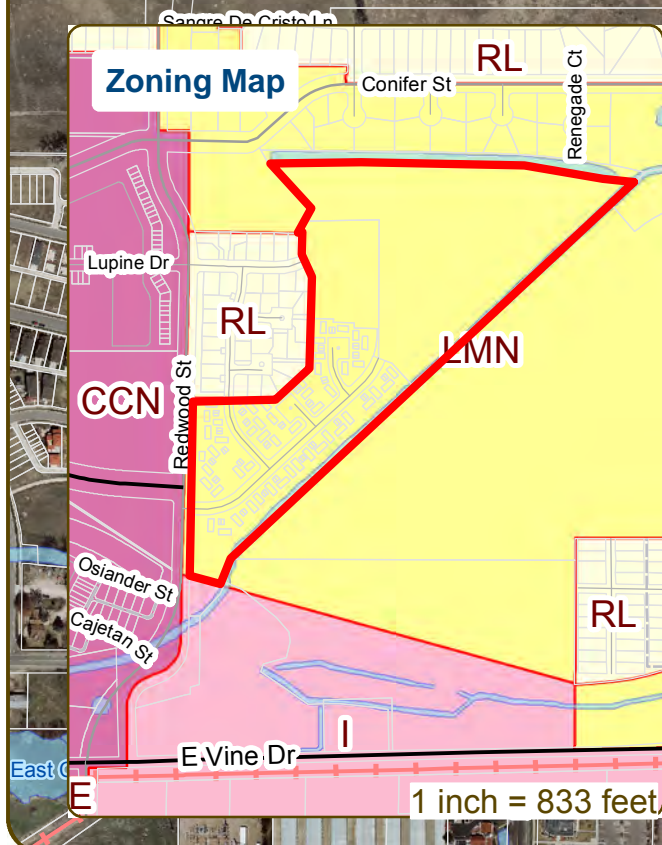
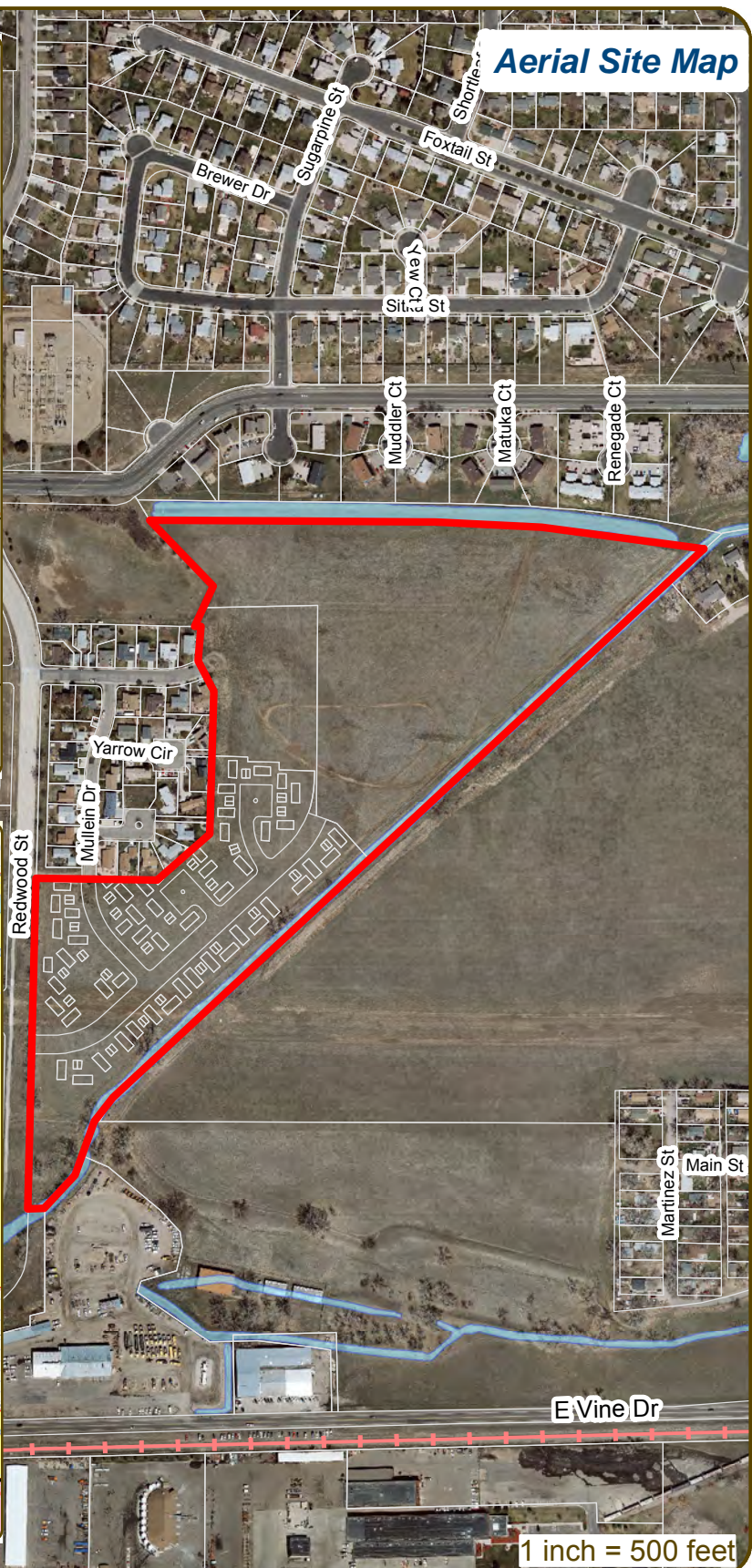
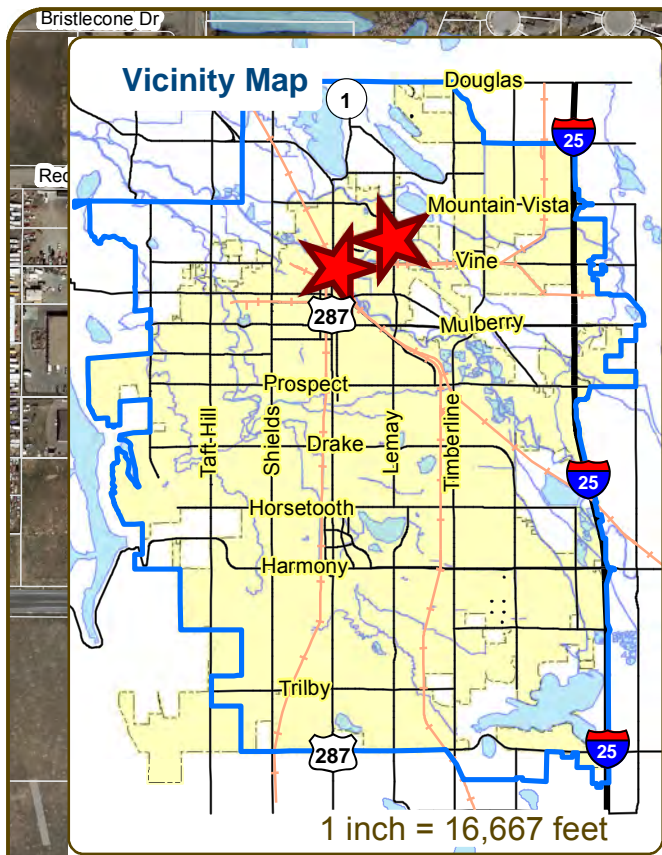


Redwood Street Multi-Family NE Corner Redwood St & Future Suniga Rd



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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 REDWOOD STREET MULTI-FAMILY

Project Address (parcel # if no address) 97014-00-001, 97014-00-004, and 97014-11-001

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Ripley Design Inc. Linda Ripley or Klara Rossouw (consultant)

Business Name (if applicable)

Applicant Mailing Address 419 Canyon Ave.

Phone Number 970-224-5828 E-mail Address linda.ripley@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Cottage style, student-oriented housing

Zoning LMN Proposed Use multi-family residential Existing Use

Total Building Square Footage S.F. Number of Stories 2-3 Lot Dimensions 29.12 AC

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 unknown S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



land planning ■ landscape architecture ■ urban design ■ entitlement

July 11, 2017

City of Fort Collins
Community Development and Neighborhood Services
281 North College Avenue
Fort Collins, CO 80522

The following narrative describes Redwood Street Multi-Family, a cottage-style, student-oriented, housing development proposed on approximately 29 acres of vacant land located east of Redwood Street and mostly north of the future Suniga Drive. Residential development exists to the north, the eastern boundary is formed by the Lake Canal with undeveloped property on the other side of the canal, the Larimer County Fleet Management site is located to the south and Old Town North, Redwood Meadows, Aspen Heights and vacant property exist to the west. The site was originally platted as part of Redwood Village.

Landmark Properties is proposing to build 160-185 apartments with up to 725 bedrooms. The proposed project will be marketed to students and leased by the bedroom. The site is zoned LMN and the proposed density will be below the 9 DU/AC maximum density allowed in the zone district. The project will include a variety of building type configurations and diverse façade treatments. A clubhouse and pool are centrally located to provide a community focal point and a variety of other site amenities will be provided for students to enjoy as well.

Access to the site is from Lupine Street on the north and from Redwood Street at Suniga Drive. In addition Mullein Street is proposed to extend to the south. The project will construct Suniga Drive from Redwood Street to its eastern property line. In addition, the project proposes the extension of a local street and alley to the east across the Lake Canal. The site plan proposes a combination of public streets, a street-like private drive and major walkway spines to create walkable blocks and provide pedestrian access to public street sidewalks without crossing driveways or parking lots. Vehicular parking and bicycle parking will be provided in quantities required by the Land Use Code.

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

The overall site drains in an easterly direction. The project is proposing two stormwater management facilities: one located in the middle of the project site, and the second located south of the planned location of Suniga Drive. While the location of the southern pond seems to lend itself to stormwater detention and open space, it is acknowledged that this location could be difficult with the existing utilities (3 water mains and the NECCO outfall) located within the ultimate right-of-way for Suniga Drive. Both stormwater management facilities will be designed with extended detention to provide standard water quality and will outfall into the existing NECCO outfall at a rate prescribed by the City. The project will also be designed to satisfy the City's LID requirements. An optimal location for LID is within the 50' Lake Canal setback. City to confirm that the previously approved drainage patterns from Redwood Village P.U.D., Phase I, can be maintained and that there is no detention encumbrance for off-site flows on the subject property.

Currently there are two entities that supply water service to the site: ELCO Water District and the City of Fort Collins. Steps are currently under way to petition out of the ELCO Water District and be completely served by the City of Fort Collins. City to confirm that the current system has capacity to service the entire project. Points of connection are planned at the terminus of the existing lines within Lupine Drive and Mullein Drive and the existing 12" water main located within the ultimate location of Suniga Drive.

The project is within the City of Fort Collins service area for sanitary sewer. The project plans to connect into the existing 15" sewer main within Redwood Street. City to confirm that this system has capacity to service the entire project.

Questions

Both Lupine Drive and Mullein Street were intended to be extended as part of the Redwood Village Subdivision. It's likely that existing residents in Redwood Village will not want the streets extended. Will the City insist that both of these public streets be connected to the proposed development?

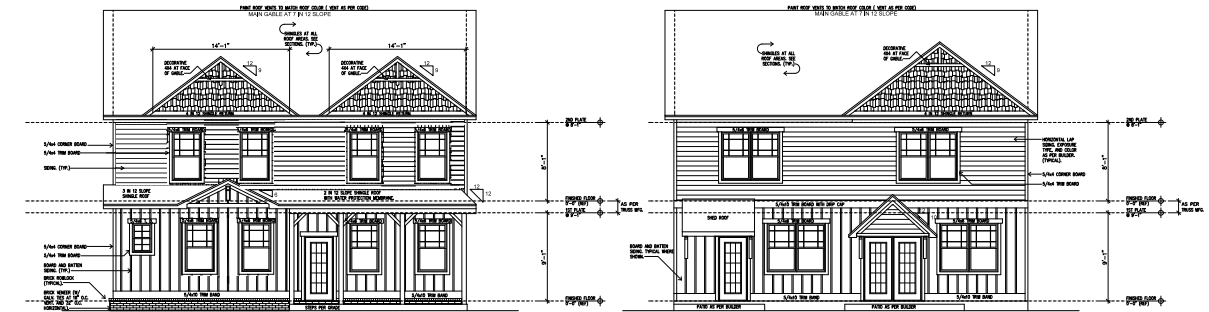
Streets that were platted as part of the Redwood Village Subdivision will need to be vacated. Can this process start sooner and run concurrently with the proposed Project Development Plan?

The concept plan shows the preferred locations for canal crossings with public streets. Our design team is coordinating with Landmark Homes, the developer proposing to build multi-family housing on the east side of the canal. With the proposed spacing of local streets, would we be required to submit a variance or Modification to LUC 3.6.3(F) Sub-arterial connections spaced at intervals not to exceed 660 feet?

The concept plan shows a 50-foot setback from the Lake Canal. Is the setback measured from top of bank?

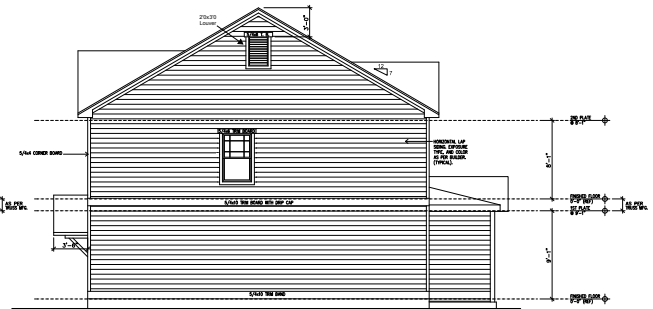
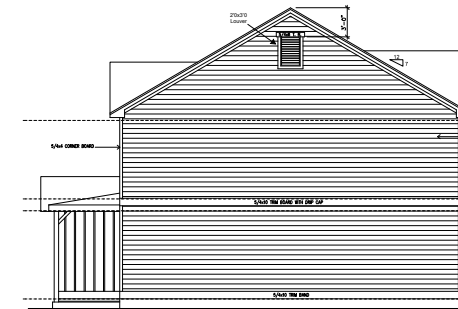
How will Suniga terminate if the adjacent property doesn't develop at the same time?





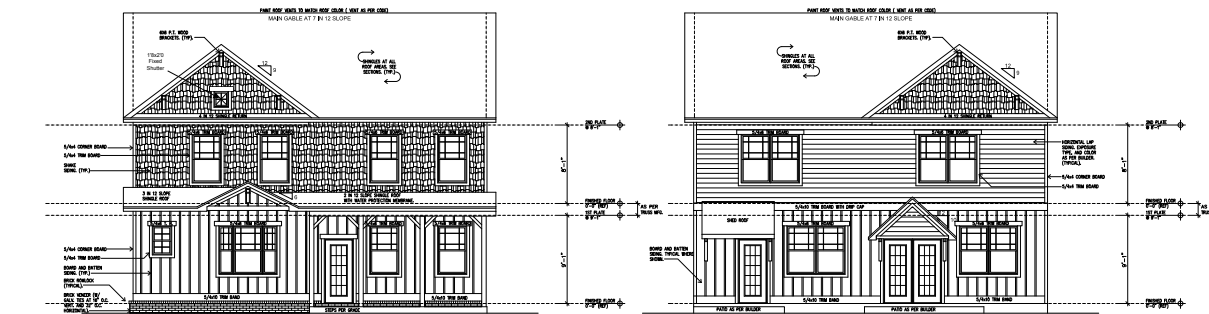
FRONT ELEVATION - B
THE BIRCHMORE

REAR ELEVATION - B
THE BIRCHMORE



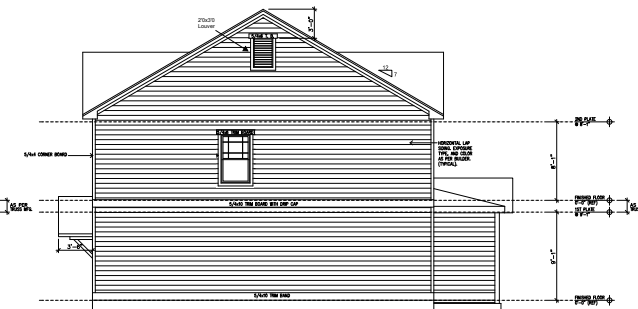
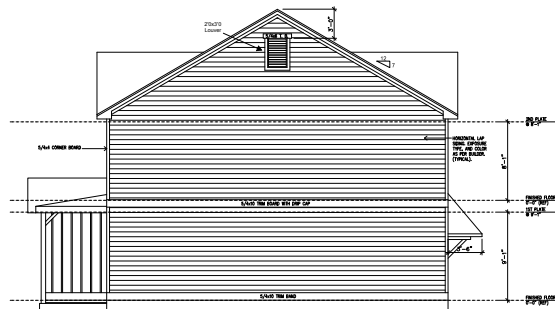
RIGHT ELEVATION - B
THE BIRCHMORE

LEFT ELEVATION - B
THE BIRCHMORE



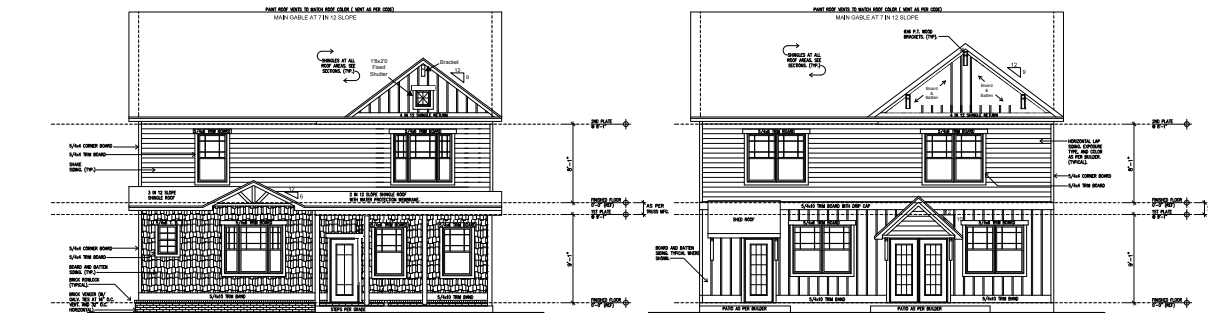
FRONT ELEVATION - A
THE BIRCHMORE

REAR ELEVATION - A
THE BIRCHMORE



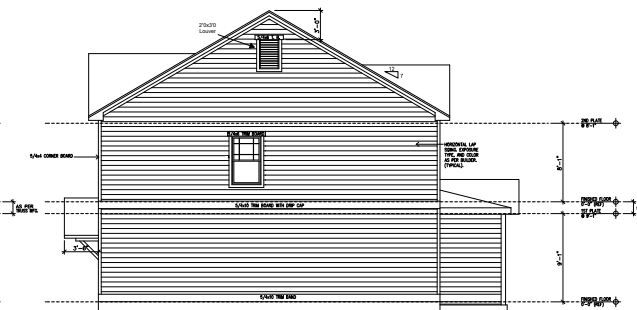
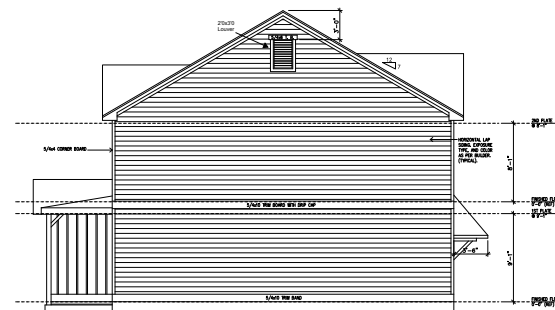
RIGHT ELEVATION - A
THE BIRCHMORE

LEFT ELEVATION - A
THE BIRCHMORE



FRONT ELEVATION - C
THE BIRCHMORE

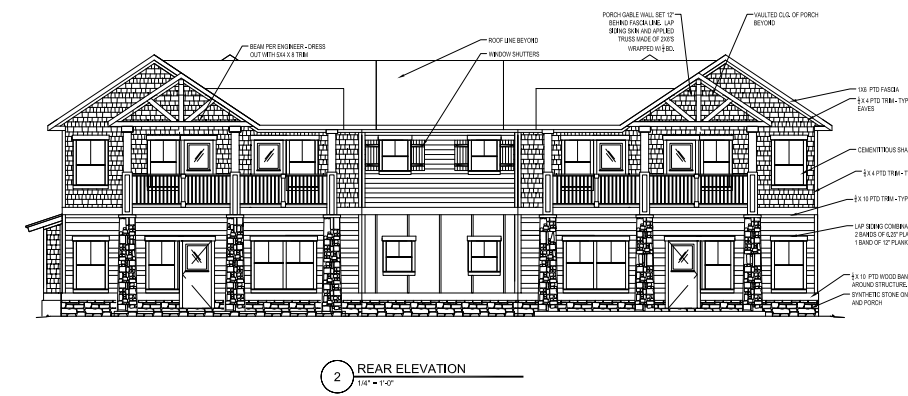
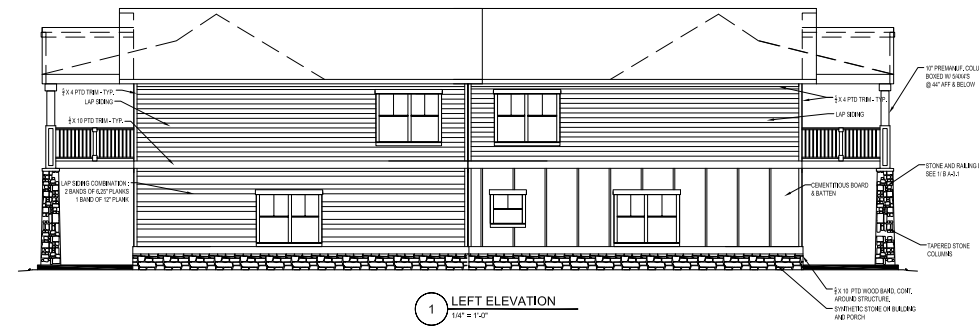
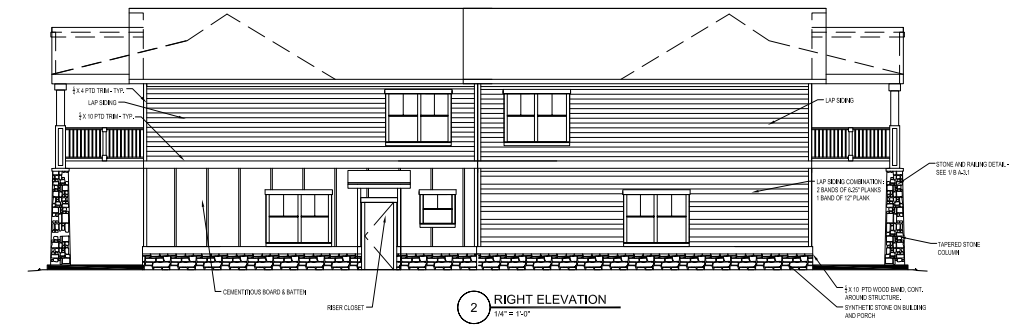
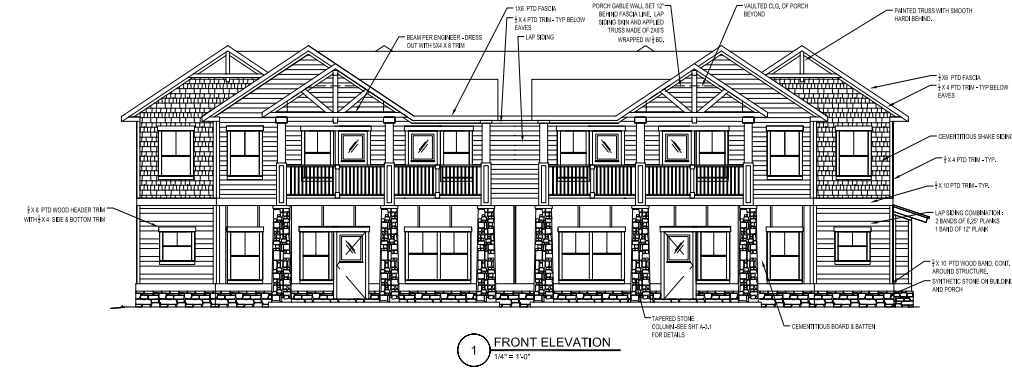
REAR ELEVATION - C
THE BIRCHMORE



RIGHT ELEVATION - C
THE BIRCHMORE

LEFT ELEVATION - C
THE BIRCHMORE



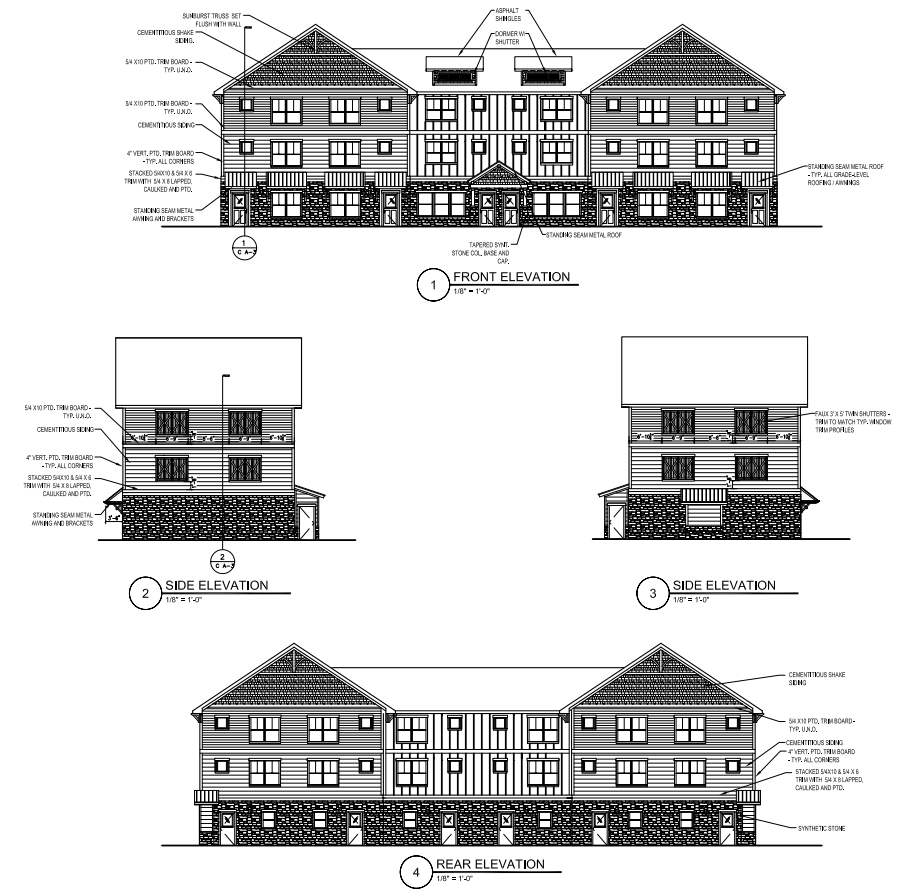


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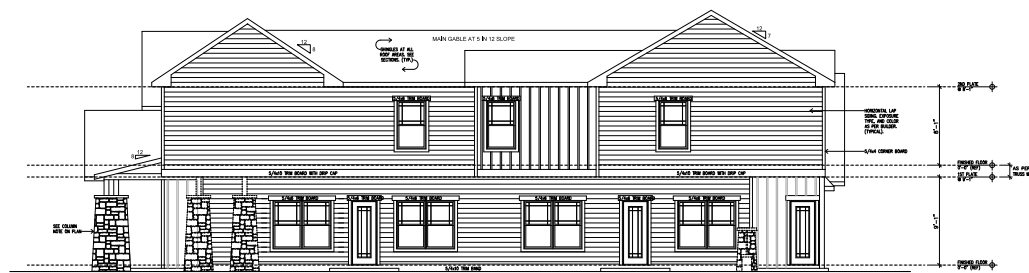


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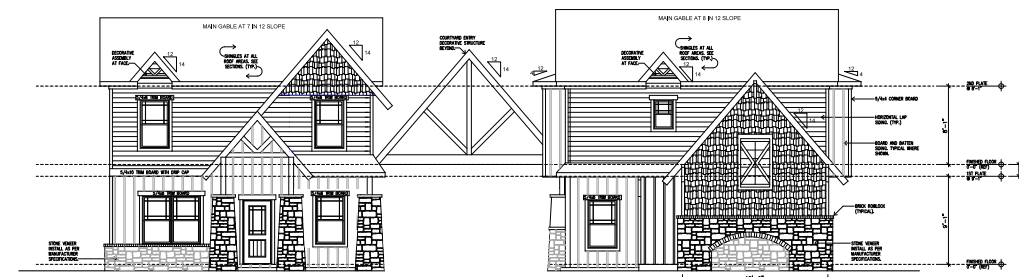
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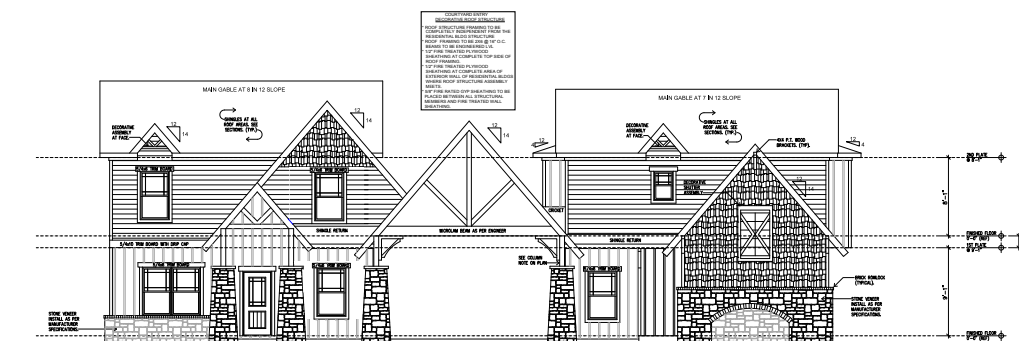
RIGHT ELEVATION
THE COURTYARD (COURTYARD SIDE)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
THE COURTYARD (COURTYARD SIDE)
SCALE: 1/4" = 1'-0"



REAR ELEVATION
THE COURTYARD
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
THE COURTYARD
SCALE: 1/4" = 1'-0"

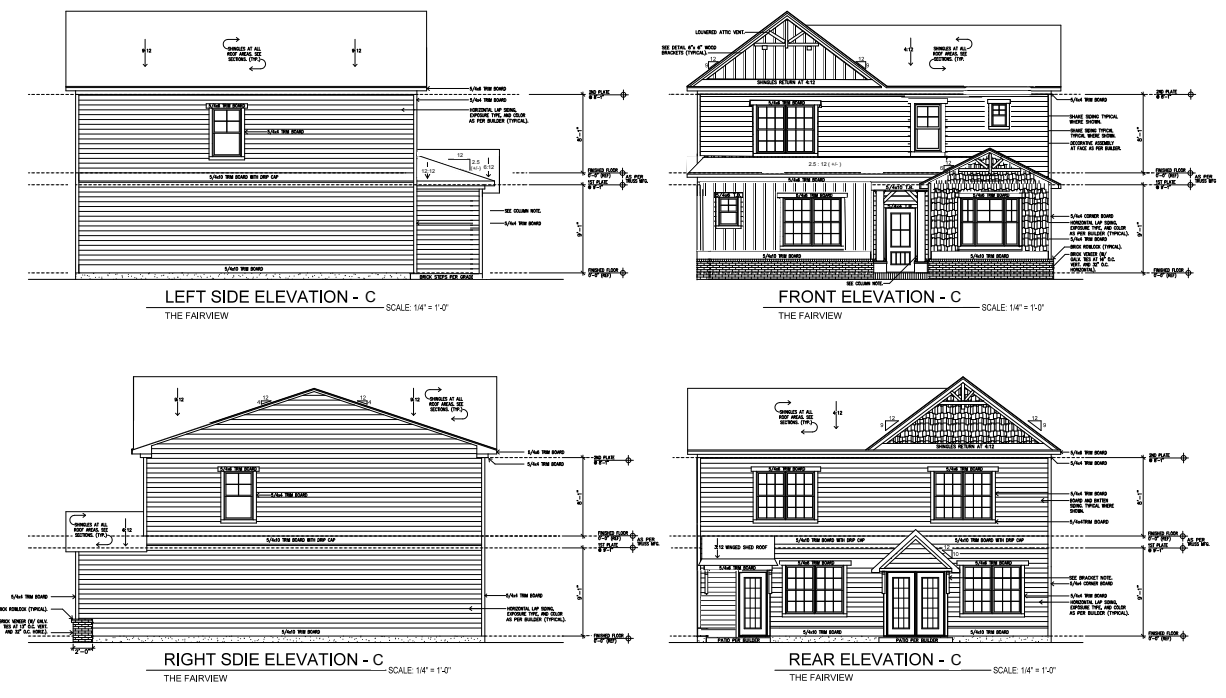
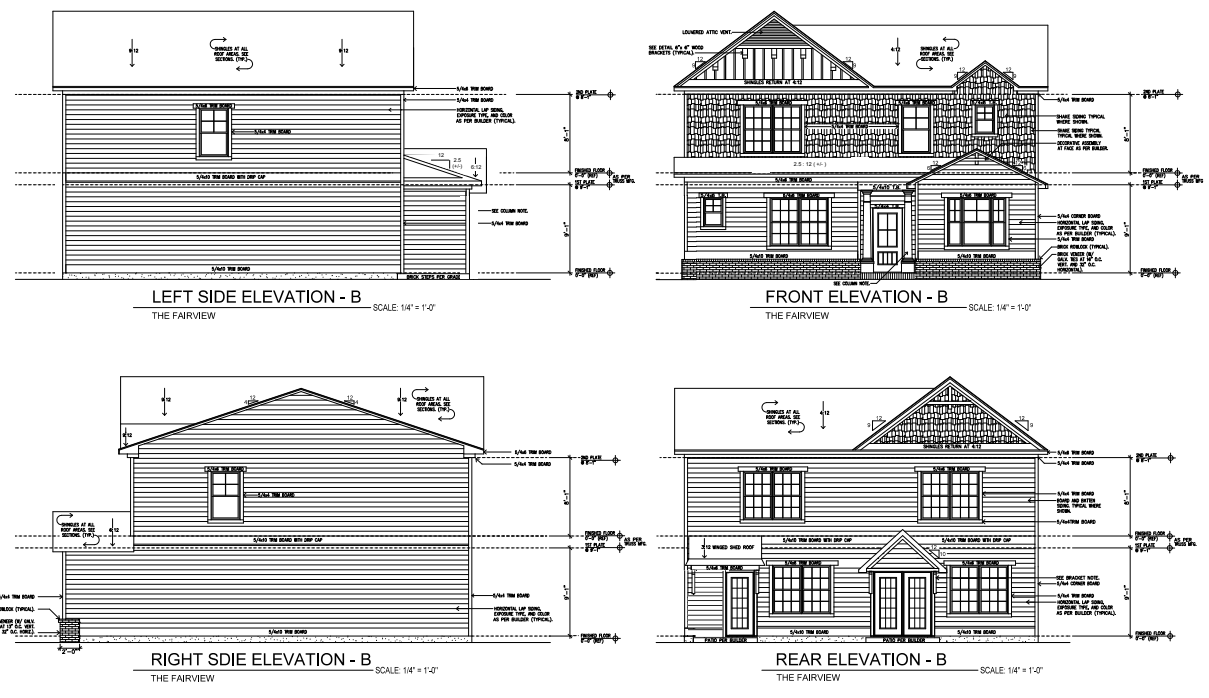
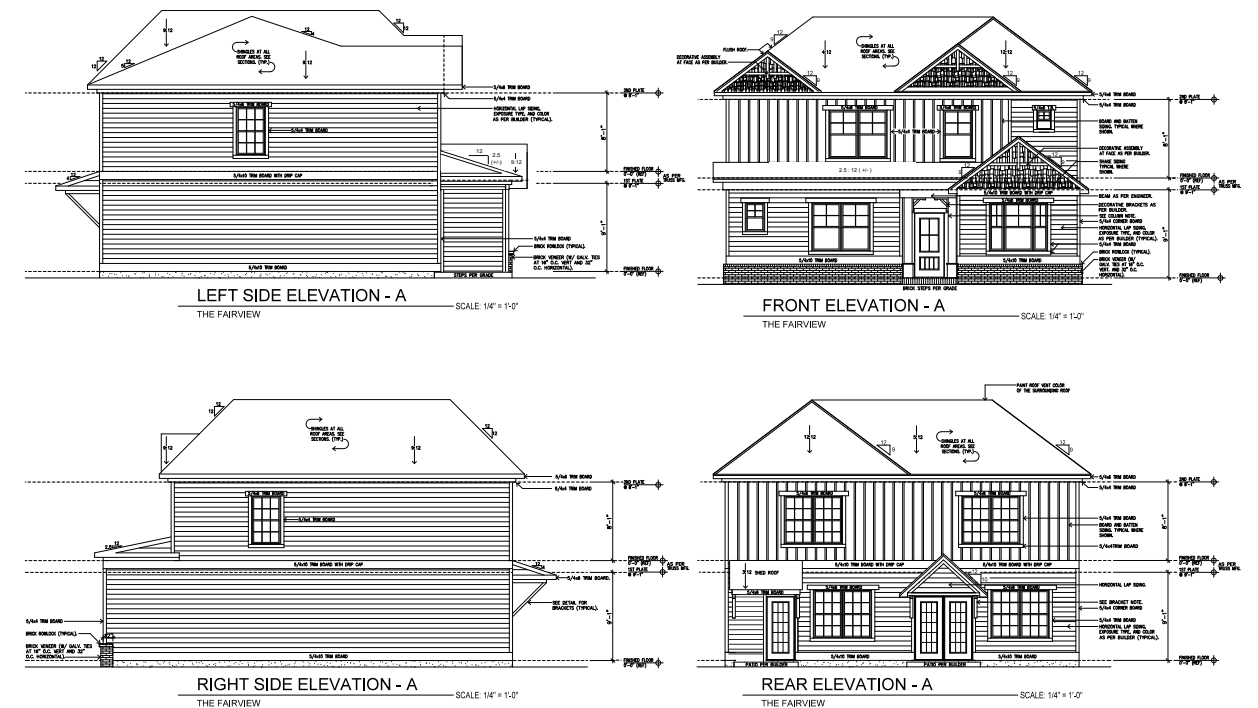


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