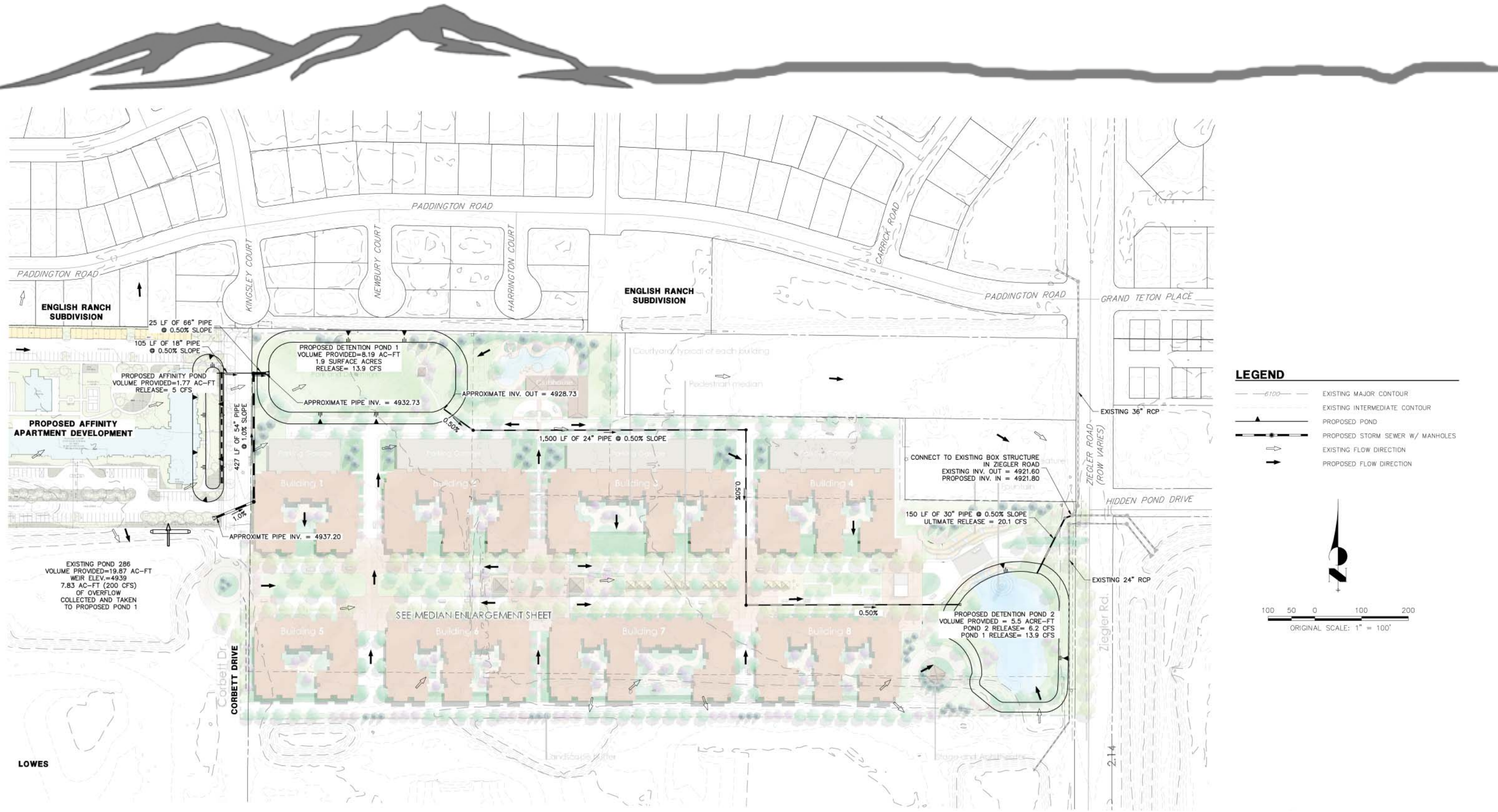


Median Enlargement

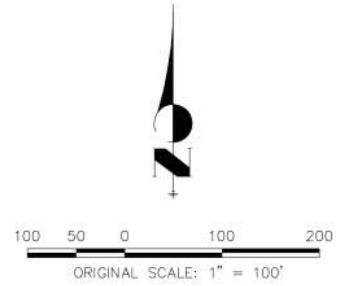


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- LEGEND**
- EXISTING MAJOR CONTOUR
  - EXISTING INTERMEDIATE CONTOUR
  - PROPOSED POND
  - PROPOSED STORM SEWER W/ MANHOLES
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION



Conceptual Drainage Exhibit



10.01.14





Elevation



10.01.14





- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

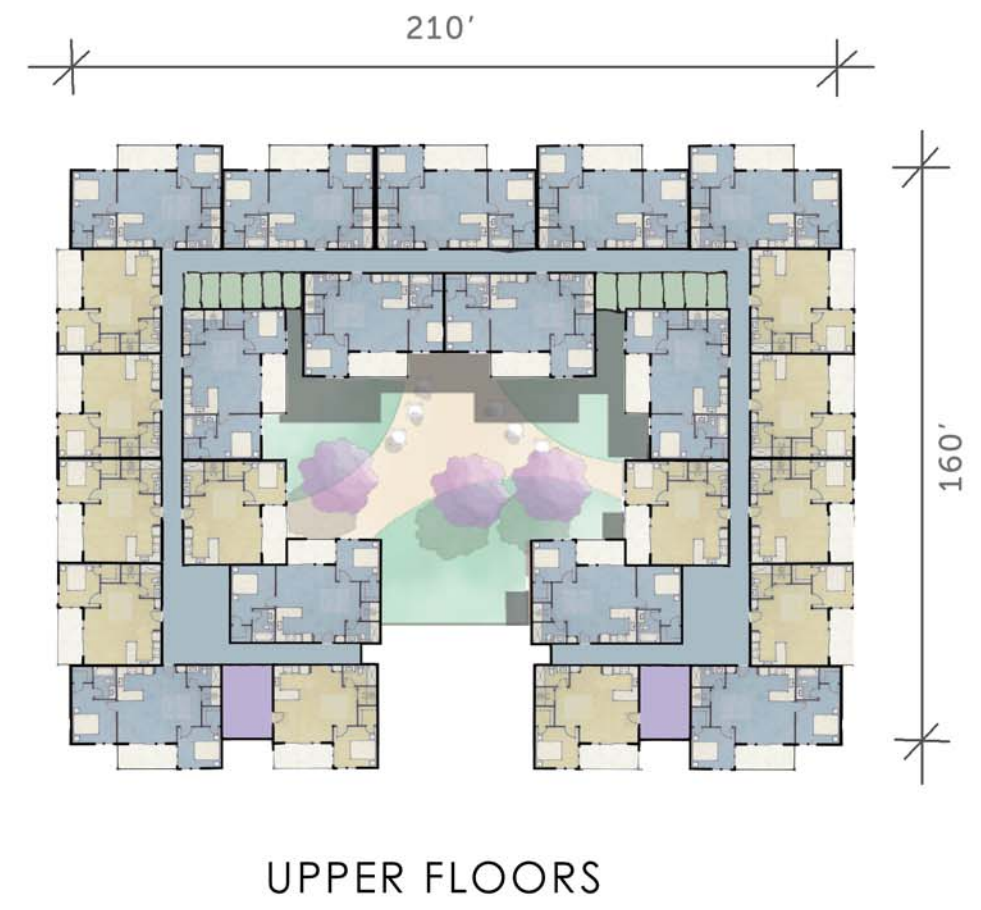
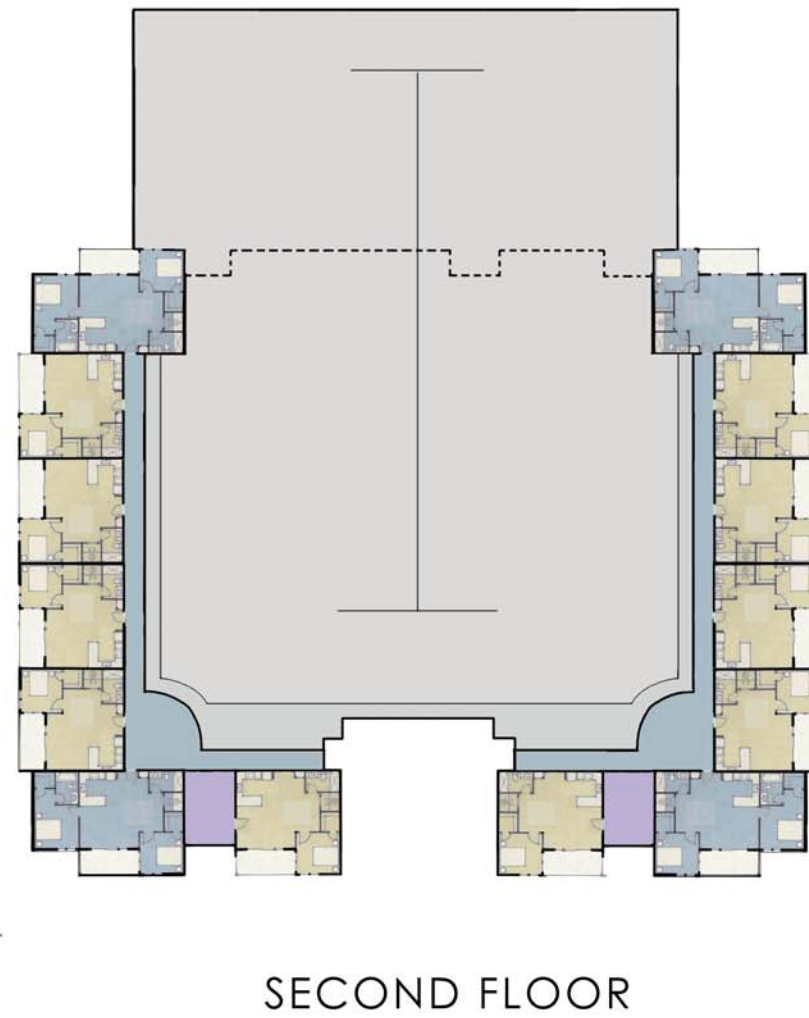
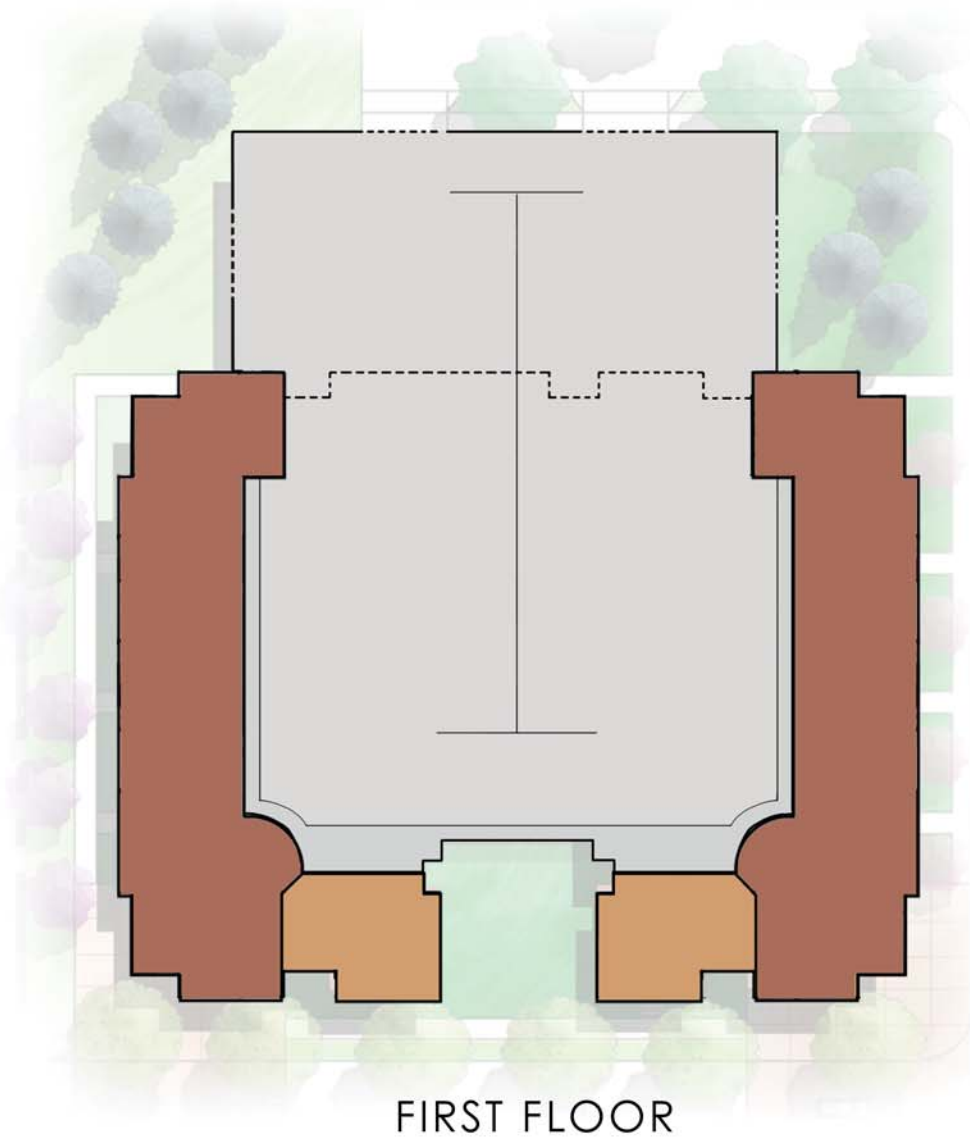
\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

**BUILDING 1 - TYPE-A**

FIRST FLOOR  
PRIMARY: 12,780 SF  
SECONDARY: 2,700 SF

SECOND FLOOR  
10 1-BEDROOM UNITS  
4 2-BEDROOM UNITS

UPPER FLOORS (3RD-6TH)  
12 1-BEDROOM UNITS PER FLOOR  
13 2-BEDROOM UNITS PER FLOOR



Building 1





- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

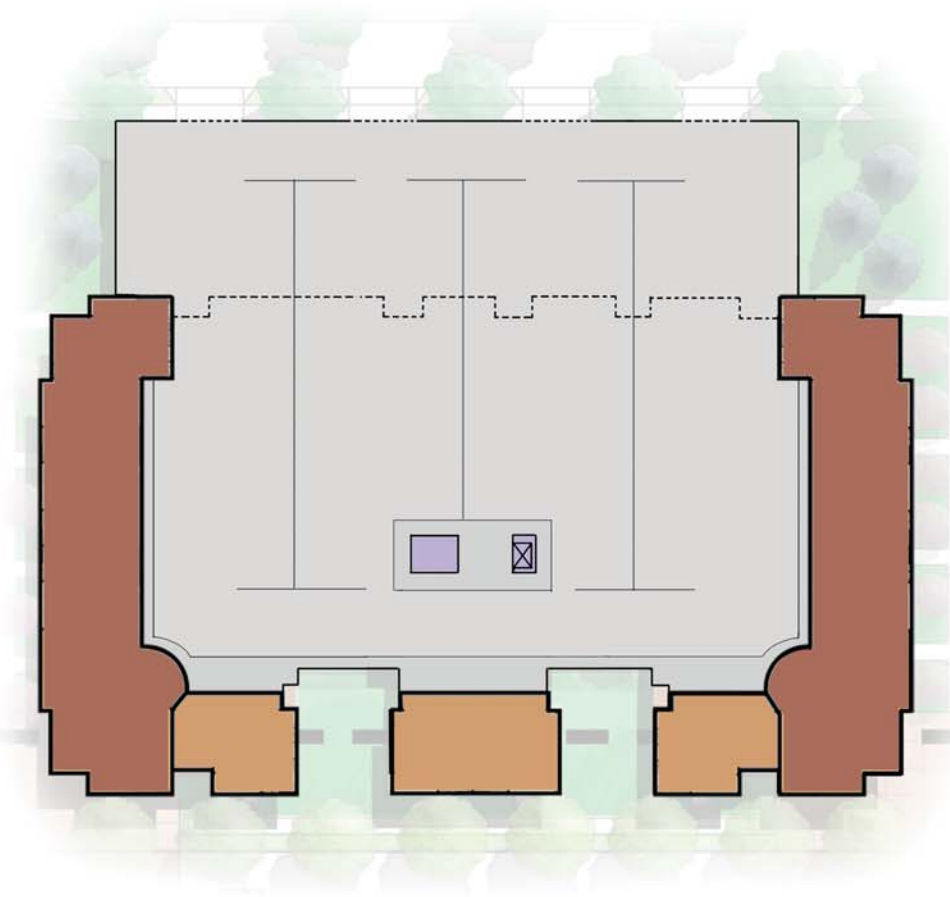
\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

**BUILDING 2 & 4 - TYPE-B**

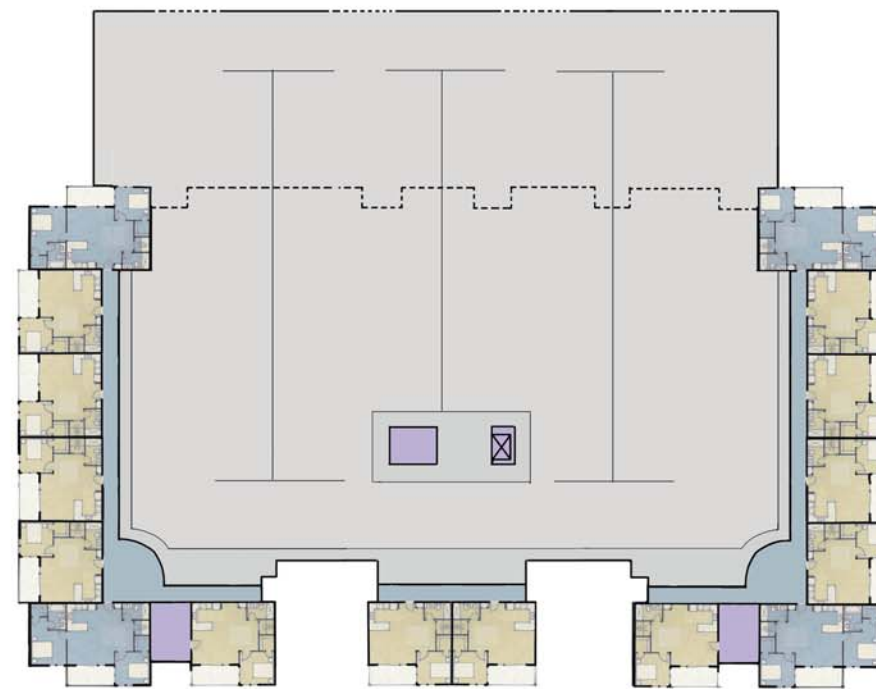
FIRST FLOOR  
 PRIMARY: 12,715 SF  
 SECONDARY: 4,555 SF

SECOND FLOOR  
 12 1-BEDROOM UNITS  
 6 2-BEDROOM UNITS

UPPER FLOORS (3RD-6TH)  
 14 1-BEDROOM UNITS PER FLOOR  
 19 2-BEDROOM UNITS PER FLOOR



FIRST FLOOR



SECOND FLOOR



UPPER FLOORS

Buildings 2 & 4



10.01.14



- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

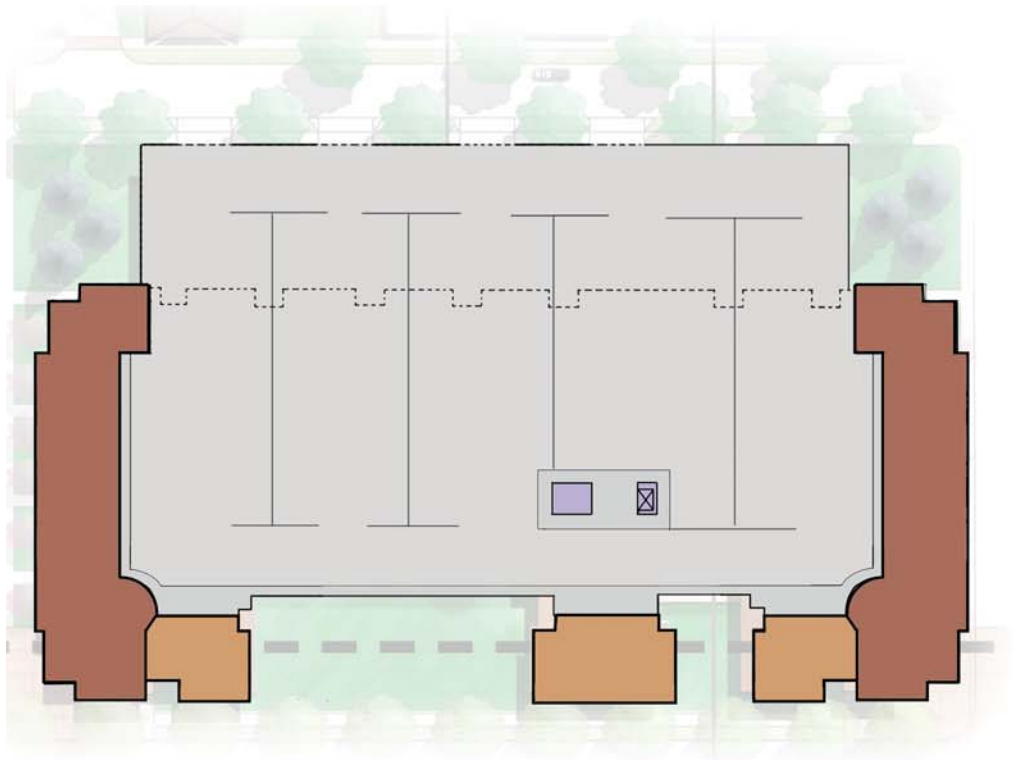
\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

**BUILDING 3 - TYPE-C**

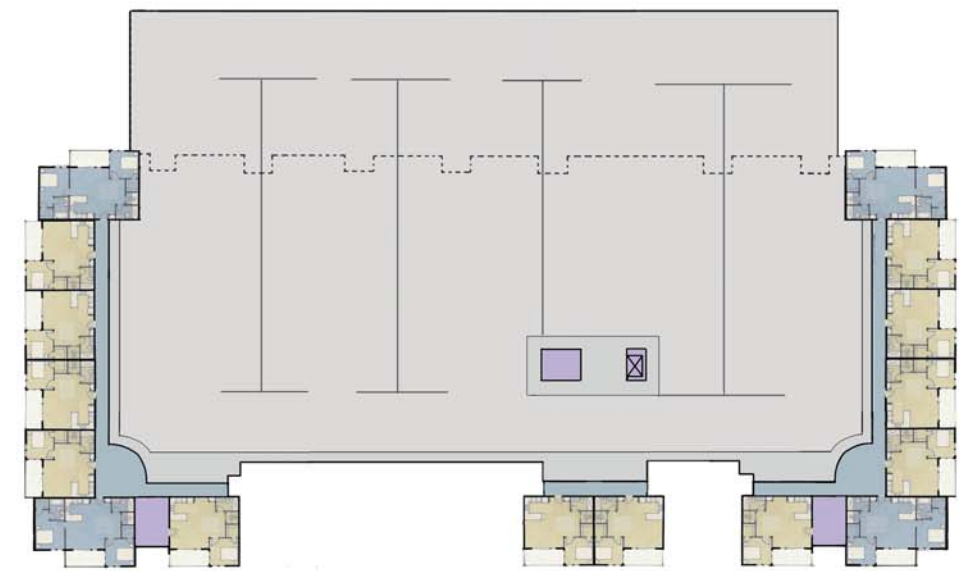
FIRST FLOOR  
 PRIMARY: 13,125 SF  
 SECONDARY: 4,800 SF

SECOND FLOOR  
 12 1-BEDROOM UNITS  
 4 2-BEDROOM UNITS

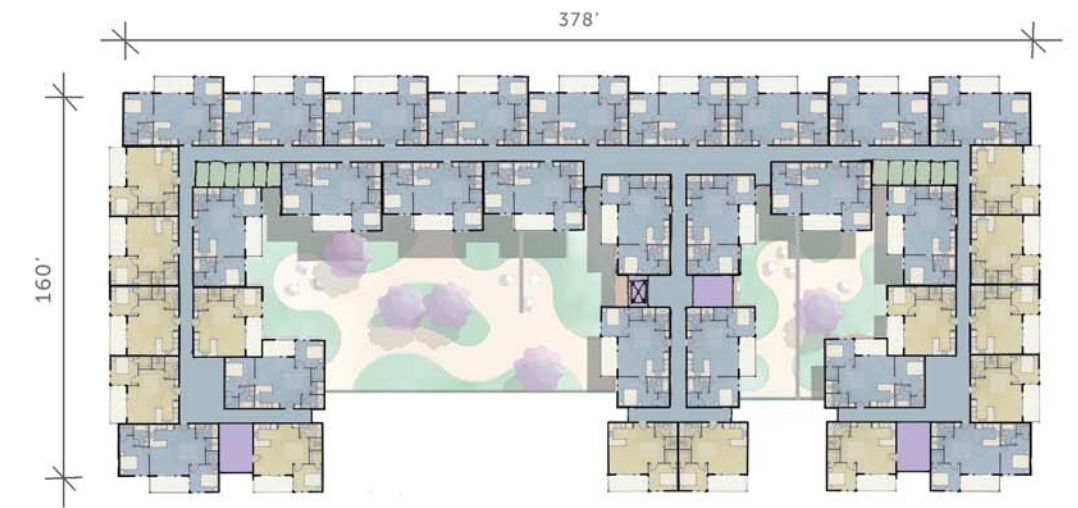
UPPER FLOORS  
 14 1-BEDROOM UNITS PER FLOOR  
 23 2-BEDROOM UNITS PER FLOOR



FIRST FLOOR



SECOND FLOOR



UPPER FLOORS

Building 3



10.01.14





- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

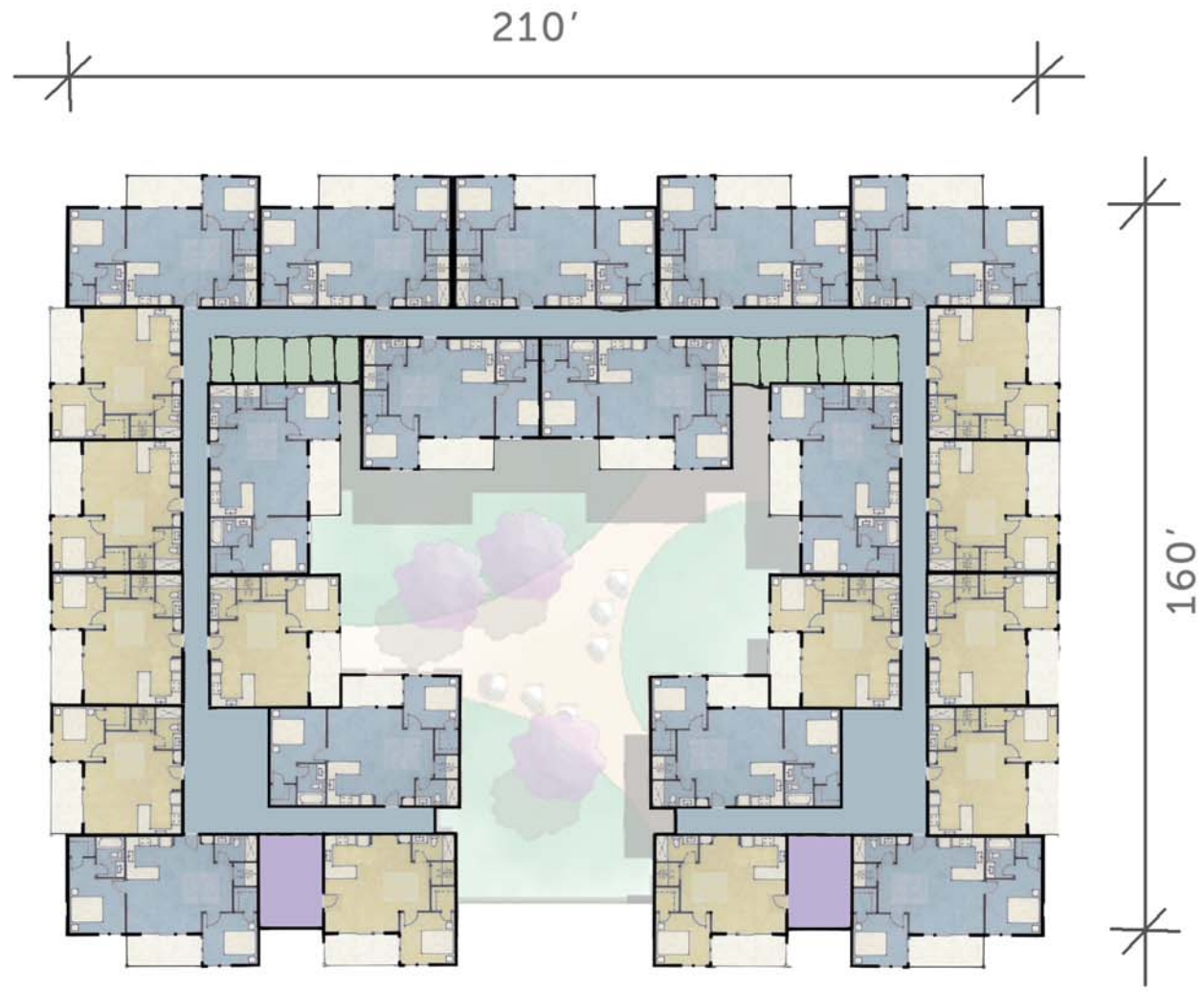
**BUILDING 5 - TYPE-A**

FIRST FLOOR  
 PRIMARY: 4,635 SF  
 SECONDARY: 4,040 SF

UPPER FLOORS (2ND-6TH)  
 12 1-BEDROOM UNITS PER FLOOR  
 13 2-BEDROOM UNITS PER FLOOR



FIRST FLOOR



UPPER FLOORS

Building 5

10.01.14





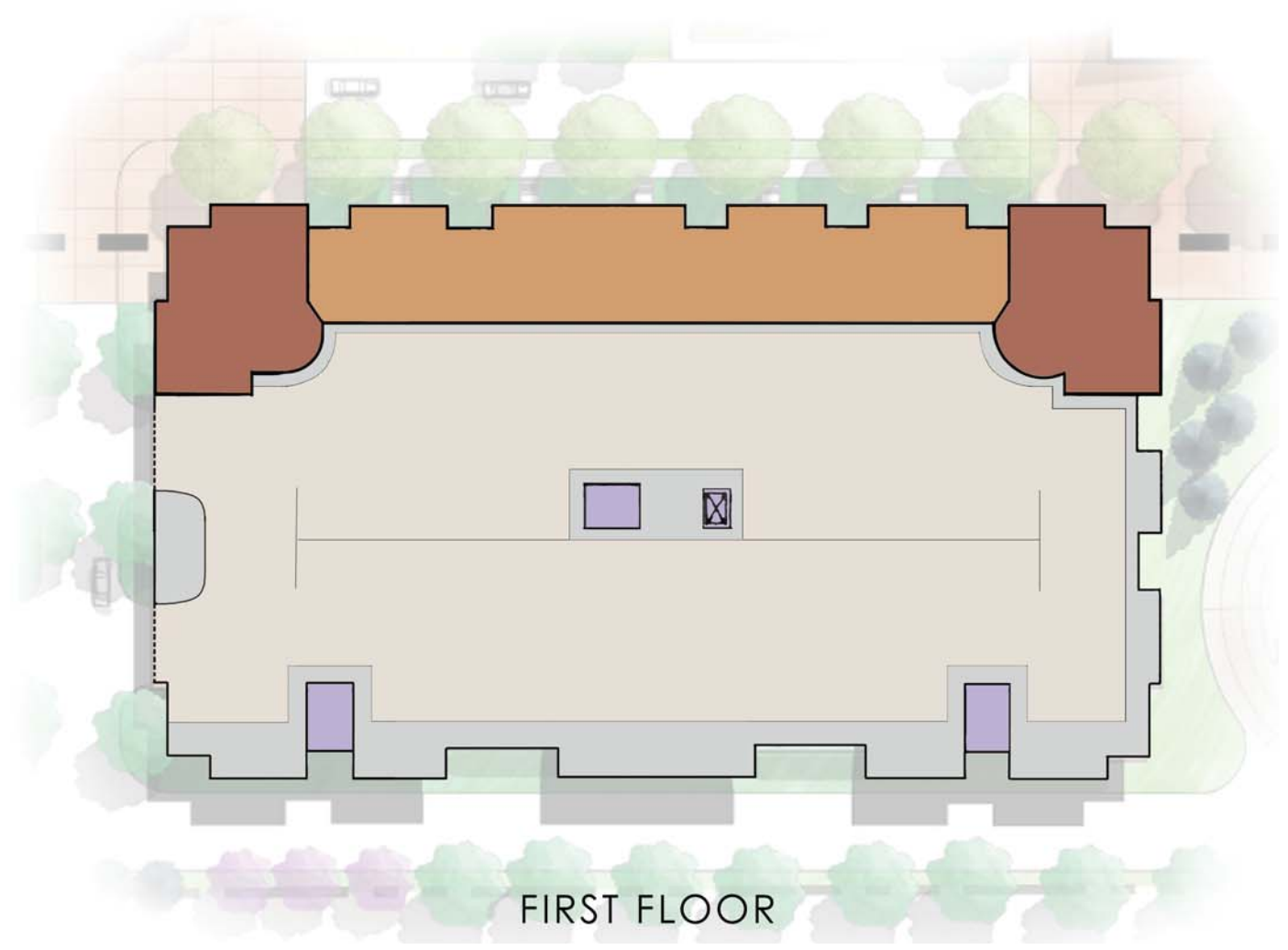
- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

**BUILDING 6 & 8 - TYPE-B**

FIRST FLOOR  
PRIMARY: 4,605 SF  
SECONDARY: 6,830 SF

UPPER FLOORS (2ND-6TH)  
14 1-BEDROOM UNITS PER FLOOR  
19 2-BEDROOM UNITS PER FLOOR



Buildings 6 & 8



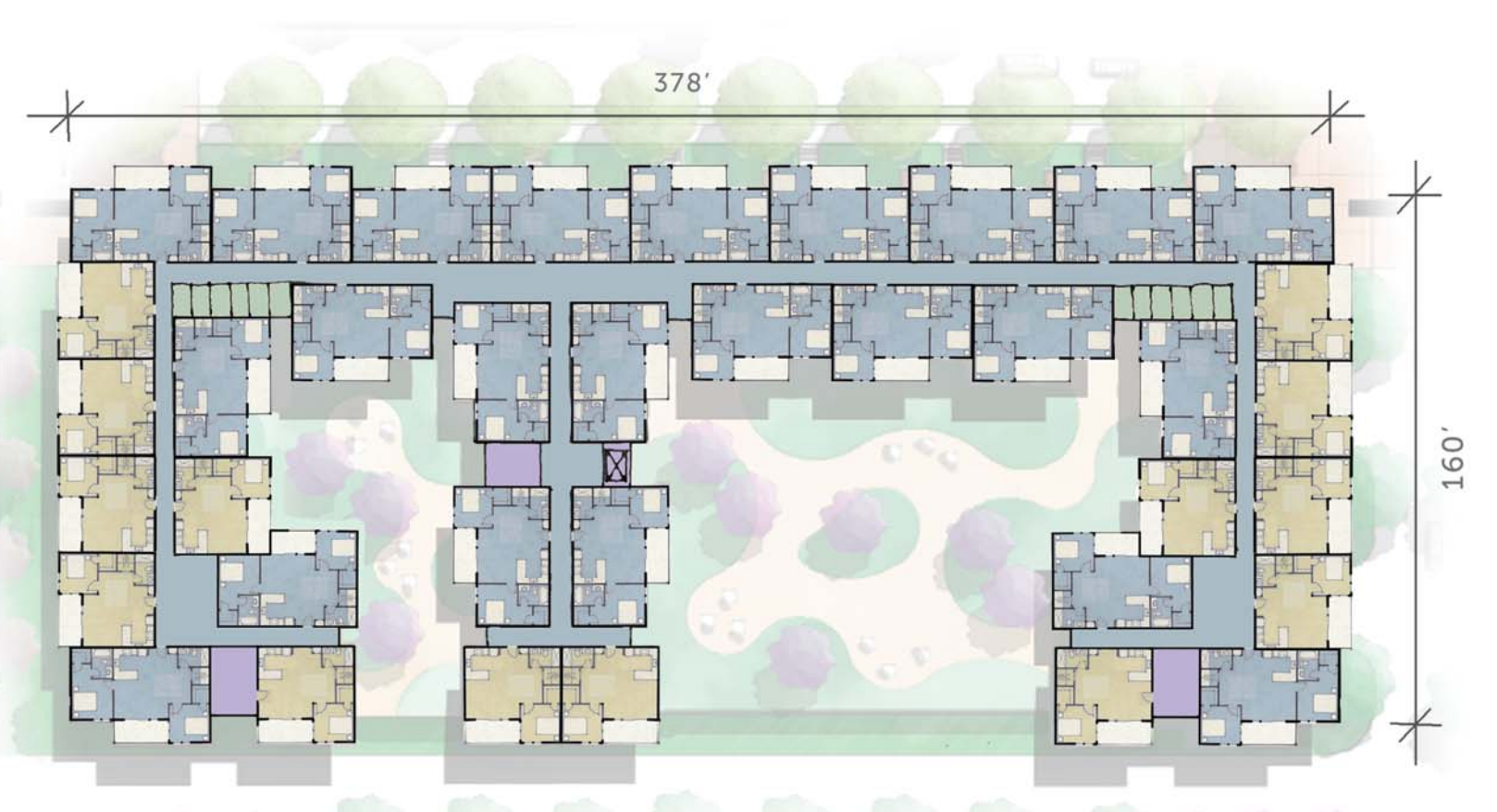
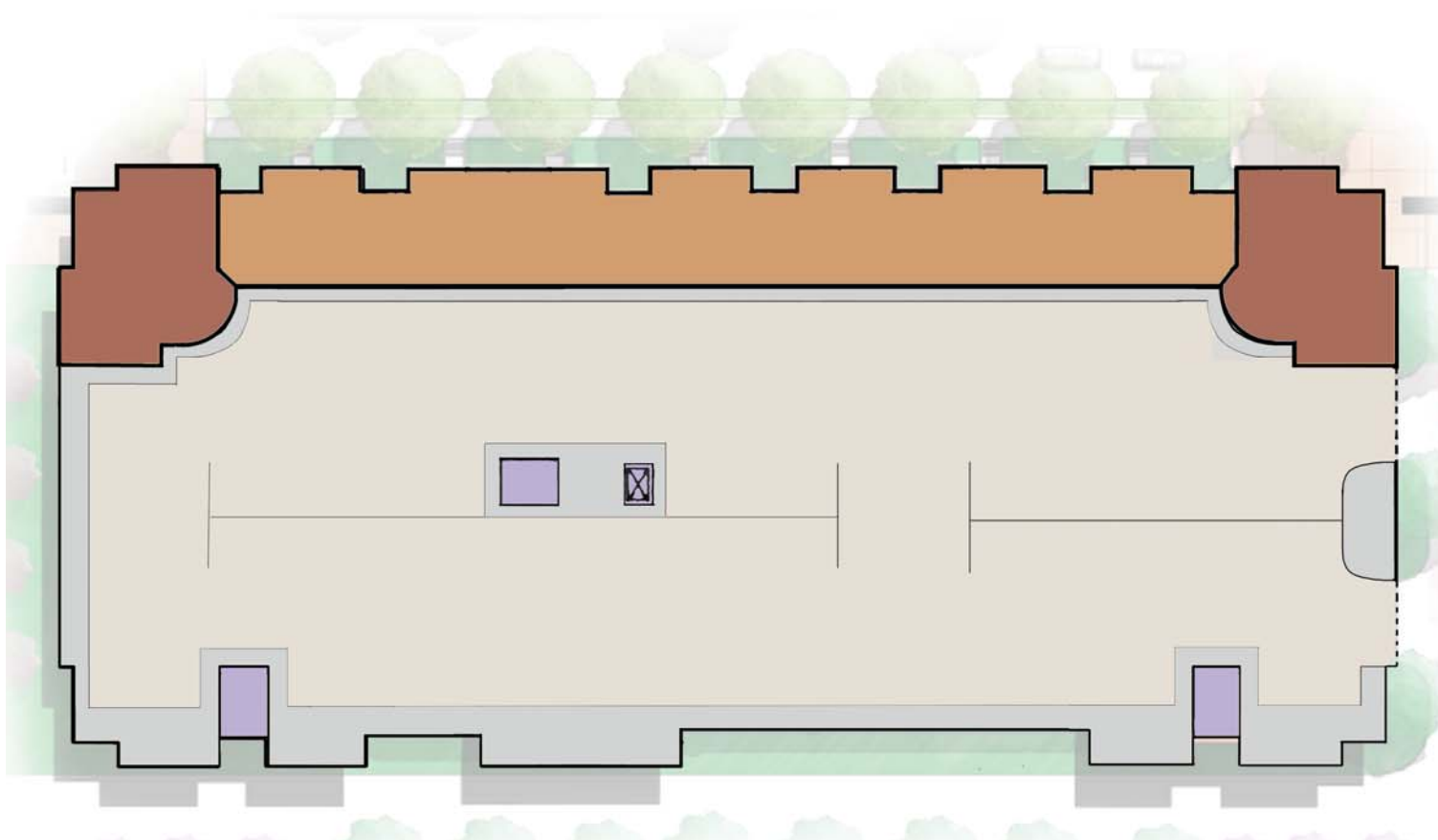
- PRIMARY USE
- SECONDARY USE
- RESIDENTIAL CIRCULATION
- VERTICAL CIRCULATION
- STORAGE

\*RESIDENTIAL UNITS SHOWN AS FLOOR PLANS

### BUILDING 7 - TYPE-C

FIRST FLOOR  
PRIMARY: 4,790 SF  
SECONDARY: 9,410 SF

UPPER FLOORS (2ND-6TH)  
14 1-BEDROOM UNITS PER FLOOR  
23 2-BEDROOM UNITS PER FLOOR



Building 7



10.01.14