



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.

PDR150013

Section to be filled out by City Staff

Date of Meeting 7/15/15 Project Planner Ted Shepard
Submittal Date 7/1/15 Fee Paid (\$500) XX

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

Project Name HTP Retail

Project Address (parcel # if no address)

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

Todd Parker, Development Manager - Brinkman Development

Business Name (if applicable)

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

Phone Number 970-672-1014 E-mail Address todd.parker@brinkmanpartners.com

Basic Description of Proposal (a detailed narrative is also required) Approximately 9 acre development containing office, retail and mixed-use.

Zoning Proposed Use Existing Use

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

Age of any Existing Structures No 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)

- BD 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
- Team (a) What are you proposing/use?
 - TBG/NE (b) What improvements and uses currently exist on the site?
 - TBG (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - Team (d) Describe site design and architecture.
 - TB (e) How is your proposal compatible with the surrounding area?
 - NE (f) Is water detention provided? If so, where? (show on site plan)
 - NE (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - NE (h) What is being proposed to treat run-off?
 - TBG (i) How does the proposal impact natural features?
 - BD (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - TBG/NE (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - BD (l) Have you previously submitted an application?
 - Team (m) What specific questions, if any, do you want addressed?
- TBG 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

HTP Retail

7/1/2015

Project Narrative

a. What are you proposing/use?

The +/- 9 acre site is located at the southwest corner of Lady Moon Drive and Harmony Road. The proposed use is for a retail center containing retail, service and restaurant space along the Harmony Road frontage, an office building and a proposed, multi-story, mixed-use or hotel building. The property is zoned HC-Harmony Corridor.

The square footage breakdown is as follows:

Retail/ Restaurant/ Services	+/- 41, 500 square feet
Office	+/- 25,000 square feet
Mixed Use / Hotel	+/- 80,000 square feet

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 Technology Park, Second filing. There are no existing improvements on the site. The existing Lady Moon Drive is located to the east of the property and the existing Harmony Road is to the north.

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

The project is proposing one access point from Lady Moon Drive and two curb cuts off of the proposed Timberwood Drive. All of the interior drives will be private. Parking areas are located internally to minimize impacts on the neighborhood.

There will be multiple pedestrian 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. Vehicular crossing of this path will be minimized to enhance that connectivity. There also will be connectivity within the site in an East to West direction connecting the building uses and tying them into the perimeter walks and properties which will tie into the existing neighborhood by extending streets, sidewalks and paths directly to and through the center.

d. Describe site design and architecture

The buildings for the service, retail and restaurants are located along the Harmony Road frontage in order to maximize visibility and create a strong gateway entry into Fort Collins. The buildings will offer attractive and inviting pedestrian scale features and amenities. 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 six proposed structures, while each unique, share a common language with each other and surrounding buildings in the Harmony Tech Park area and create a coherent environment. Some of the ideas we are exploring include the use of broad architectural strokes in lieu of smaller forms consistent with recent East corridor developments. We also propose the use of familiar regional materials, patterns and textures, crafted in new, contemporary ways. The project will offer high quality public spaces by utilizing outdoor plaza café seating areas. There will be a concerted effort to incorporate local businesses into the development, drawing on a community-centric vibrancy from the neighboring residences. 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 Corridor Plan.. In addition, the building architecture looks to craft indoor/outdoor space through the use of broad architectural strokes in lieu of small and sometimes fussy forms. This language will complement the language established within the corridor as visible with the Banner Hospital and Fuse office buildings.

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 existing topography within this site is fairly flat and currently drains at less than 1% grade from the NW corner to the SE corner. The proposed grading and drainage design will consist of new drainage channels and storm sewer to properly convey storm water runoff away from proposed building structures and into the proposed storm sewer and eventually discharging into proposed regional detention/water quality pond south of Timberwood Drive.

h. What is being proposed to treat run-off?

The proposed grading and storm water management design will explore incorporation of new drainage bio-swales, water quality pond, rain gardens, and permeable pavement areas with under drain systems (25% of new pavement area will consist of permeable pavement).

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?
 - Will a neighborhood meeting be required?
2. Please review the allowed uses in the HC Zone District.
3. Can the center island in Lady Moon that extends south from Harmony Road be removed to allow for more than just a right-in / right-out at this connection to the site?
4. Is there a plan to install traffic lights at the intersection of Harmony Road and Technology Parkway?
5. Are there any reimbursements to the City associated with this project?

HARMONY TECH PARK | FORT COLLINS



SKETCH PLAN