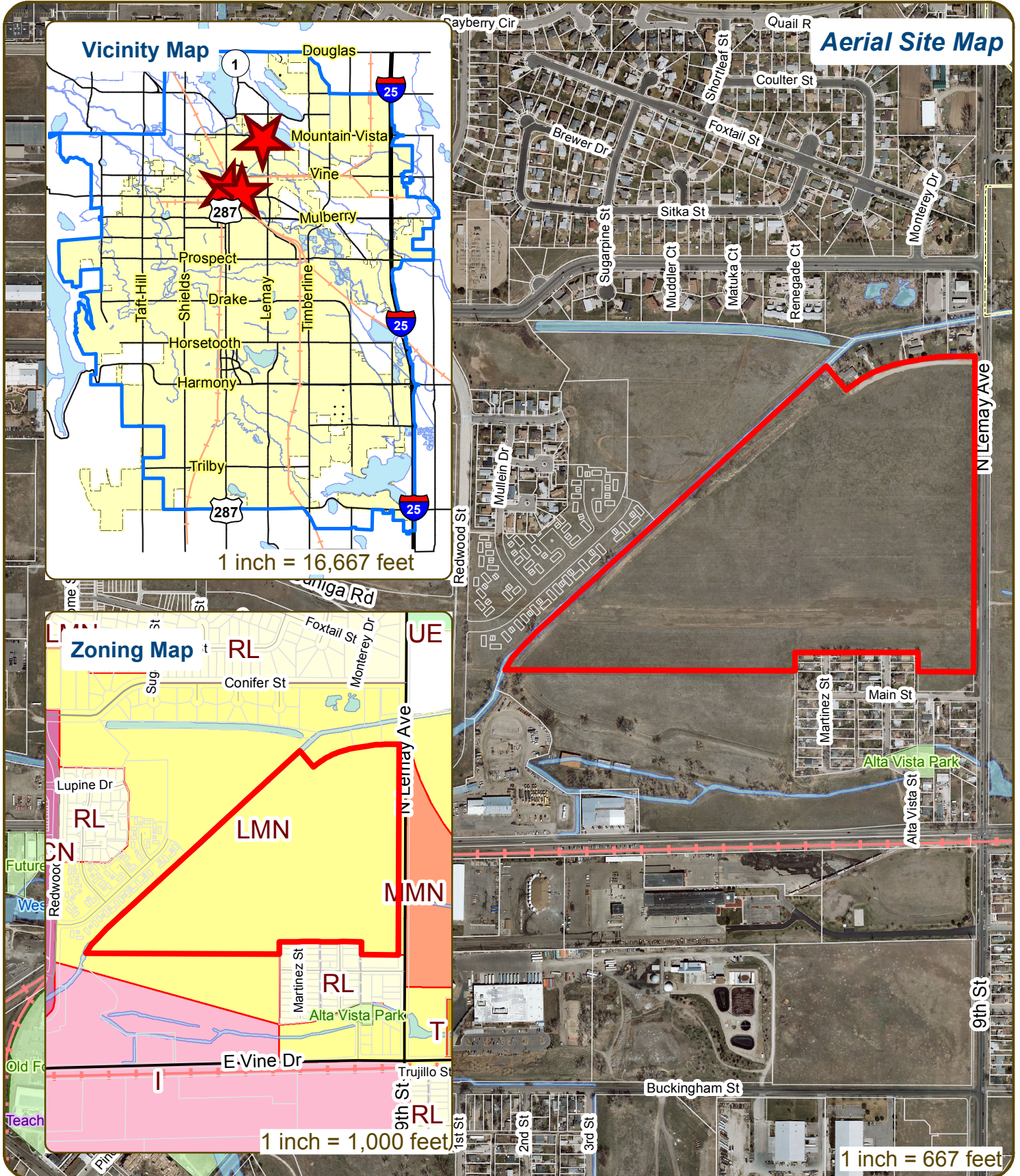


Northfield - Mixed Use



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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 _____

Project Address (parcel # if no address) _____

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

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ E-mail Address _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

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 _____ 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



PROJECT NARRATIVE
for the PRELIMINARY DESIGN REVIEW APPLICATION
for the
NORTHFIELD PROJECT

June 16, 2017
City of Fort Collins
Community Development & Neighborhood Services
281 N College Ave
Fort Collins, CO 80522-0580

To whom it may concern,

The following narrative highlights the details associated with the proposed development of our newest and upcoming community in Northern Colorado, **NORTHFIELD**. This site is approximately 55 acres and is located northeast of the cross-streets of Lemay Avenue and the future Suniga Drive.

ZONING / LAND USE

The site is zoned Low Density Mixed-Use Neighborhood (LMN) and is currently vacant but has great potential given its proximity to Downtown and other services. Special consideration was given to the overall footprint and separation of the buildings. In regard to the surrounding areas, to the north is a combination of single family and multifamily homes (zoned LMN), to the south is a combination of single family homes and vacant grassland (zoned LMN & RL), to the east is vacant grass/farmland (zoned LMN & MMN) and to the west is platted, though undeveloped, single family development (zoned LMN).

BUILDING

Landmark Homes is proposing to build a mixed residential community with 479 residential dwelling units, that includes four different product types; 12 unit flats (elevator service), 4, 5 and 6 unit Fee Simple Brownstones, 5 & 6 unit Townhome style condos, and 4 unit cottages (2 owners / 2 apartment unit dwellings). The site plan resembles traditional neighborhood design principles – strong streetscapes with front porch architecture with alley load garages. We are planning on offering 13 unique floor plans. Having such a variety of product offered, will appeal to many different types of people and families. Each product type will offer distinct standards and features that will address various price points as well.

The project will include a total of 479 Units, broken down in the following sections:

- FLATS - 12-unit building with a total of 222 units (5 floor plans)
- TOWNHOME STYLE CONDO – 5-unit building with a total of 72 units (3 floors plans with no basement)
- BROWNSTONES (Fee Simple) – 4, 5, 6-unit buildings with a total of 139 units (3 floor plans with basement)
- COTTAGES – 4-unit building with a total of 46 units (23 sales) (2 floor plans)
- Fire sprinklers will be installed per product type and respective building code

The community will also include a Community Center as a focal point and Central Park in the heart of the project along with many pocket parks laced throughout the plan. In which, will complement the existing surrounding residential communities and have no significant impact on natural features. There are no irregular property characteristics that present problems. However, we will need to be aware of the high ground water and restrictions for our basement construction.

Primary traffic pattern is connecting to the proposed Suniga Arterial Thoroughfare and one connection to Lemay Avenue. Onsite traffic is predominately public rights of way with private alleys serving attached unit garages. Some divided parkways are proposed.

The Land Use Summary is as follows:

| | Square Feet | Acres | Percentage |
|-------------------------|-------------|-------|------------|
| Roadway / Private Drive | 717,993 | 16.48 | 30% |
| Building Footprints | 449,913 | 10.33 | 19% |
| Landscape / Open Space | 1,239,353 | 28.45 | 51% |
| Total Area | 2,407,259 | 55.26 | 100% |

INFRASTRUCTURE

Stormwater detention is anticipated to occur mainly along the north and south sides of Suniga Drive. Ideas are being explored such as providing a network of smaller detention ponds throughout the site that would be dual purpose (detention/park) and would assist in reducing pipe sizes, and the potential of reducing runoff volume by infiltration through the use of drywells extending to the alluvial/gravel layers estimated to be about 7 ft below grade. The site is located within the Northeast College Corridor Outfall (NECCO) drainage basin. Stormwater runoff from new developments are required to detain with a release rate of 0.2 cfs/acre. With no reduction in runoff volume, it was roughly estimated that the project will need to provide 7.5 acre-ft of detention storage. The NECCO storm drain was recently installed along the future Suniga Drive and will be utilized as the outfall for this project. During the detailed drainage design associated with the PDP submittal, it will be explored whether or not the peak 100-yr discharge of the site will occur before the peak within the NECCO storm drain with the possibly of negotiating a reduced detention volume or eliminating detention.

The site currently drains from northwest to southeast with an approximate slope of 0.5%. In general, the existing drainage patterns will be maintained with the ultimate outfall being the recently installed NECCO storm drain. It appears that the NECCO storm drain anticipated developed runoff from this site along with the undetained developed runoff from the Suniga Drive right-of-way. An existing 100-yr floodplain exists in the southeast corner of the site. It is understood that the next phase of the NECCO is scheduled to occur in January of 2018, which will complete the associated approved CLOMR. Based on discussions with City Staff, it is not anticipated that the LOMR, which removes the floodplain entirely from the project site, will be approved until late 2018. We would like confirmation on what can occur in the floodplain in the time prior to the LOMR approval and what is needed for entitlement approval.

To satisfy the City's Low Impact Development (LID) requirements, multiple options are being considered. Our understanding is that standard extended detention water quality is not required within the NECCO drainage basin. Stormwater quality enhancement will be provided by implementing LID techniques such as bioretention/rain gardens. One main technique that is being considered is the use of dry wells, extending to the alluvial/gravel layer approximately 7' below grade, to reduce the runoff volume through infiltration. We would like confirmation that if the percolation rates can justify a reasonable infiltration rate that dry wells, possibly integrated in the storm drain network, would assist in satisfying the LID requirement.

CONCLUSION

We would greatly appreciate your site planning comments and or issues (which some have been provided). Understanding that at some point Lemay Avenue will be realigned to provide a railroad overpass and the classification of Lemay along the frontage of the project site will change, please confirm what improvements along Lemay will be required with this project.

We would like confirmation on what can occur in the floodplain in the time prior to the LOMR approval and what is needed for entitlement approval, as described in the drainage section.

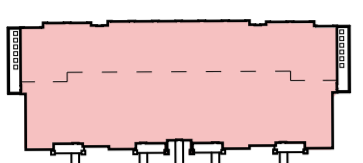
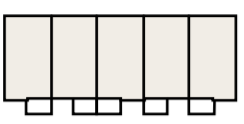
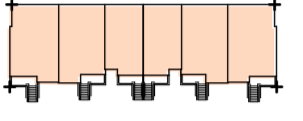
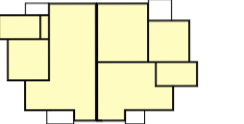
We would like confirmation that if the percolation rates can justify a reasonable infiltration rate that dry wells, possibly integrated in the storm drain network, would assist in satisfying the LID requirement, as described in the drainage section.

We look forward to working with you all during this developing stage.

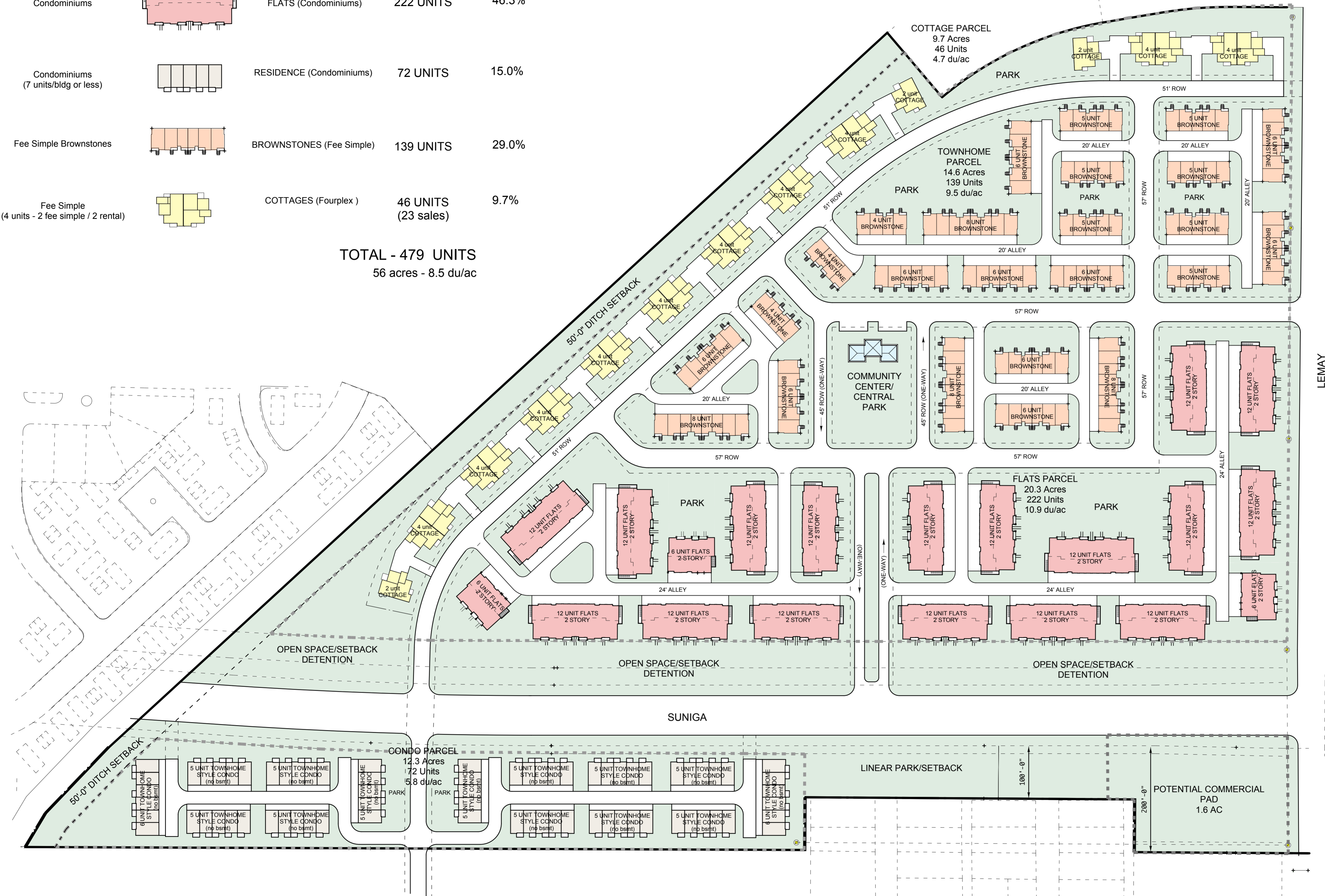
Regards

Jon Mosier

PRODUCT DESCRIPTION/DENSITY

| LMN TYPES | BUILDING TYPES | # OF UNITS | % OF UNITS |
|--|--|---------------------|------------|
| Condominiums |  FLATS (Condominiums) | 222 UNITS | 46.3% |
| Condominiums (7 units/bldg or less) |  RESIDENCE (Condominiums) | 72 UNITS | 15.0% |
| Fee Simple Brownstones |  BROWNSTONES (Fee Simple) | 139 UNITS | 29.0% |
| Fee Simple (4 units - 2 fee simple / 2 rental) |  COTTAGES (Fourplex) | 46 UNITS (23 sales) | 9.7% |

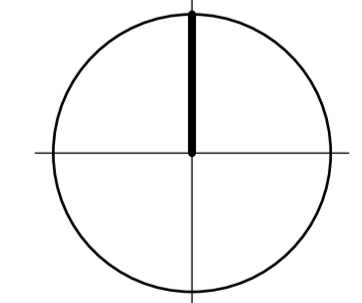
TOTAL - 479 UNITS
56 acres - 8.5 du/ac



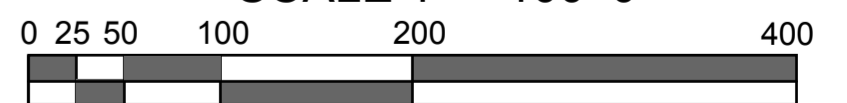
NORTHFIELD

MAY 31, 2017

CONCEPT PLAN

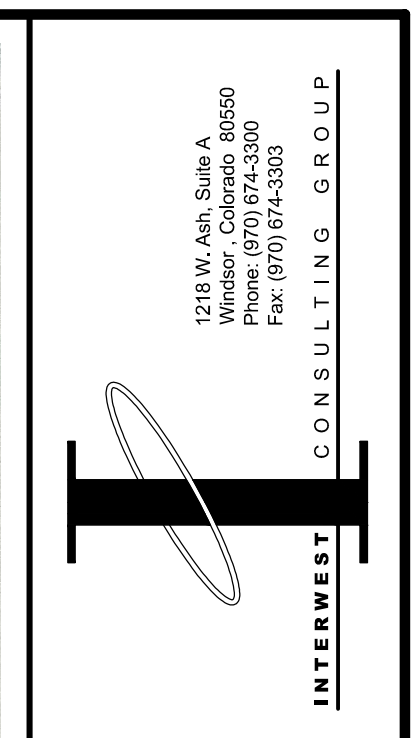
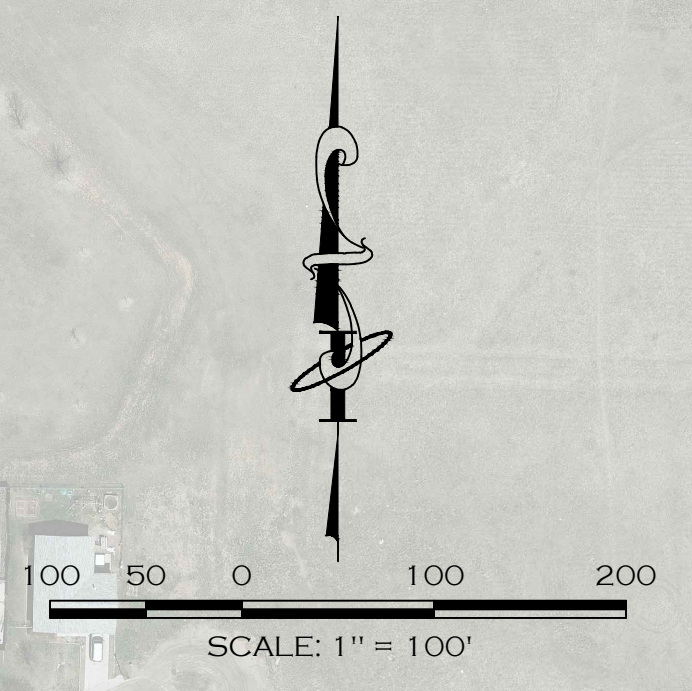
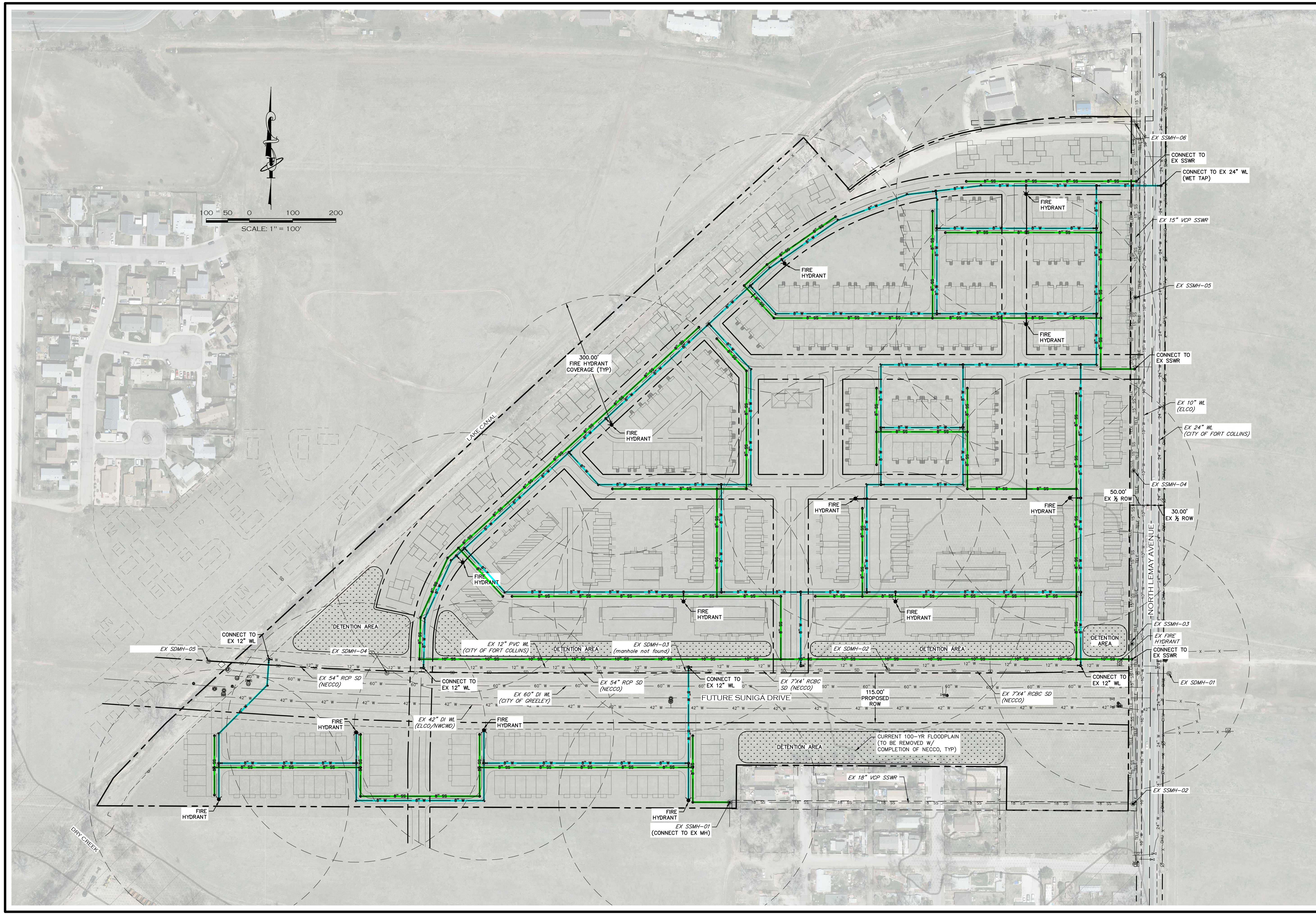


NORTH
SCALE 1" = 100'-0"



1170 West Ash Street, Suite 100
Windsor, Colorado 80550
Office: 970-460-0567

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PREPARED FOR
LANDMARK Homes
 1170 WEST ASH STREET, SUITE 100
 WINDSOR, COLORADO 80550
 OFFICE: 970.460.0567

PROJECT NAME
NORTHFIELD
 PRELIMINARY DEVELOPMENT REVIEW
 SITE UTILITY PLAN

DATE: 6/16/17
 SCALE (H): 1" = 100'
 SCALE (V): N/A
 DESIGNED BY: JTC
 CHECKED BY: JTC

PROJ. NO. 1282-147-00
 1 OF 1

