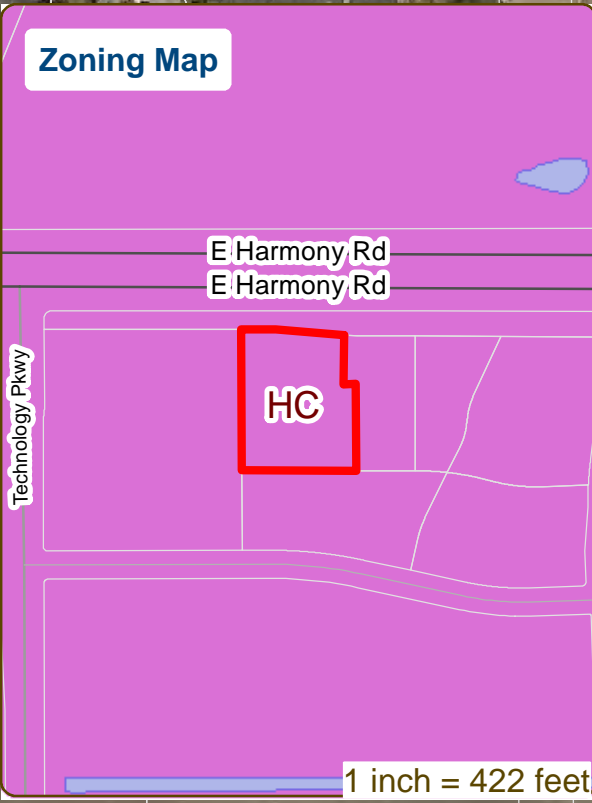
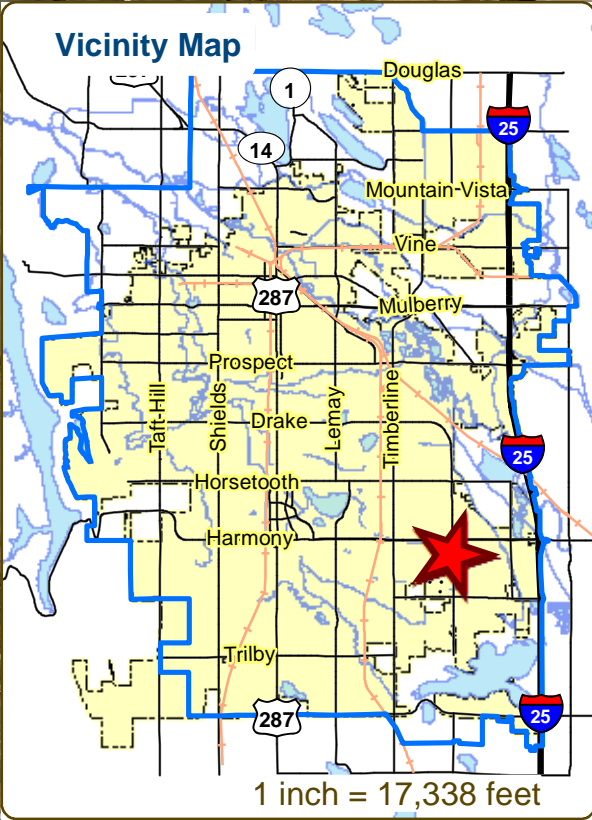


# Harmony Commons, Lot 1 Office



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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 Harmony Commons Bldg A Office Building

Project Address (parcel # if no address) 3491 E Harmony Rd

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

Business Name (if applicable) Brinkman

Applicant Mailing Address 3528 Precision Dr, Fort Collins, CO 80528

Phone Number 970-267-0954 E-mail Address todd.parker@brinkmancolorado.com

Basic Description of Proposal (a detailed narrative is also required)
Two story, 25,000 square foot office/ medical office, core and shell building. Tenant finish will be under separate permits.

Zoning HC Proposed Use Office Existing Use n/a

Total Building Square Footage 24,732 S.F. Number of Stories 2 Lot Dimensions 252'x 310'

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 50,000 sqft 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





## PDR Submittal

### Harmony Commons Bldg A Office Building

5/30/2017

## Project Narrative

*a. What are you proposing/use?*

The 1.7 acre site is located in the northwest corner of the Harmony Commons mixed use development at the intersection of Lady Moon Drive and Harmony Road. The proposed use is for a two story office building focused on medical and dental suites along the Harmony Road frontage. The property is zoned HC-Harmony Corridor.

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

The site is currently a vacant parcel of land and is platted as Lot 1 of the Harmony Commons plat. Both lots 1 and 2 are currently going through a replat process to adjust the property lines between those two lots. This replat will be the second filing of the Harmony Commons plat. There are no existing improvements on the site.

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

The project is continuing the traffic flow through the site along private drives along the south edge of the property line, connecting with the parking lot circulation to the north. The Private drive connections to Lady Moon Drive and Timberwood Drive are existing. The East-West private drive will connect at some future point in time to Lot 7 to the West which is not owned by Brinkman.

There will continue to be multiple pedestrian and bicycle connections into and through the site. The prominent pedestrian and bicycle extension will be along the West proposed property line, extending from the Harmony Road walkway to the proposed Timberwood Drive per the overall development plan that is recorded with the City. An agreement is in place with the master developer to building this bike path upon the development of lot 7 and this property has funded its share of costs per the agreement.

*d. Describe site design and architecture*

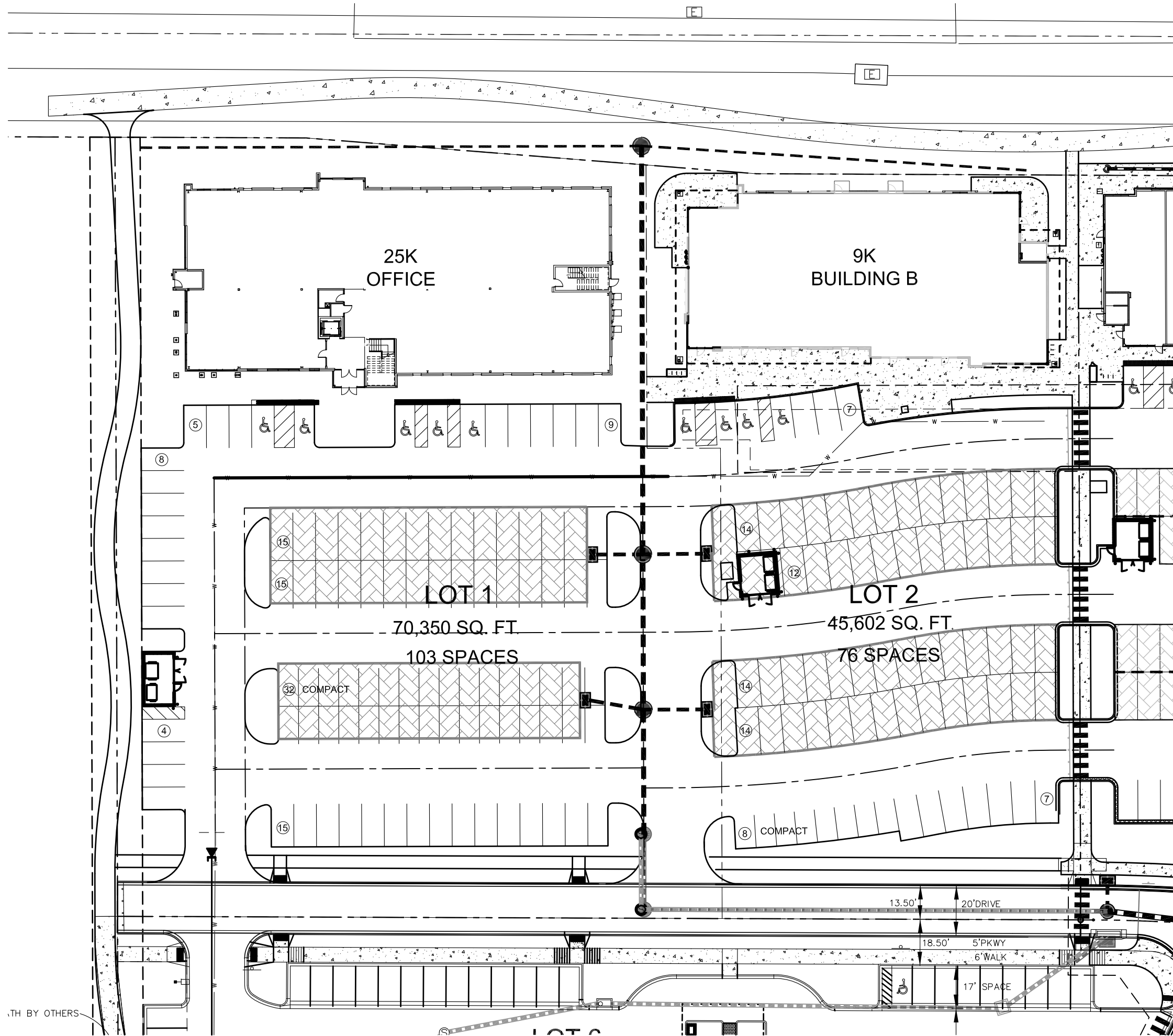
Both architecture and landscape answer to the recent East corridor developments such as Banner Health and Fuse office buildings while collaborating and taking inspiration from the foothills of Northern Colorado and surrounding buildings. The proposed structure, while unique in its own design, shares a common language with each of the surrounding buildings in the Harmony Commons area and create a coherent environment. We propose the use of familiar regional materials, patterns and textures, crafted in new, contemporary ways. The site and building architecture function integrally. It is our intent to activate architectural spaces and pedestrian experience through thoughtful indoor and outdoor connections.

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



The project is an appropriate use in this location and is consistent with the Harmony Road 80' setback. In addition, the building architecture looks to craft indoor/outdoor space using broad architectural strokes in lieu of small and sometimes fussy forms. This language will complement the language established within Harmony Commons and the Harmony Corridor.

- f. *Is water detention provided? If so, where? (show on site plan)*  
Storm water detention/water quality will be provided offsite in a regional pond south of Timberwood Drive.
- g. *How does the site drain now (on and off site)? Will it change? If so, what will change?*  
The site currently drains south to a regional pond south of Timberwood Drive. This condition will continue. There are no off site flows entering the site.
- h. *What is being proposed to treat run-off?*  
Pervious pavers will likely be used for water quality treatment for this site.
- i. *How does the proposal impact natural features?*  
There are no known natural features on the site.
- j. *Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?*  
There are no existing structures on site and all new structures shall include automatic fire suppression systems per NFPA design standards.
- k. *Are there any unusual factors and/or characteristics that are present that may restrict or affect your proposal?*  
There are no unusual factors or characteristics that we are aware of at this time.
- l. *Have you previously submitted an application?*  
No, we have not previously submitted an application for this project.
- m. *What specific questions, if any, do you want addressed?*
  - 1. What type of review process – Please confirm the anticipated review process?
    - o Please confirm that a neighborhood meeting will not be required as with the other lots?



WITH BY OTHERS





1 View From Northeast



4 View From Northwest



2 View From Southwest

- In Association with:
- |   |   |
|---|---|
| <b>Brinkman Partners</b><br>3528 Precision Dr Ste. 100<br>Fort Collins, CO 80528<br>(970) 267-0954<br>Contact: Todd Parker<br>Email: Todd.Parker@brinkmanpartners.com     | <b>Developer</b><br><b>BRINKMAN</b><br>CONSTRUCTION   |
| <b>Brinkman Construction</b><br>3528 Precision Dr Ste. 100<br>Fort Collins, CO 80528<br>(970) 267-0954<br>Contact: Todd Parker<br>Email: Todd.Parker@brinkmanpartners.com | <b>General Contractor</b><br><b>BRINKMAN</b><br>CONSTRUCTION  |
| <b>Larsen Structural Design</b><br>19 Old Town Square, Suite 238<br>Fort Collins, CO 80524<br>(970) 568-3355<br>Contact: Blake Larsen<br>Email: blake@larsensd.com        | <b>Structural Engineer</b><br><b>LARSEN</b><br>STRUCTURAL DESIGN                                      |
| <b>AE Associates</b><br>5587 West 19th Street<br>Greeley, CO 80634<br>(970) 330-5587<br>Contact: Alicia Thorpe<br>Email: alicia.thorpe@aeassociates.net                   | <b>Mechanical &amp; Plumbing Engineer</b><br><b>AE</b>  |
| <b>APS, Inc.</b><br>9249 S. Broadway, #200-836<br>Highlands Ranch, CO 80129<br>(970) 381-7462<br>Contact: Chuck Polson<br>Email: chuck@apsinc.biz                         | <b>Electrical Engineer</b><br><b>APS, INC.</b><br>ELECTRICAL ENGINEERS<br>PROFESSIONAL SERVICES, INC. |
| <b>Interwest Consulting Group</b><br>1218 Ash Street<br>Windsor, CO 80550<br>(970) 674-3300<br>Contact: Mike Oberlander<br>Email: moberlander@interwestgrp.com            | <b>Civil Engineer</b><br><b>INTERWEST CONSULTING GROUP</b>  |
| <b>TB Group</b><br>444 Mountain Avenue<br>Berthoud, CO 80531<br>(970) 532-3891<br>Contact: Cathy Mathis<br>Email: cathy@tbgroup.us  | <b>Planning / LA</b><br><b>TB GROUP</b>   |

# Harmony Commons Office Building

Lot 5  
 Harmony Technology Park Sixth Filing

No.	Description	Date
1	Schematic Issue	08/07/2015
2	Design Development	11/30/2015

## Design Development

Project No.: 2015-13      Drawn by: SA  
 Reviewed by: MR

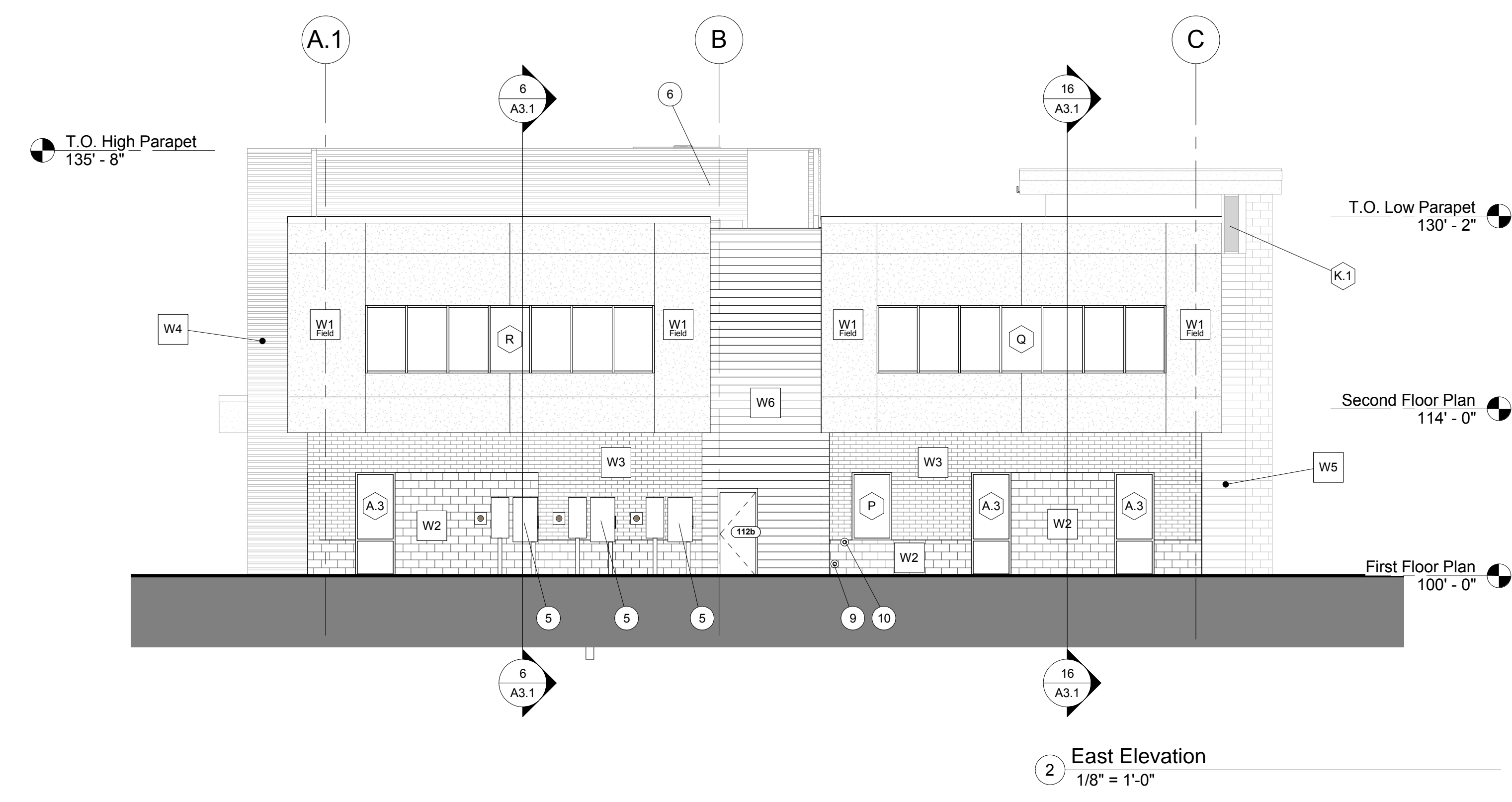
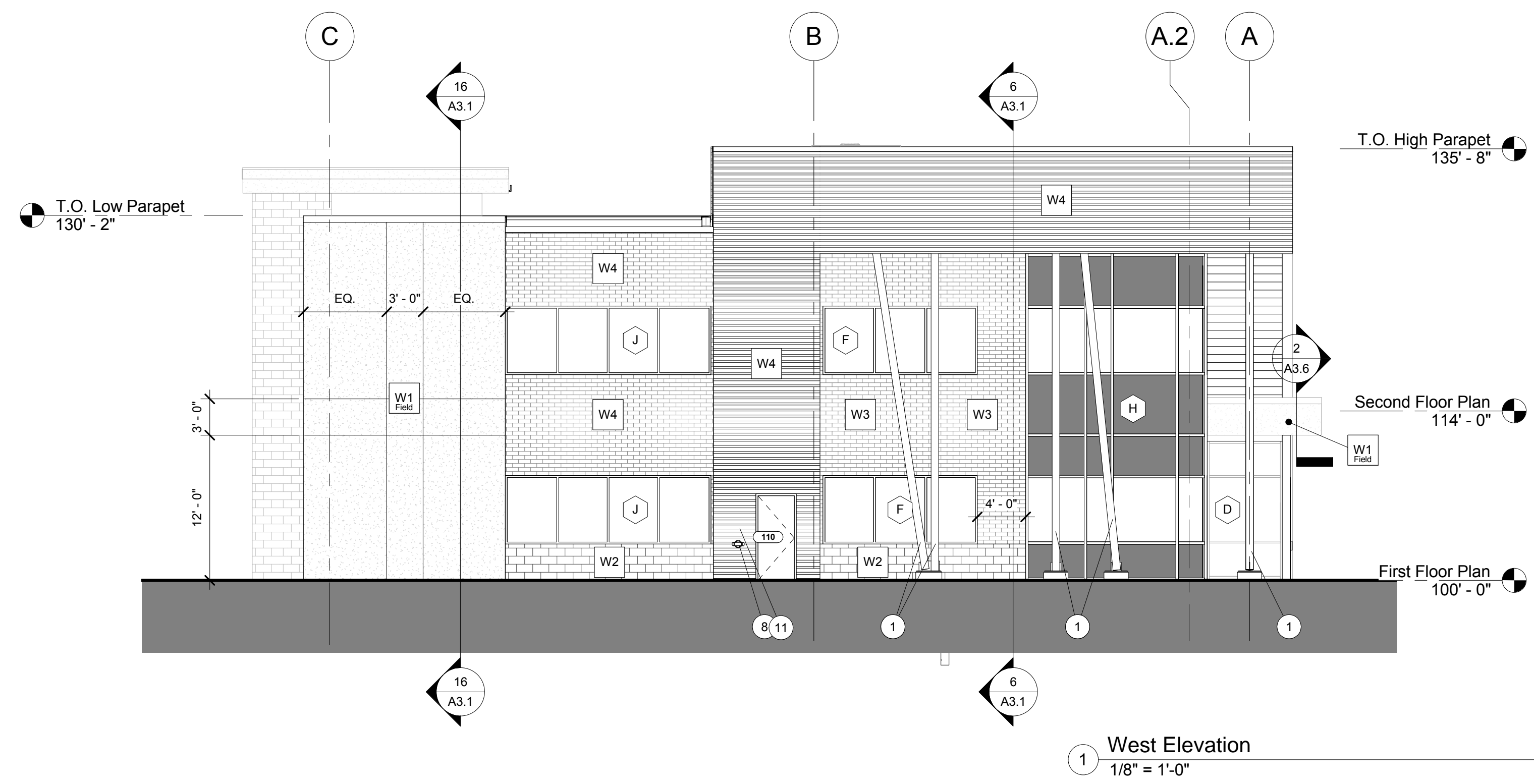
## 3D Images

Scale Accordingly if Reduced

Drawing Number  
**A0.0**  
 r4architects.com



Keynote Legend	
Key Value	Keynote Text
1	Painted steel column
5	Electrical gear and meters painted to match adjacent building material
6	Mechanical screen, see detail x/Ax.x
8	Fire Department Connection
9	Roof drain
10	Overflow roof drain
11	Knox box



- In Association with:
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 Fort Collins, CO 80528  
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 Email: Todd.Parker@brinkmanpartners.com
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# Harmony Commons Office Building

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Issued		
No.	Description	Date
1	Schematic Issue	08/07/2015
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## Design Development

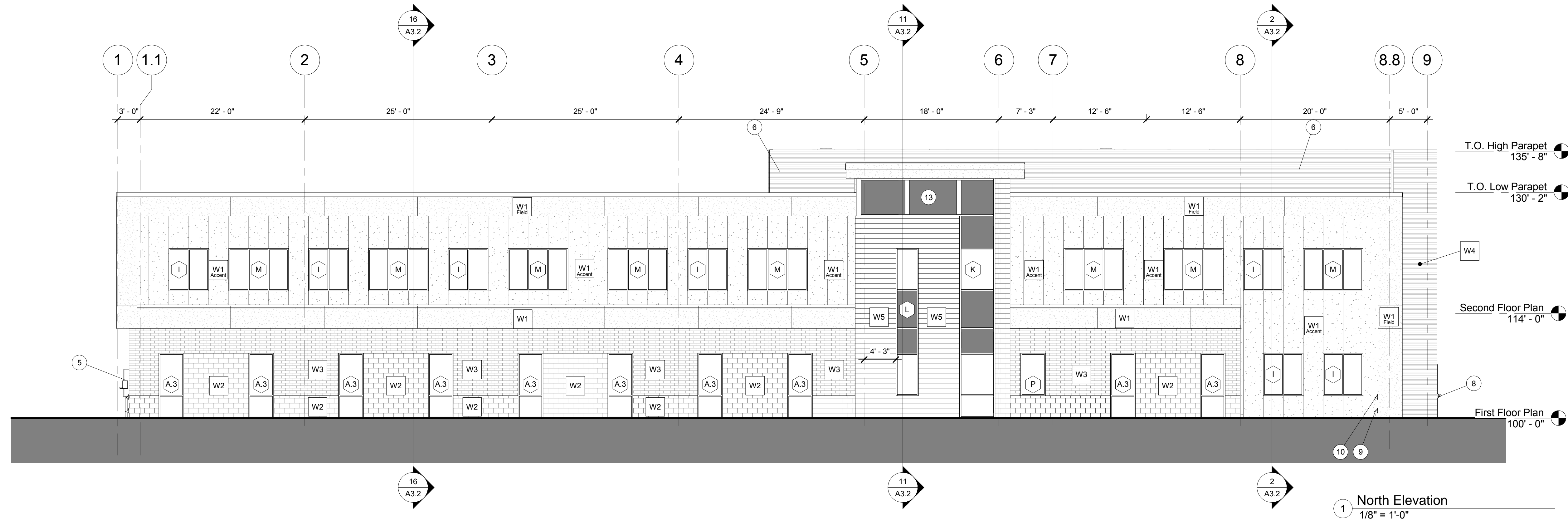
Project No.: 2015-13      Drawn by: SA  
 Reviewed by: MR

## Exterior Elevations

Scale Accordingly if Reduced

Drawing Number  
**A2.1**  
 r4architects.com

Keynote Legend	
Key Value	Keynote Text
1	Painted steel column
5	Electrical gear and meters painted to match adjacent building material
6	Mechanical screen, see detail x/Ax.x
8	Fire Department Connection
9	Roof drain
10	Overflow roof drain
13	Curtainwall system, refer to A7.1 and A7.2 for elevations, details, and dimensions



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# Harmony Commons Office Building

Lot 5  
Harmony Technology Park Sixth Filing

No.	Description	Date
1	Schematic Issue	08/07/2015
2	Design Development	11/30/2015

## Design Development

Project No.: 2015-13 Drawn by: SA  
Reviewed by: MR

## Exterior Elevation

Scale Accordingly if Reduced

Drawing Number

# A2.2



