



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.

PDR150002

Section to be filled out by City Staff

Date of Meeting 2/11/2015 Project Planner Seth Lorson
Submittal Date 1/28/2015 Fee Paid (\$500) X

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

Project Name 310 College

Project Address (parcel # if no address) 310 College Avenue, Fort Collins, Colorado 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, TB Group (consultant) Chris Johnson (Owner)

Business Name (if applicable) CA Student Living

Applicant Mailing Address 161 N Clark, Suite 4900, Chicago, IL 60601

Phone Number 312.994.0868 E-mail Address cjohnson@ca-studentliving.com

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

Zoning D,Canyon Ave, TOD Proposed Use residential/mixed use Existing Use parking/restaurant

Total Building Square Footage S.F. Number of Stories 6 Lot Dimensions +/- 35,000 sf

Age of any Existing Structures unknown

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)

## 310 College

1/28/2015

### *Location*

310 College Avenue  
Fort Collins, CO 80524

### *Project Description*

#### Proposed Project

(a) The applicant is proposing to redevelop the site with a 107 unit student housing project. Vehicular and bicycle parking are located within a structured parking area contained within the building. The garage is accessed via College Avenue. The primary pedestrian entrance is through an outdoor plaza and lobby element at the corner of College Avenue and Olive Street. Primary vehicular entrance is located on the Eastern side of College Avenue at the south end of the site. This would be mid-block between E. Olive St. and E Magnolia St.

(b) The 310 College site is approximately 35,000 sf located at the south east corner of College Avenue and Olive Street. The site is currently used as a parking lot and former Perkins Restaurant. The site is zoned Downtown District "D", Canyon Avenue sub district and TOD.

(c) The proposed building services are anticipated to be accessed from the existing alley along the eastern portion of the site and the entire building will be equipped with an automatic fire sprinkler system. Potential street modifications include a new vehicular entry from College Avenue and various pedestrian improvements as required for the building configuration.

(d) The proposed building is a 6 story structure with a mixture of unit sizes ranging from studio apartments and 4 bedroom units to ground floor townhomes. The townhomes line the street frontage on Olive and College and provide direct walk up access and outdoor patio space to activate the street frontage. A landscaped outdoor plaza highlights the building corner and provides a transitional space into the enclosed lobby. The building mass is broken up through a step back at level 2 and articulation of the facade is further defined by recessed areas and material changes. Proposed building materials are a mixture of masonry elements, composite wood siding, architectural panels and aluminum windows.

(e) The proposed design would like to fit into context with reflection of materiality. We would also like to discuss the continuation of the street front retail, proposing a true mixed use project, engaging the pedestrian experience, and providing continuity along the College Avenue commercial corridor. In addition, we would explore the idea of live work townhomes as well.

(f) No on-site detention is anticipated, as we would anticipate similar methods to the existing use.

(g)(h) Stormwater run-off will be pre-treated using BMP's currently accepted by the City Stormwater Department. We fully intend to comply with LID and Water quality standards.

(i) Impact on natural features: None to a measurable extent, some increased shade to the North, based on zoning approved height. Likely need to remove existing trees and/or replace as necessary. We will work closely with the City Forester to determine condition of trees and any mitigation requirements.

(j) Addressed above

(k) We don't believe there are any unusual factors/ characteristics.

(l) No previous application

(m) Specific questions.

- We would like feedback on the materiality and a staff's idea of a thoughtful approach to a context integration.
- We would like to involve all stakeholders, as early as possible, and make certain we broaden our perspective to include as much feedback to temper sensitivities.
- We would request some site-specific discussion on construction in the floodplain.
- We would request discussion and clarification on what can and cannot encroach into the public right-of-way.

Sheet Index

Sheet Number Sheet Name

PDR 01	Preliminary Design Review Package Cover
PDR 02	Vicinity Maps
PDR 03	Context Photographs
PDR 04	Site Plan
PDR 05	Floor Plans
PDR 06	Elevations
PDR 07	Elevations
PDR 08	Perspectives

---

**Preliminary Design Review Package Cover**

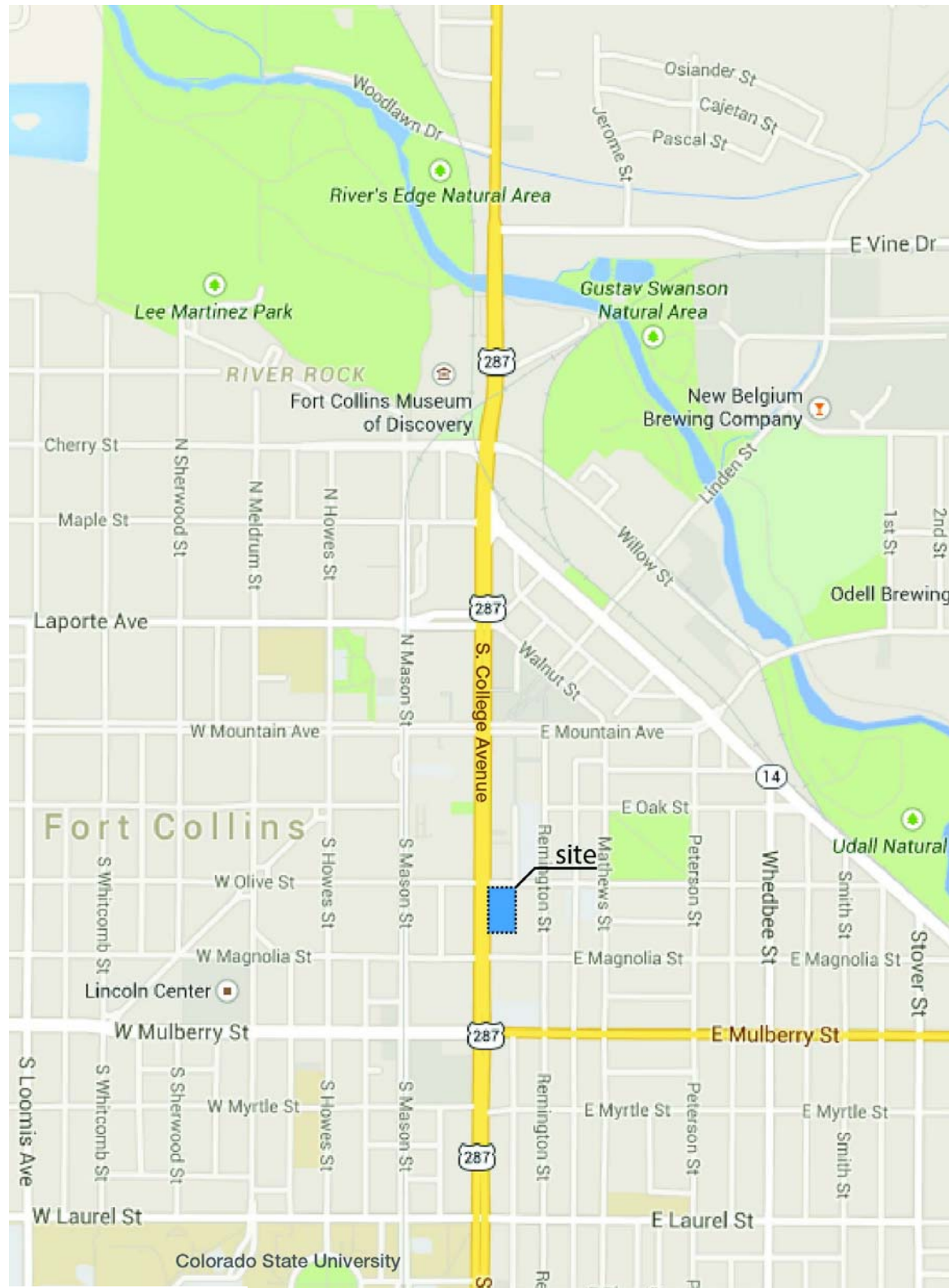
**CA Ventures**

**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 01**  
**Shepley Bulfinch**

2015-0128



**Vicinity Maps**

**CA Ventures**

**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 02**  
**Shepley Bulfinch**

2015-0128



VIEW OF ALLEY ACCESS FROM OLIVE ST



VIEW OF COLLEGE AVE NORTH OF SITE



VIEW TOWARDS SITE FROM COLLEGE AVE AND OLIVE ST



VIEW WEST FROM SITE

## Context Photographs

**CA Ventures**

**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 03**  
**Shepley Bulfinch**

2015-0128

Shepley Bulfinch Richardson & Abbott | 3443 North Central Ave, South Rotunda, Phoenix, AZ 85012 | T:602.430.3223 F:800.934.9691 | www.ShepleyBulfinch.com

**PROJECT DATA:**

Existing

Zoning Downtown District "D", Canyon Avenue Subdistrict, TOD  
Height Limit 85 Feet, 5-6 Stories Maximum  
Site Area 35,000 sf

Proposed

Zoning Downtown District "D", Canyon Avenue Subdistrict  
Height 80 Feet, 6 Stories  
Dwelling Units 108 Units  
Bedrooms 256 ( 12 - studio, 21 - 1bd, 34 - 2bd, 45 - 3bd, 144 - 4bd)  
Vehicle Parking 185 spaces (192 req.)



**Site Plan**

**CA Ventures**

**310 College**

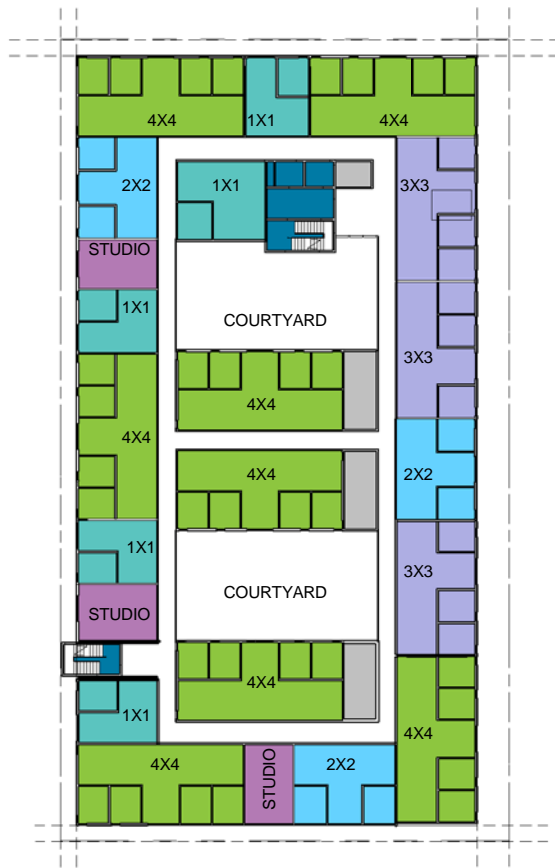
310 S. College Avenue, Fort Collins, CO 80524

1" = 40'-0"

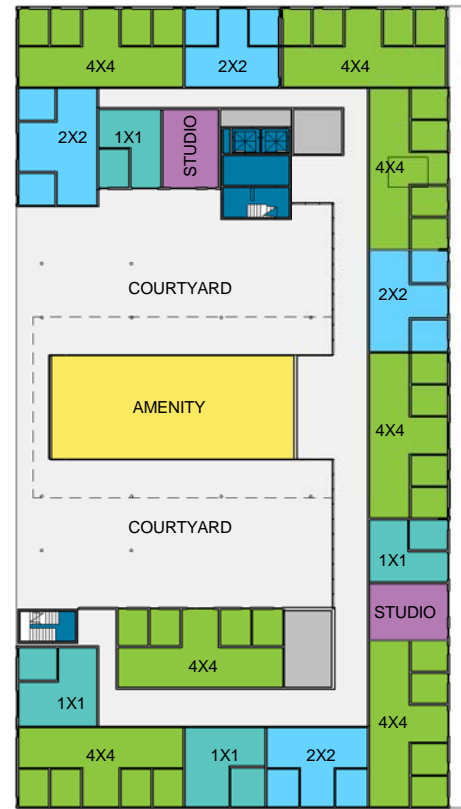
**PDR 04**

**Shepley Bulfinch**

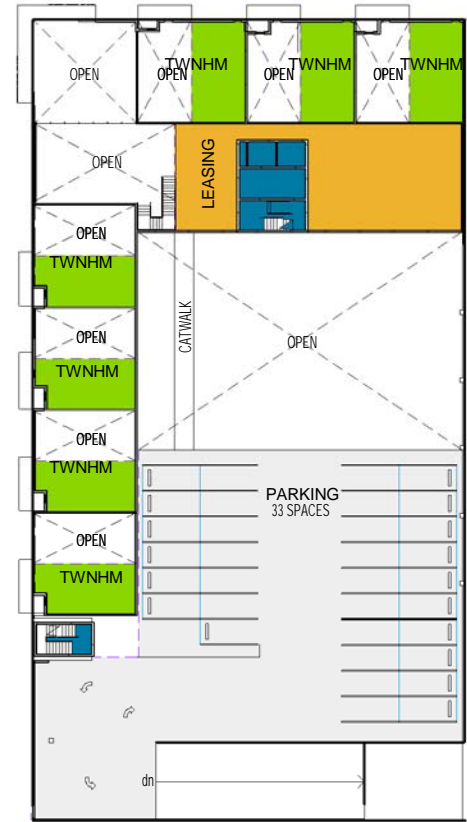
2015-0128



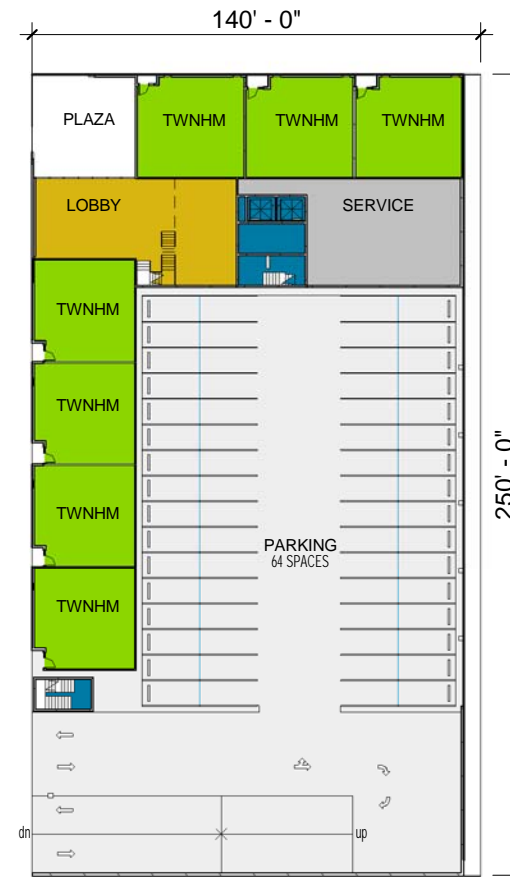
**5** FLOOR 3-6



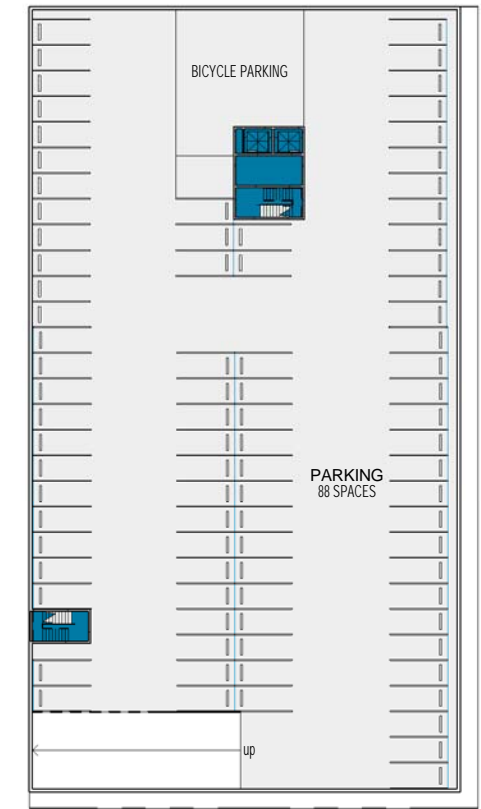
**4** Level 2



**3** Mezzanine



**2** Level 1



**1** Basement



1" = 60'-0"

**Floor Plans**

**CA Ventures**

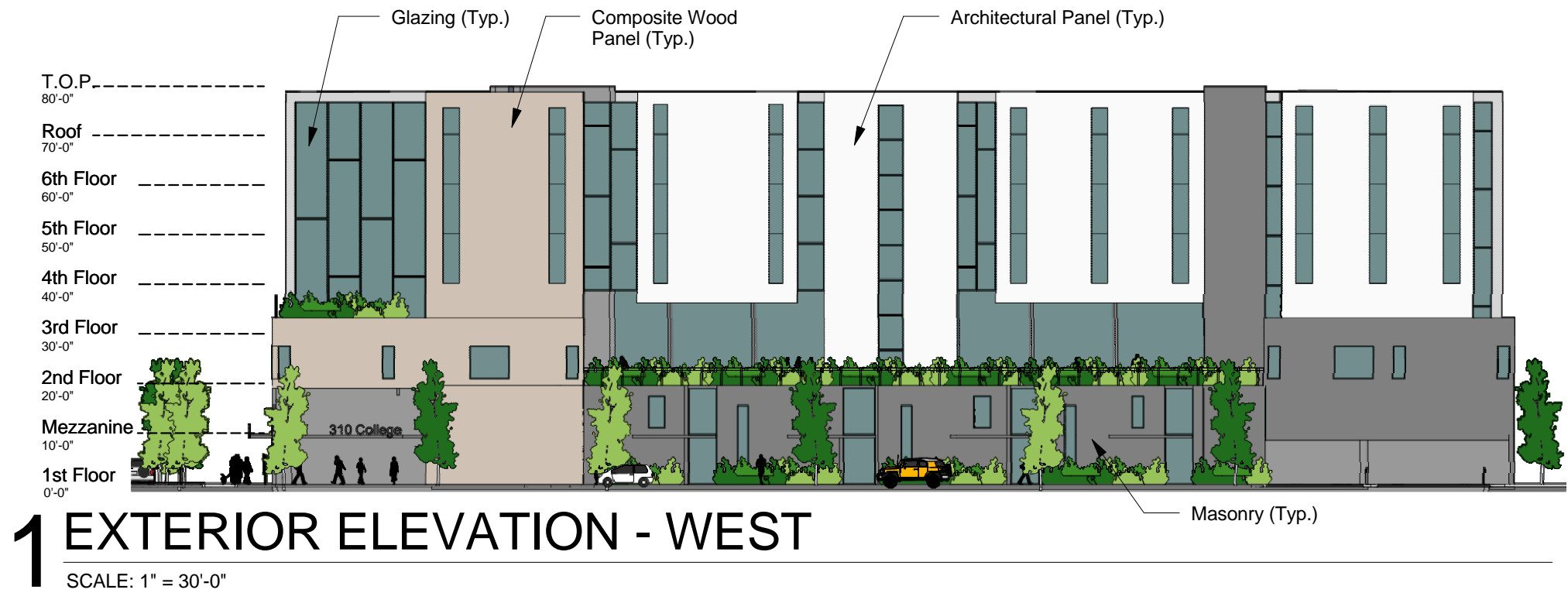
**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 05**  
**Shepley Bulfinch**

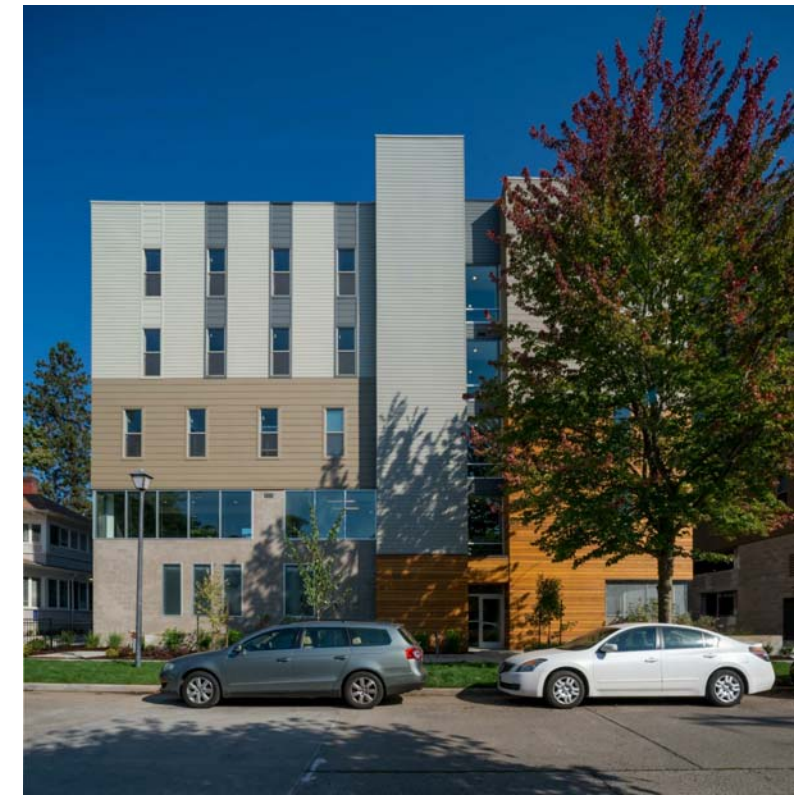
2015-0128



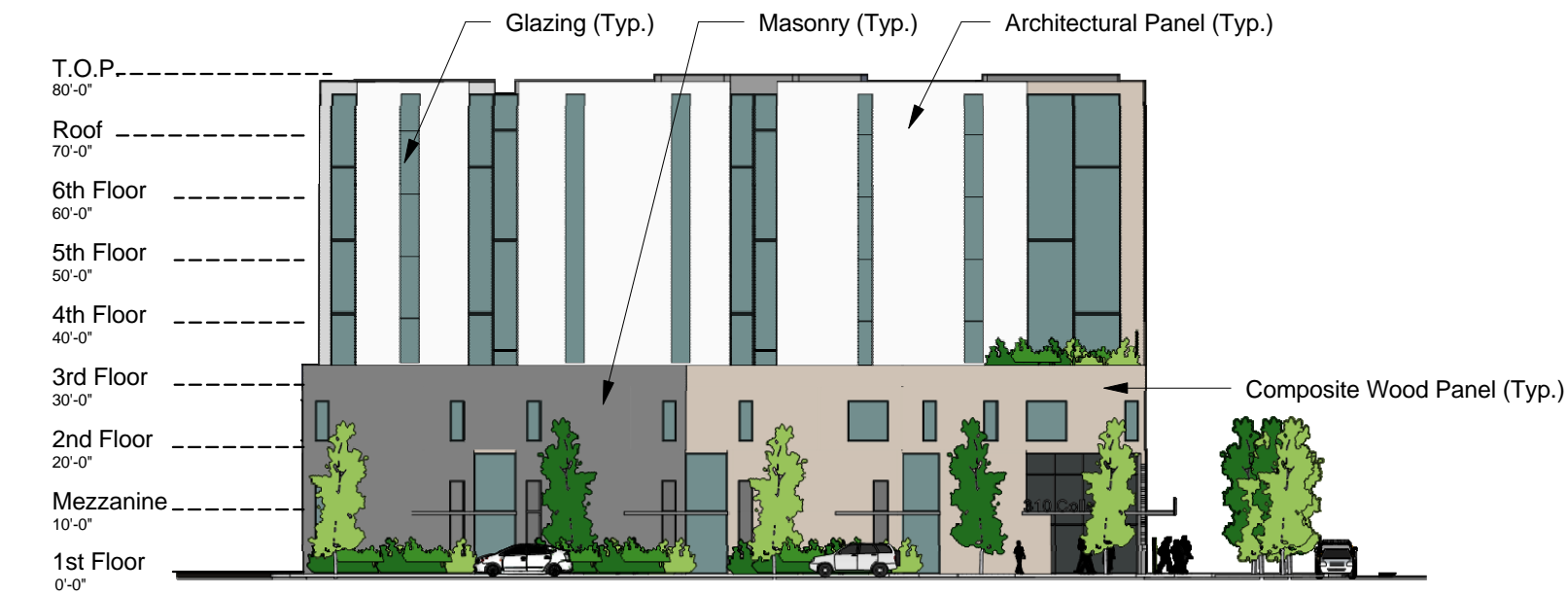


# 1 EXTERIOR ELEVATION - WEST

SCALE: 1" = 30'-0"



SIMILAR PROJECT SCALE AND MATERIALS



# 2 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 30'-0"



SIMILAR PROJECT SCALE AND MATERIALS

## Elevations

# CA Ventures

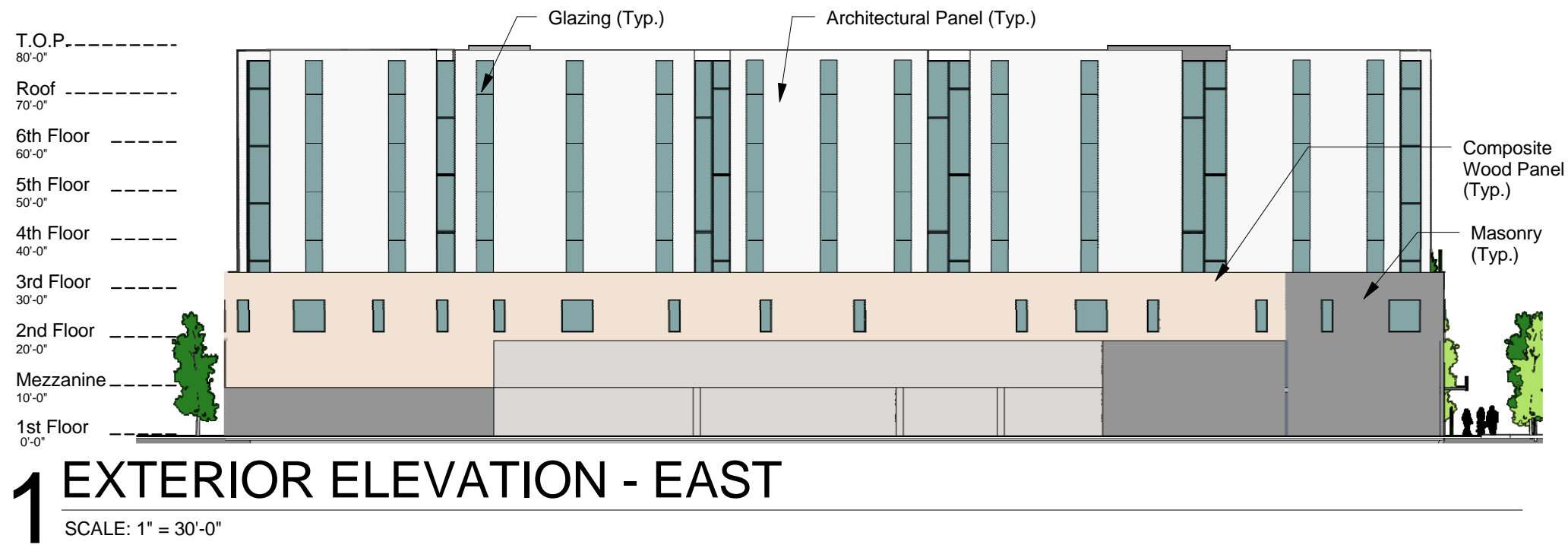
## 310 College

310 S. College Avenue, Fort Collins, CO 80524

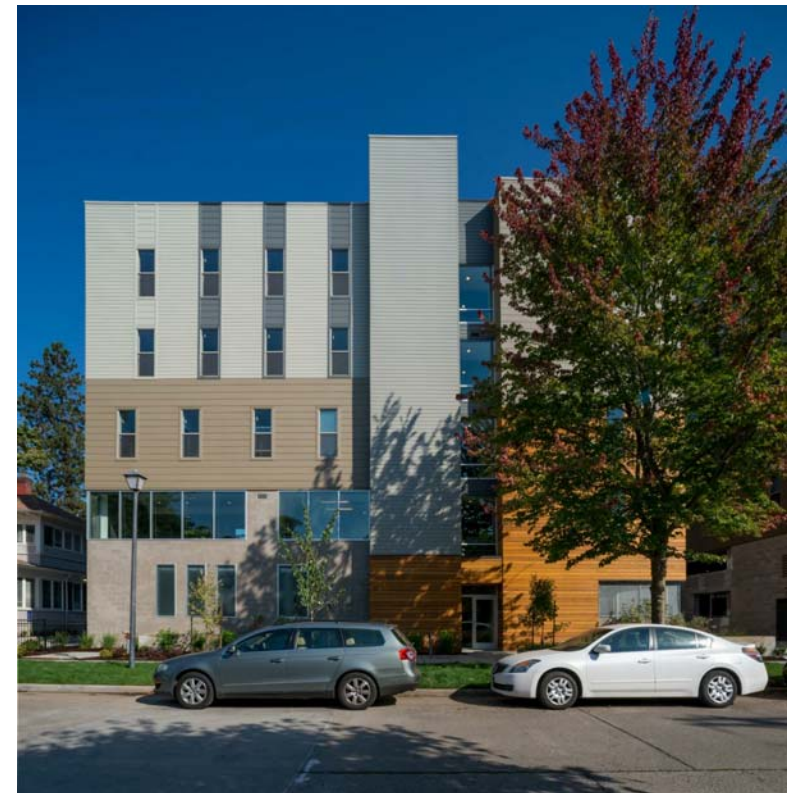
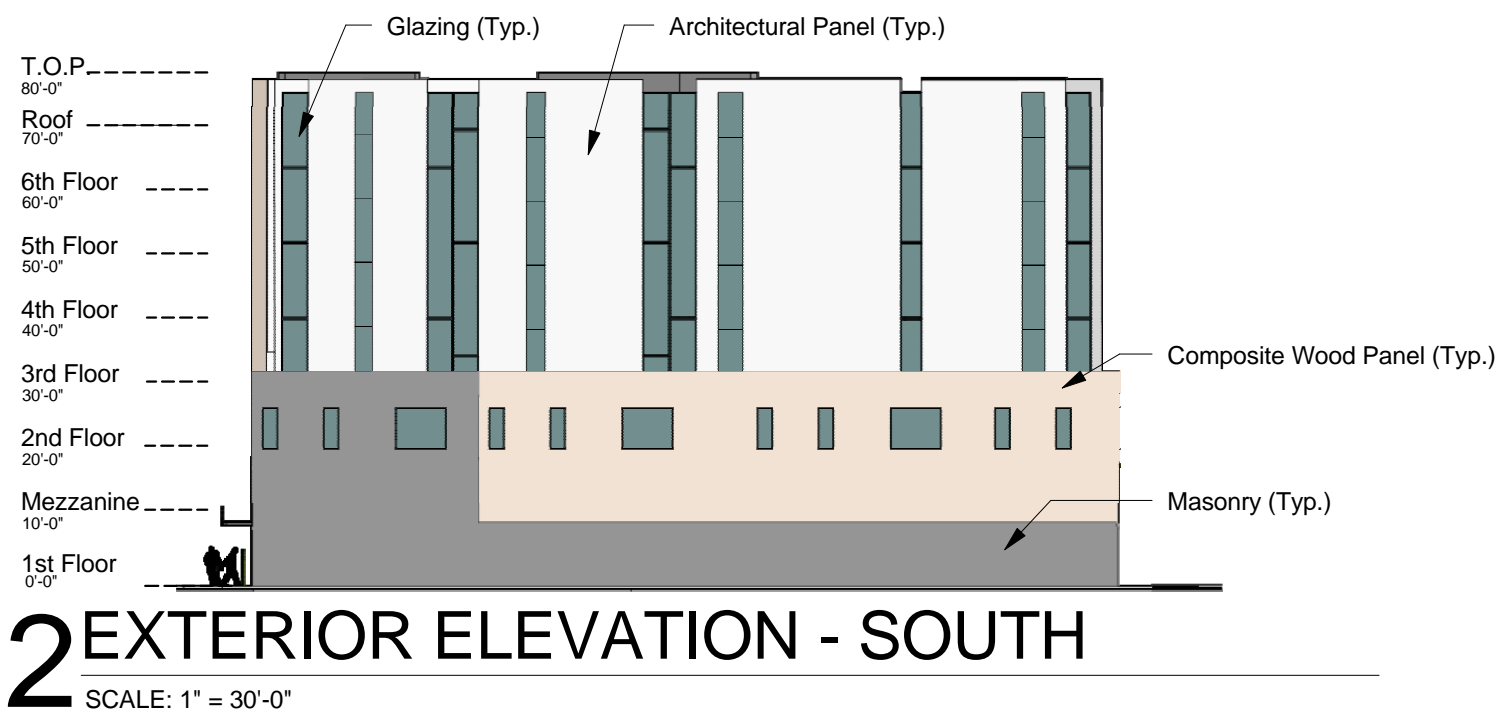
**PDR 06**  
**Shepley Bulfinch**

2015-0128

Shepley Bulfinch Richardson & Abbott | 3443 North Central Ave, South Rotunda, Phoenix, AZ 85012 | T:602.430.3223 F:800.934.9691 | www.ShepleyBulfinch.com



SIMILAR PROJECT SCALE AND MATERIALS



SIMILAR PROJECT SCALE AND MATERIALS

**Elevations**

**CA Ventures**

**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 07**  
**Shepley Bulfinch**

2015-0128

Shepley Bulfinch Richardson & Abbott | 3443 North Central Ave, South Rotunda, Phoenix, AZ 85012 | T:602.430.3223 F:800.934.9691 | www.ShepleyBulfinch.com



---

**Perspectives**

**CA Ventures**

**310 College**

310 S. College Avenue, Fort Collins, CO 80524

**PDR 08**  
**Shepley Bulfinch**

2015-0128

Shepley Bulfinch Richardson & Abbott | 3443 North Central Ave, South Rotunda, Phoenix, AZ 85012 | T:602.430.3223 F:800.934.9691 | [www.ShepleyBulfinch.com](http://www.ShepleyBulfinch.com)