



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.

PDR150009

Section to be filled out by City Staff
Date of Meeting 5/27/2015 Project Planner
Submittal Date 5/13/2015 Fee Paid (\$500) X

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

Project Name Spring Creek Station Mixed Use

Project Address (parcel # if no address) 97231-08-003 and 97231-08-005

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

Business Name (if applicable) Ripley Design, Inc.

Applicant Mailing Address 419 Canyon Ave., Fort Collins, CO 80521

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

Basic Description of Proposal (a detailed narrative is also required) 299 multi-family dwelling units, 15,000sf retail (see attached narative)

Zoning GC Proposed Use Multi-Family / Retail Existing Use Retail

Total Building Square Footage 389,655 GSF S.F. Number of Stories 5 Lot Dimensions 715'x335' approx.

Age of any Existing Structures east bldg. 1960, west bldg. 1978 +/-

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 no increase S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

# Spring Creek Station Mixed Use

## Project Narrative

### Introduction

Collegiate Development Group (CDG) and Campus Apartments are excited to propose their vision of a state-of-the-art off-campus student housing facility to the City of Fort Collins. CDG is a leading developer in the student housing industry. Our firm maintains a focus on in-fill development in locations that benefit the student body, university, and greater community. We are committed to developing innovative, institutional-quality student housing throughout the United States. As long-term investors, we deliver student communities in irreplaceable locations and strive to be known as the developer/investor/operator known for responsiveness, integrity, professionalism, innovation, and quality.

Our partner, Campus Apartments, is widely recognized as one of the nation's premier developers and managers of university-related real-estate. Their portfolio consists of over 27,000 beds in 20 states, representing over \$2 billion in assets under management. Collectively, we are currently partnering in the development of 6 student housing projects across the country, totaling over 3,700 beds and representing over \$318 million in total investment.

### Project Site

The infill site is 3.78 acres located north of Whole Foods Market, east of the MAX Spring Creek Station, south of the Sherwood Lateral irrigation canal and west of Peloton Cycles in Midtown Fort Collins. The site is currently developed and fully paved, so there should not be an increase in impervious area. The project will replace two existing one-story buildings that currently house various small scale retail/commercial businesses and a small storage facility. The westerly building was constructed in 1960 and is therefore over 50 years old. The application package includes photos of all sides of this building so that it can be evaluated in regard to historical significance.

The site is unusual in that it does not face a public street. Vehicular access is from College Avenue directly south of the Peloton Cycle retail store as well as from the parking lot north of Whole Foods Market. The site is zoned General Commercial District and is located within the Transit Overlay District (TOD). In addition to being adjacent to the Spring Creek MAX Station, the site is within easy bike and walking distance of the CSU Campus, adjacent to a grocery store (Whole Foods Market) and a major activity center (University Plaza).

### Proposed Project

The proposed mixed-use project includes 299 multi-family residential dwelling units and 15,000 square feet of retail development on the ground floor. The residential portion of the project includes 907 bedrooms that will be marketed to students and rented individually.

The project includes a 6-tier parking garage wrapped on all sides by the 5-story residential building. In accordance with the recently adopted TOD parking standards, the project will provide .75 parking spaces per bedroom reduced by 20% for incorporating two demand mitigation strategies. Each resident will be provided a transit pass and the project is within 1000 feet of a MAX Station. In addition to providing the required amount of parking, the project will also include the required amount of bicycle parking with 60% indoors.

The building has an attractive visual appeal and includes three interior court yards, a pool complex and clubhouse. The courtyards include a variety of site amenities, such as seat walls, outdoor furniture, shade, special lighting, generous landscaping and internet access. Each courtyard is unique offering a variety of places to sit, socialize, study or simply enjoy the outdoors. The clubhouse facility located on the ground floor will include study rooms, computer lab, a recreation/game room, fitness center, yoga studio and cyber café.

The Applicant proposes to begin construction in the Fall of 2016 and be ready for move-in August 2018.

SPRING CREEK  
STATION MIXED USE

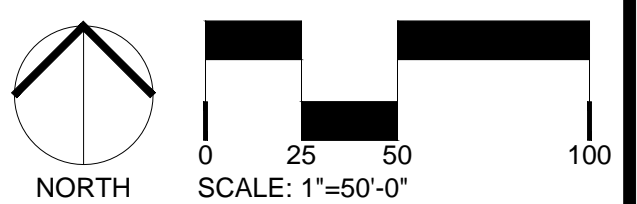
PDR SUBMITTAL

FORT COLLINS, CO  
PREPARED BY:



■ land planning ■ landscape architecture ■  
■ urban design ■ entitlement ■  
419 Canyon Ave, Suite 200 Fort Collins, CO 80521  
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT  
RIPLEY DESIGN INC.  
Linda Ripley  
419 Canyon Ave, Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828  
f. 970.225.6657



ORIGINAL SIZE 24x36

ISSUED		
No.	DESCRIPTION	DATE
01	PDR SUBMITTAL	05/12/15
REVISIONS		
No.	DESCRIPTION	DATE

AERIAL EXHIBIT

SEAL:

PROJECT No.: R15-066  
DRAWN BY: DS  
REVIEWED BY: LR  
DRAWING NUMBER:

L-100

Plotted By: David Schmidt Layout: L-100 AERIAL EXHIBIT Printed On: 5/13/2015 3:51 PM File Name: L-100 EXHIBIT 01.dwg

Owner Name: WATTERSON ANN REVOCABLE TRUST  
Site Address: 2121 S COLLEGE AVE  
Parcel Num: 9723108005

A'S STORAGE

SHERWOOD LATERAL  
IRRIGATION CANAL

Owner Name: IMAGO ENTERPRISES INC  
Site Address: 2101 S COLLEGE AVE  
Parcel Num: 9723108001

PELTON CYCLES

COLLEGE AVE.

ROCKY MOUNTAIN  
RECUMBENTS

ONCE AGAIN  
THRIFT

Owner Name: BANKCENTER GROUP LLC  
site Address: 2105 S COLLEGE AVE  
Parcel Num: 9723108003

MOUNTAIN STATE  
ELECTRONICS

Owner Name: DELITZ DONALD O DELITZ TANYA L  
Site Address: 2107 S COLLEGE AVE  
Parcel Num: 9723108002

Owner Name: ARCP MT FORT COLLINS CO LLC  
Site Address: 2201 S COLLEGE AVE  
Parcel Num: 9723441001

FLOYD'S  
BARBERSHOP

Owner Name: PALMER 2109 S COLLEGE LLC  
Site Address: 2109 S COLLEGE AVE  
Parcel Num: 9723405001

RADIO SHACK

WHOLE FOODS MARKET

UNIT MIX						
	UNIT TYPE	UNIT NRSF	TOTAL UNITS	TOTAL BEDS	% BY BED	TOTAL NRSF
A1	STUDIO / 1 BATH	425	53	53	5.9%	22,525
B1	2 BED / 2 BATH	811	34	68	7.5%	27,574
C1	3 BED / 2 BATH	896	62	186	20.5%	55,552
D1	4 BED / 3 BATH	1167	20	80	8.8%	23,340
D2	4 BED / 4 BATH	1350	130	520	57.3%	175,500
<b>TOTAL</b>			<b>299</b>	<b>907</b>	<b>100.0%</b>	<b>304,491</b>

**DEVELOPMENT DATA:**

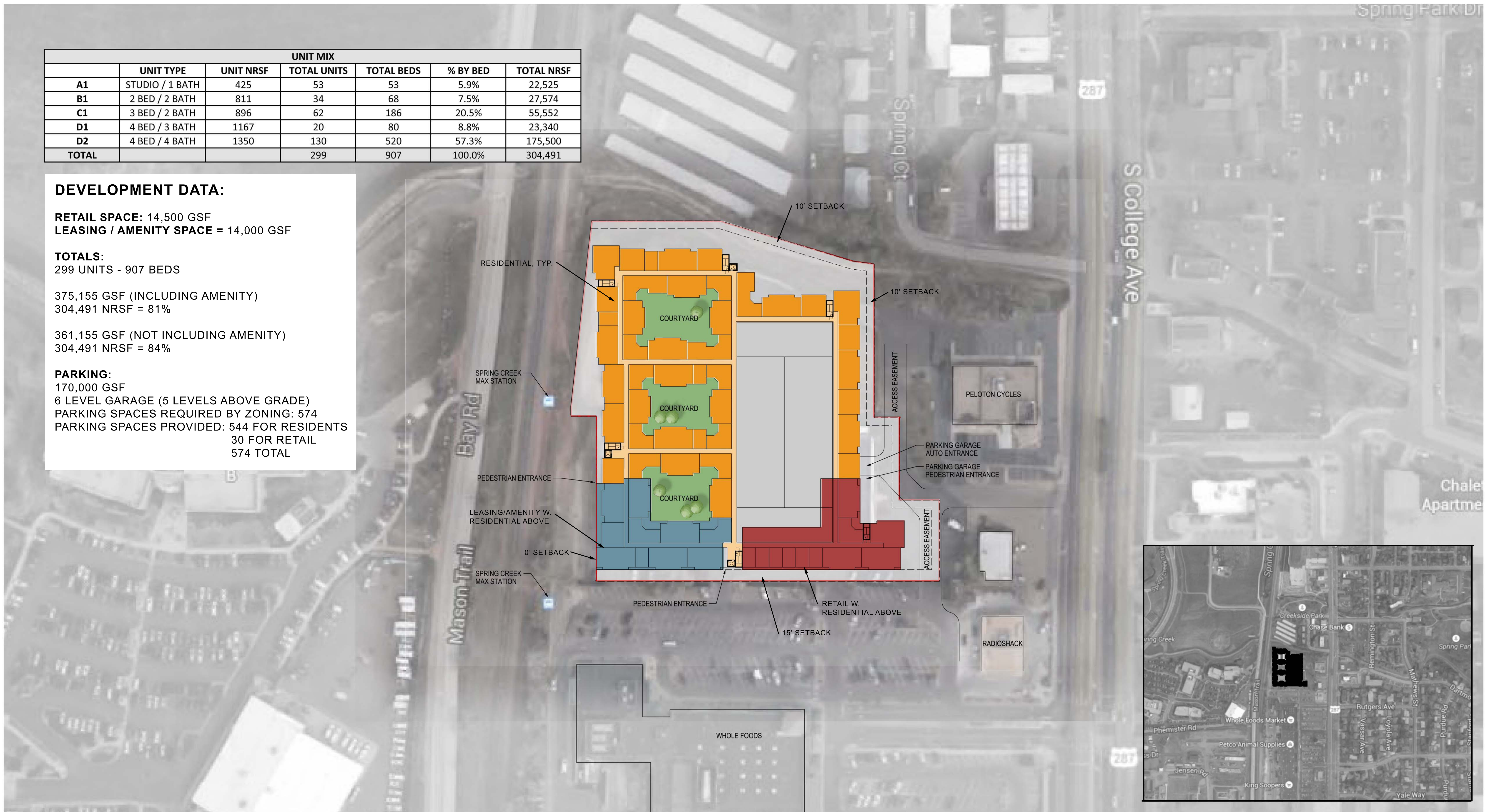
**RETAIL SPACE:** 14,500 GSF  
**LEASING / AMENITY SPACE =** 14,000 GSF

**TOTALS:**  
 299 UNITS - 907 BEDS

375,155 GSF (INCLUDING AMENITY)  
 304,491 NRSF = 81%

361,155 GSF (NOT INCLUDING AMENITY)  
 304,491 NRSF = 84%

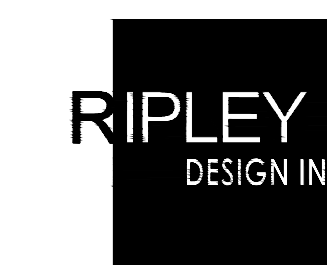
**PARKING:**  
 170,000 GSF  
 6 LEVEL GARAGE (5 LEVELS ABOVE GRADE)  
 PARKING SPACES REQUIRED BY ZONING: 574  
 PARKING SPACES PROVIDED: 544 FOR RESIDENTS  
 30 FOR RETAIL  
 574 TOTAL



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NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW

Property Type: Commercial  
Built As: Retail Store  
Occupancy: Storage Warehouse  
Year Built: 1960  
Note: Images are distorted due to the panoramic camera. Buildings are not "rounded."

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDR SUBMITTAL	05/12/15

REVISIONS

No.	DESCRIPTION	DATE

HISTORIC BUILDING

SEAL:

PROJECT No.:	R15-066
DRAWN BY:	DS
REVIEWED BY:	LR

DRAWING NUMBER:

L-101