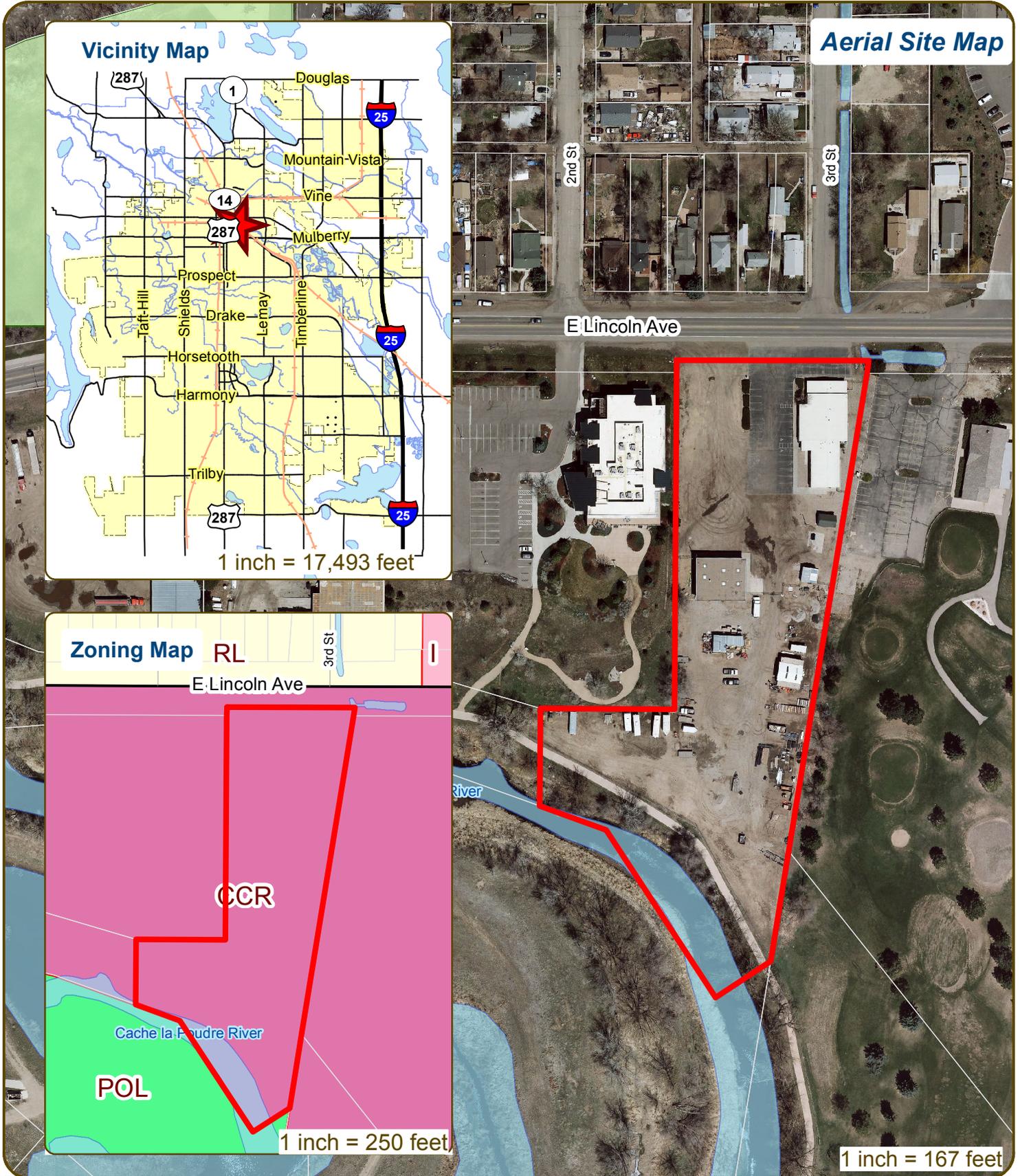


Staybridge Suites



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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 August 3 Project Planner Clay Frickey
Submittal Date July 20 Fee Paid (\$500) X

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

Project Name Staybridge Suites

Project Address (parcel # if no address) Lot 1, Baldwin Minor Subdivision (301 Lincoln Avenue)

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

Business Name (if applicable) Studio PBA

Applicant Mailing Address 1575 Gilpin Street, Denver, 80218, CO

Phone Number 303 968 4960 E-mail Address emocke@studiopba.com

Basic Description of Proposal (a detailed narrative is also required) 3 Story (104 guest room) Hotel. Single story attached indoor pool, fitness and outdoor amenity spaces. Extended stay.

Zoning CCR Proposed Use Hotel Existing Use Commercial

Total Building Square Footage 82,335 sf S.F. Number of Stories 3 Lot Dimensions 109,818 sf

Age of any Existing Structures Need to verify

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 41% of lot 80,256 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

PDR application for

Staybridge Suites

Lot 1, Baldwin Minor Subdivision (301 Lincoln Avenue)
Fort Collins, Colorado

SITE PLAN

Proposed Use

Located along East Lincoln Ave the Staybridge Suites site is a 3.87 acre lot bordered by the Odell Brewing Company to the north (across Lincoln Ave.), the new Woodward campus to the east, the Poudre River to the south and In-situ Inc. to the west. Approximately one half acre will be purchased from Woodward to allow for a secondary access point and parking on the east side of the property. Staybridge Suites is an extended stay hotel that caters to travelers that are in Fort Collins for longer periods of time and are looking for a more home-like living arrangement during that time. 104 units are planned with a variety of studio type rooms, 1 bedroom and two bedrooms. In addition to these a large meeting area, indoor bike parking and repair rooms and an indoor pool are planned. Outdoor spaces will provide for guest use of gas fire pits, arbors and patio tables.

Overall Design Intent

The overall design intent of the Staybridge Suites is to provide for travelers to downtown businesses who are planning on being in Fort Collins for extended periods of time and are looking for a more home-like atmosphere. This is accomplished by apartment like units with kitchenettes, bedrooms separated from living spaces. Close access to downtown businesses, secure indoor bike parking and repair room, and exercise and swimming facilities enhance the lifestyle component of the hotel.

Surface parking will be provided to support the needs of the 104 guest rooms and staff. All new landscape will be provided and will be in adherence to both the City requirements as well as the future hotel brand requirements. A covered entry will be located at the main entry. The courtyard with seating and fire pit makes up part of the landscape to the east of the building. The general building shape will be a 3 story horseshoe shape and roughly 300' in length with 2 legs at 162' and 130' independently. The single story pool building will be attached to the building on the southwest corner. The design style of the building will be a contemporary design, tying into elements from the surrounding buildings like Woodward, In-Situ and Odell's. Flat roofs with parapets and horizontal metal canopy accents for light infraction. Exterior materials will be EIFS (Exterior Insulation Finish System), wood, some stone, cementitious siding materials and metal.

Current Use

Currently the site has several small buildings and small paved parking lot for Hydro Construction. The current owner will be moving forward with demolition of all existing structures and facilities.

Access & Circulation

Staybridge Suites will be accessed by vehicular traffic from two points of access at the north side of the development along East Lincoln Ave. The eastern access point will be a right in/right only and will serve primarily as the secondary emergency access point. A full movement entry point will be to the west of this that will be for visitors, residents and all employees. Pedestrians will be able to utilize the sidewalks entering the site from Lincoln Ave and connect to the Poudre Trail system via a proposed walk that will extend through the open space of the site to the existing trail.

Compatibility with Surrounding Area

Staybridge Suites is an approved land use with the zone district. The commercial use is compatible with all surrounding uses. See below for compatibility with Poudre river area.

Natural Features

Staybridge Suites will maintain an average of 300' buffer for the hotel portion of the building from the Poudre River. The south portion of the site will be seeded and planted with zone appropriate plants to blend and enhance the buffer along the river.

Lighting

All lighting will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Planting along East Lincoln Ave will be coordinated with the widening of the street and will follow species and spacing requirements of the city. Native plant species will be used within the Poudre River area. Low water use plants will be used within the shrub bed areas and parking lot islands. Low water use turf will be specified for all lawns.

Drainage:

Detention is not currently provided and the site is in the Cache La Poudre Basin. The Poudre River 100-year floodway and flood fringe cover the southern portion of the site, while the northern portion is in the Poudre River 500-year floodplain. The site generally drains from the north to the south and there is side road drainage along E. Lincoln Ave to the east.



LEGEND

- - - Existing Property Line
- - - Old Property Line
- - - Future E. Lincoln Ave. R.O.W.
- - - Proposed Property Line
- FEMA 100 yr Floodplain

Total Parking = 104 spaces (1 per room)