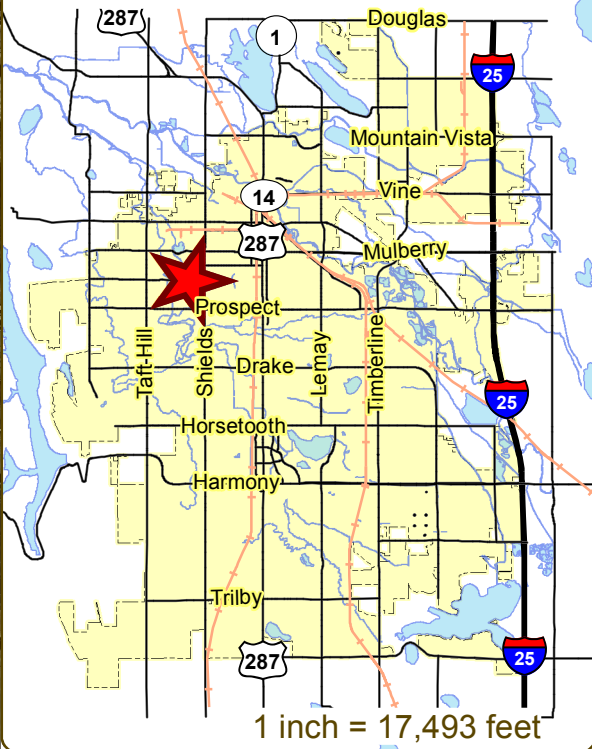


# 1208 W Elizabeth St. Mixed-Use

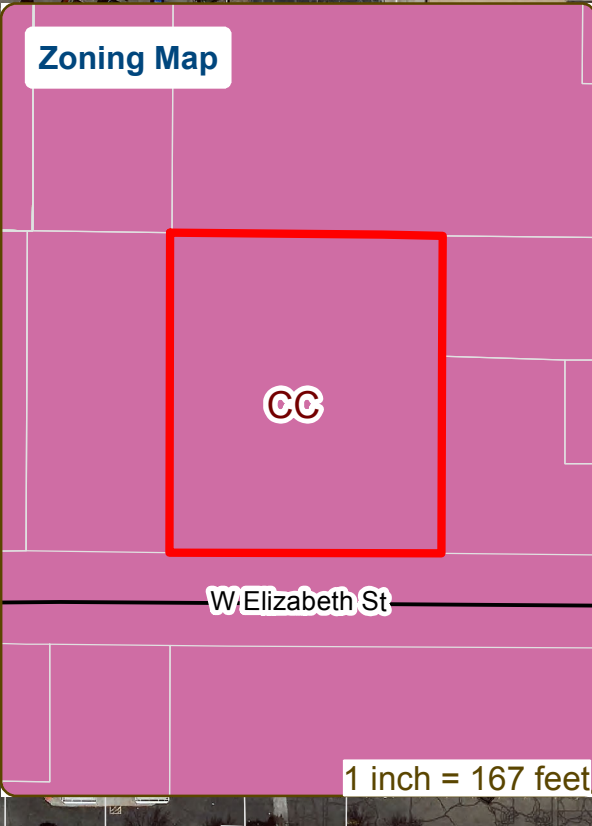
### Vicinity Map



### Aerial Site Map



### Zoning Map



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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 Nov. 16 Project Planner Jason Holland
Submittal Date Nov. 2 Fee Paid (\$500) X

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

Project Name 1208 W. Elizabeth

Project Address (parcel # if no address) 1208 W. Elizabeth

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Rodney King, EdR, Developer - Stephanie Van Dyken, Ripley Design Inc, Planner

Business Name (if applicable) Ripley Design

Applicant Mailing Address 419 Canyon Ave. Suite 200

Phone Number 224-5828 E-mail Address stephanie@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Mixed-Use Building with parking structure, student housing, and retail

Zoning CC Proposed Use student housing Existing Use church

Total Building Square Footage 102,000 S.F. Number of Stories 5 or 6 Lot Dimensions 278' x 235'

Age of any Existing Structures 1974

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)

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

---

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





land planning ■ landscape architecture ■ urban design ■ entitlement

November 2, 2016

# 1208 West Elizabeth

## Mixed-Use Development - Preliminary Design Review

### Project Narrative

#### **What are you proposing/use?**

The Applicant is proposing a five story mixed-use development located on West Elizabeth Street on the site currently occupied by St. Paul's Episcopal Church. The proposed development on 1.505 acres will include student-oriented housing with 3,800 square feet of retail along the Elizabeth Street frontage. The housing component includes 80 dwelling units with 276 beds in 1 to 5-bedroom configurations. The project will provide 180 parking spaces in structured parking located on the north side of the site, away from the Elizabeth Street frontage, as well as 12 surface parking spaces for a total of 192 spaces. An enclosed courtyard is proposed to include a pool and other amenities.

#### **a. What improvements and uses currently exist on the site?**

Existing structures on the site currently include two detached buildings belonging to the St. Paul's Episcopal Church. The Applicant is proposing to demolish all of the existing structures. See photos provided.

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

There is an existing Cross Easement Agreement with the adjacent property to the east allowing a shared egress and ingress as well as one-way traffic circulation. The easement agreement allows for adjustments as long as 15'-0" clear circulation space is maintained. This shared driveway will allow vehicles to access the parking garage at the rear of the site.

The property to the west currently has paved shared parking spaces that encroach six feet onto this site. The applicant intends to preserve those spaces as well as provide an eight foot wide pedestrian connection. The future intent is that as 1220 West Elizabeth redevelops, an additional eight feet or more could continue the pedestrian spine from Plum Street, through Lokal, to Elizabeth Street.

Thinking outside of the box for over two decades.

---

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

The residential entry is along the east façade allowing the retail entry/entries to face Elizabeth Street.

**c. Describe site design and architecture.**

The parking garage will be located to the rear of the site as shown in the West Elizabeth Enhanced Travel Corridor Plan. A north/south pedestrian spine will be provided along the western edge of the site. Shared access will remain to the adjacent property on the east.

The architecture has a modern, clean aesthetic with simple materials and bold lines. It is a wrap project with contemporary residential units wrapping the parking garage.

**d. How is your proposal compatible with the surrounding area?**

This project will implement its portion of the West Elizabeth Enhanced Travel Corridor Plan along the Elizabeth Street frontage. Retail space will be added to this site that didn't exist previously. This mixed-use project consisting of retail and student housing would be a great complement to the Campus West area.

**e. Is water detention provided? If so, where?**

Stormwater detention is proposed in the parking structure within the void volume underneath the ramp.

**f. How does the site drain now? Will it change? If so, what will change?**

The site currently drains north to south into Elizabeth Street. This drainage pattern will remain, with a slight change from surface to underground discharge, as the detention vault will be piped to the existing storm drain in Elizabeth Street.

**g. What is being proposed to treat run-off?**

Northern Engineering will serve as the civil engineering consultant for the project. The City of Fort Collins "Amendments to the Urban Drainage and Flood Control District Criteria Manual" (Criteria Manual) and the "Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual" Volumes 1, 2, and 3 (Drainage Manual), with latest revisions, will be used to prepare the storm water approach and calculations.

The 1.505-acre project shares a parcel with Collins Campus West, LLC to the east, which is currently developed as two restaurants and associated parking. The site is bound to the east and west by property owned by Collins Campus West, LLC. The site has frontage along W. Elizabeth Street, where it is assumed existing storm water drainage outfalls. The site is part of the Old Town Drainage Basin, storm water runoff flows to Spring Creek, ultimately tributary to the Poudre River. Based on the NRCS soils map the expected soils on site are mainly Nunn clay loam having a hydrologic soil group rating C. Currently developed, the site is approximately 50% impervious. The site is located within City of Fort Collins Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 08069C0978G, revised May 2, 2012 and is

designated by the city as a high risk area (100-year floodplain) along the southern .25 acres of the site; however, the site lies outside the FEMA floodplain.

There will be a sand filter designed to UDFCD LID standards located within the parking garage detention vault. Additional opportunities to increase infiltration will be explored beneath the first floor drive aisle and parking stalls.

**h. How does the proposal impact natural features?**

The Applicant's consultant will be evaluating existing trees on the site in order to prepare a Tree Mitigation Plan. The site does not have any water ways or other natural features.

**i. Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

It is unknown if the existing structures have sprinklers however the new structures will.

**j. Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**

The cross easement agreement between St. Paul's Episcopal Church and Collins Campus West, LLC limits where and how access along West Elizabeth can occur. The parking encroachment along the western property line limits a potential pedestrian corridor. The proposal reflects these limitations.

**k. Have you previously submitted an application?**

No

**l. What specific questions, if any, do you want addressed?**

- Does the proposed plan meet emergency service and fire protection requirements? Please provide specific information regarding fire access requirements and/or alternative ways of complying with emergency service and fire protection requirements.
- How much right-of-way dedication will be required?
- Are upper floors allowed to overhang into the utility easements?
- Are enclosed courtyards permitted by Poudre Fire Authority?
- Would City Staff consider supporting a 6<sup>th</sup> story?

LOKAL FORT COLLINS CO LLC  
EXISTING 5 STORY BUILDING

LOKAL FORT COLLINS CO LLC  
EXISTING 5 STORY BUILDING

BRIDGE CAMBRIDGE LP  
EXISTING 3 STORY BUILDING

LOT 4  
COLLINS CAMPUS  
WEST LLC

LOT 3

LOT 3  
COLLINS CAMPUS  
WEST LLC

WEST ELIZABETH STREET

**Legend:**

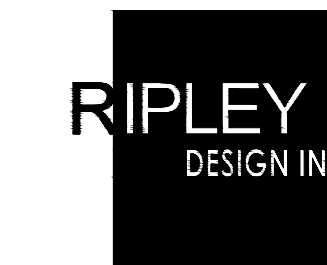
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- found 0.5" iron rod with 1.0" plastic cap marked as described
- set 0.5" iron rod with 1.0" plastic cap marked PLS 32444
- ⊠ electric transformer
- ⊙ electric meter - conduit
- ⊙ light pole
- ⊠ telecommunication pedestal
- water meter
- fire hydrant
- water valve
- irrigation box
- ⊙ manhole - as described
- ⊙ sanitary sewer cleanout
- ⊙ utility pole
- ⊙ sign
- ⊙ gas meter
- ⊠ MB mail box
- fence line

AOC Area of Concern - possible encroachment

1208 W ELIZABETH

CONCEPTUAL

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**

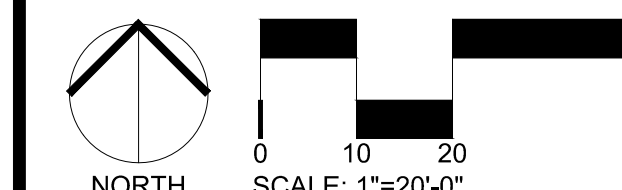
RIPLEY DESIGN INC.  
Stephanie Van Dyken  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828  
f. 970.225.6657

**OWNER**

EdR  
Rodney King  
999 South Shady Grove Rd. Suite 600  
Memphis, TN 38120  
p. 901-260-2720

**ARCHITECT**

HUMPHREYS & PARTNERS  
Yao Hua Yu  
5339 Alpha Road Suite 300  
Dallas, TX 75240  
p. 972-701-9636

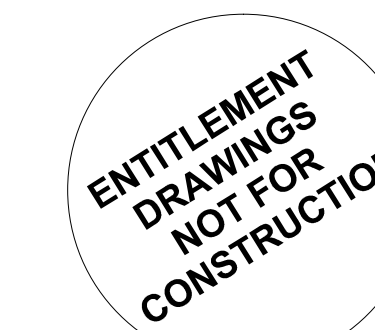


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		11-2-16
REVISIONS		
No.	DESCRIPTION	DATE

EXISTING CONDITIONS

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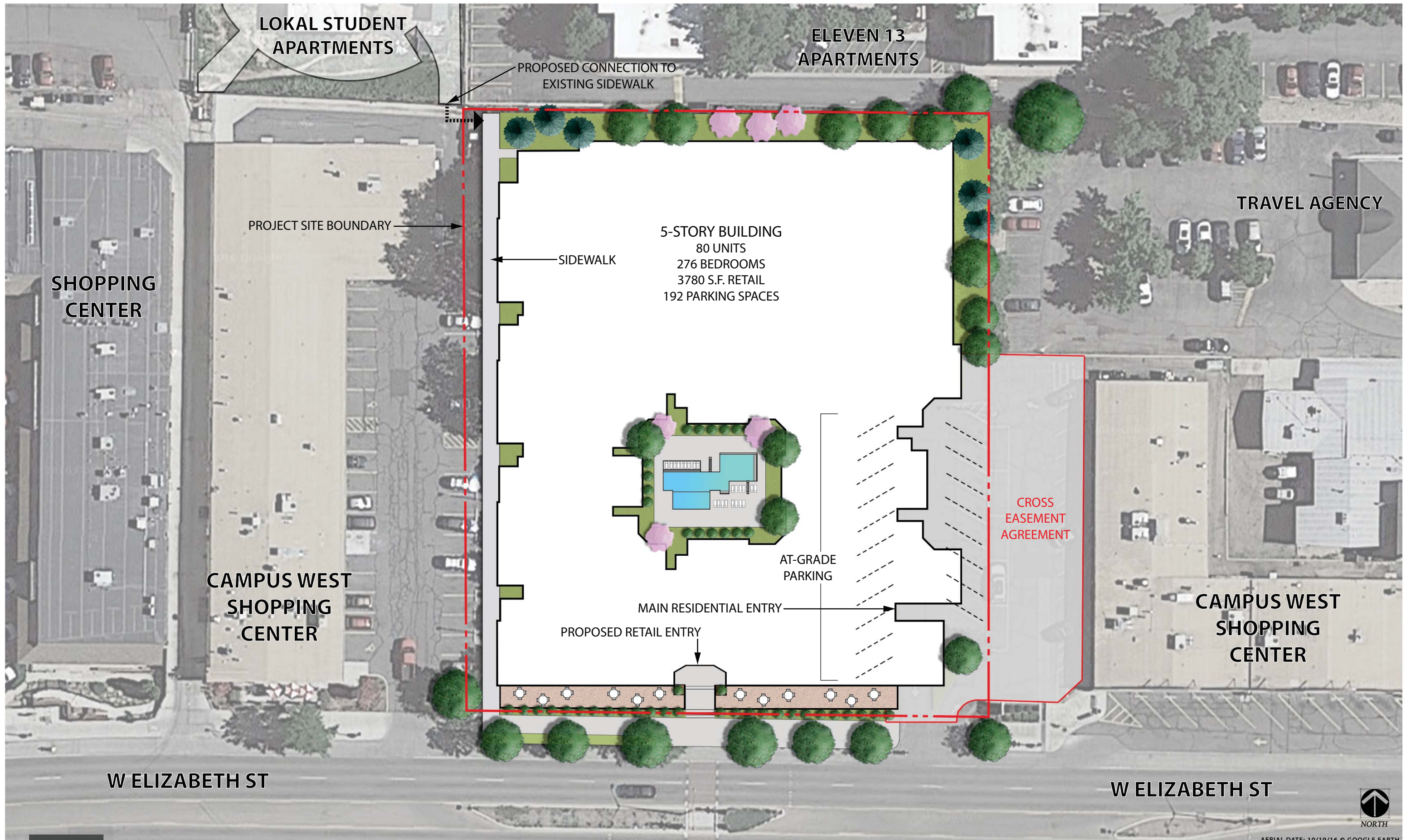


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DRAWN BY: LH  
REVIEWED BY: SV  
DRAWING NUMBER:

1 OF 1

Plotted By: Stephanie Van Dyken Layout: 1 EXISTING CONDITIONS Printed On: 11/17/2016 5:14 PM File Name: 1 Survey with Building Envelopes.dwg





**1208 W ELIZABETH**  
 11/2/16



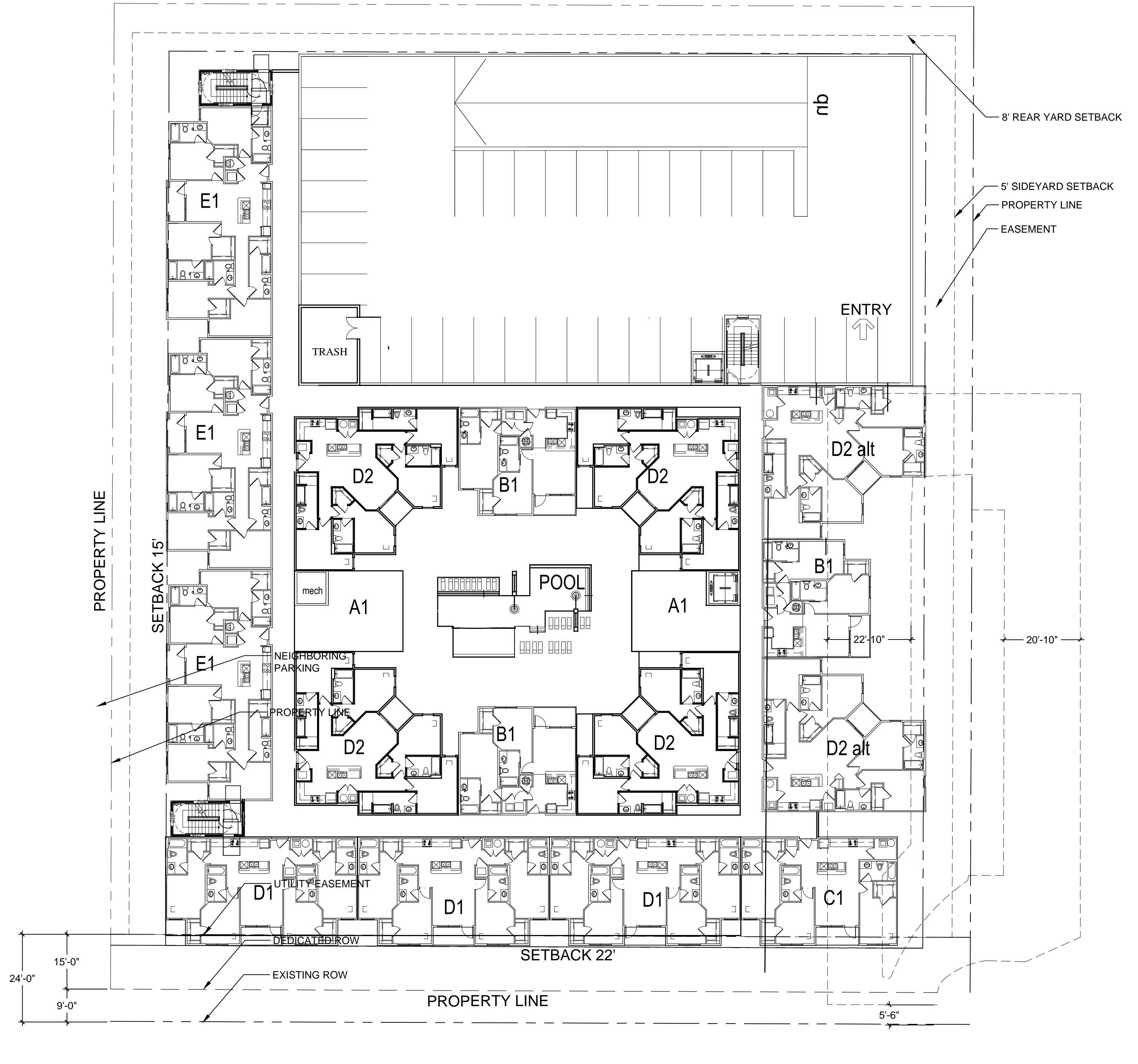
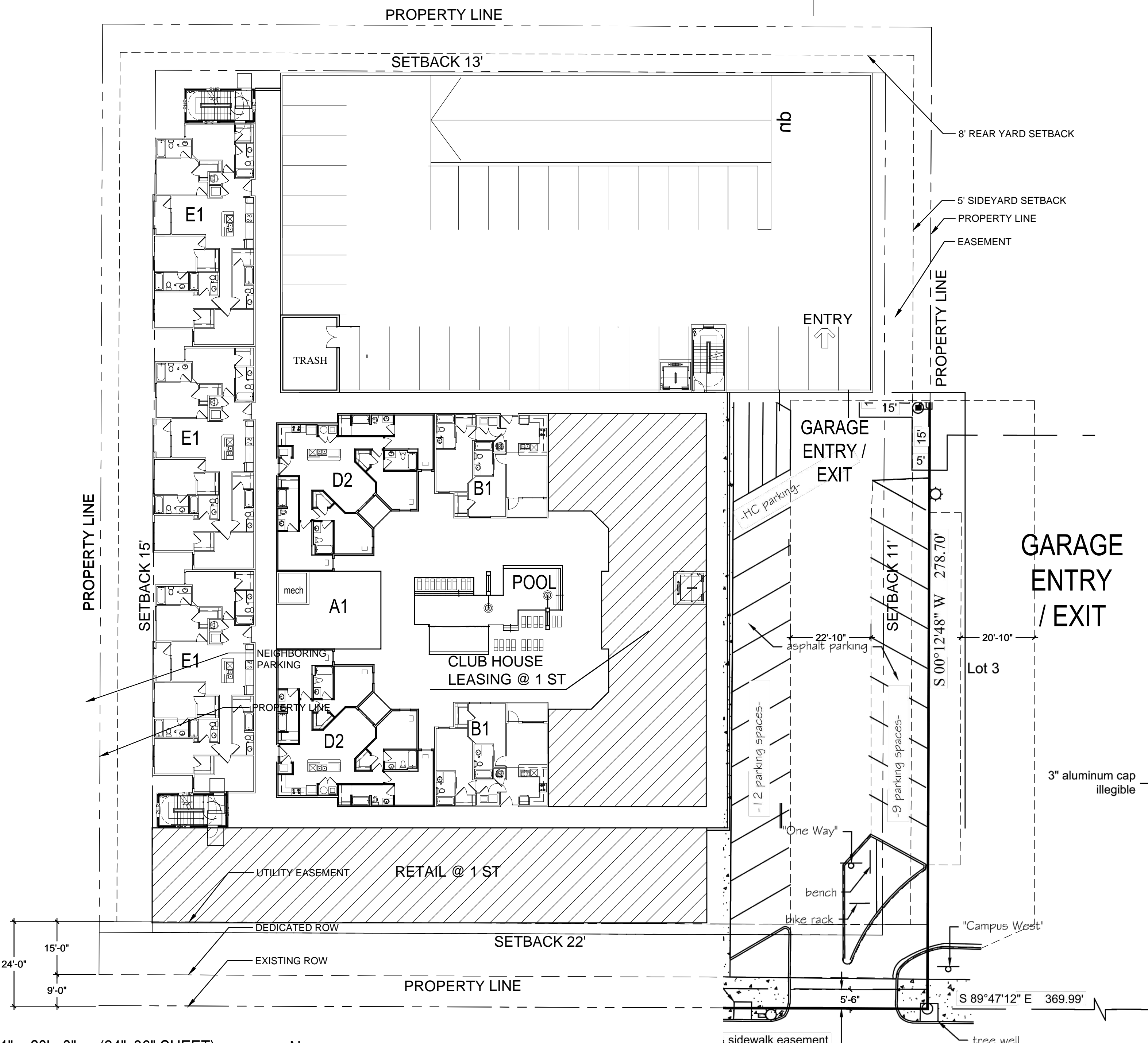
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UNIT TABULATION - 5-STORY BUILDING								
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	567	9	9	11%	5,103	11%	
B1	2br/2ba	853	14	28	18%	11,942	18%	
C1	3br/3ba	1,153	4	12	5%	4,612	5%	
D1	4br/4ba	1,422	12	48	15%	17,064	48%	
D2	4br/4ba	1,474	18	72	23%	26,532		
D2 ALT	4br/4ba	1,507	8	32	10%	12,056	19%	
E1	5br/5ba	1,677	15	75	19%	25,155		
<b>TOTALS</b>			<b>80</b>	<b>276</b>	<b>100%</b>	<b>102,464</b>	<b>100%</b>	

**UNIT AVERAGE NET SF :** 1,281

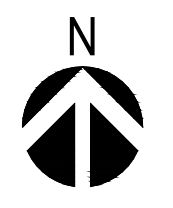
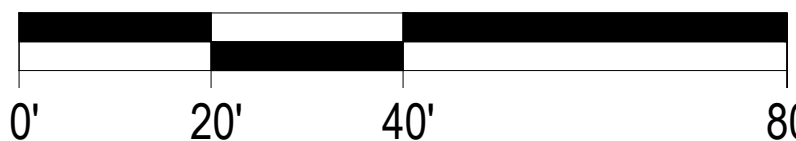
\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

**PROJECT DATA**

UNIT AVERAGE NET SF :	1,281	S.F.
<b>PARKING:</b>		
GARAGE PARKING	180	SPACES
SURFACE PARKING	12	SPACES
TOTAL PARKING	192	SPACES
	2.4	SPACES/UNIT



SCALE: 1" = 20' - 0" (24"x36" SHEET)

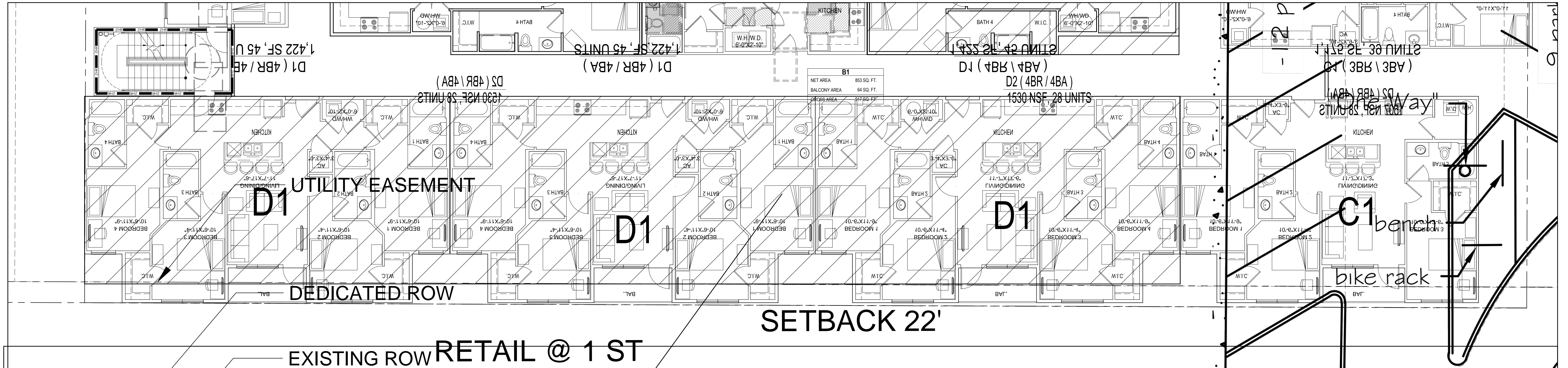


FIRST FLOOR

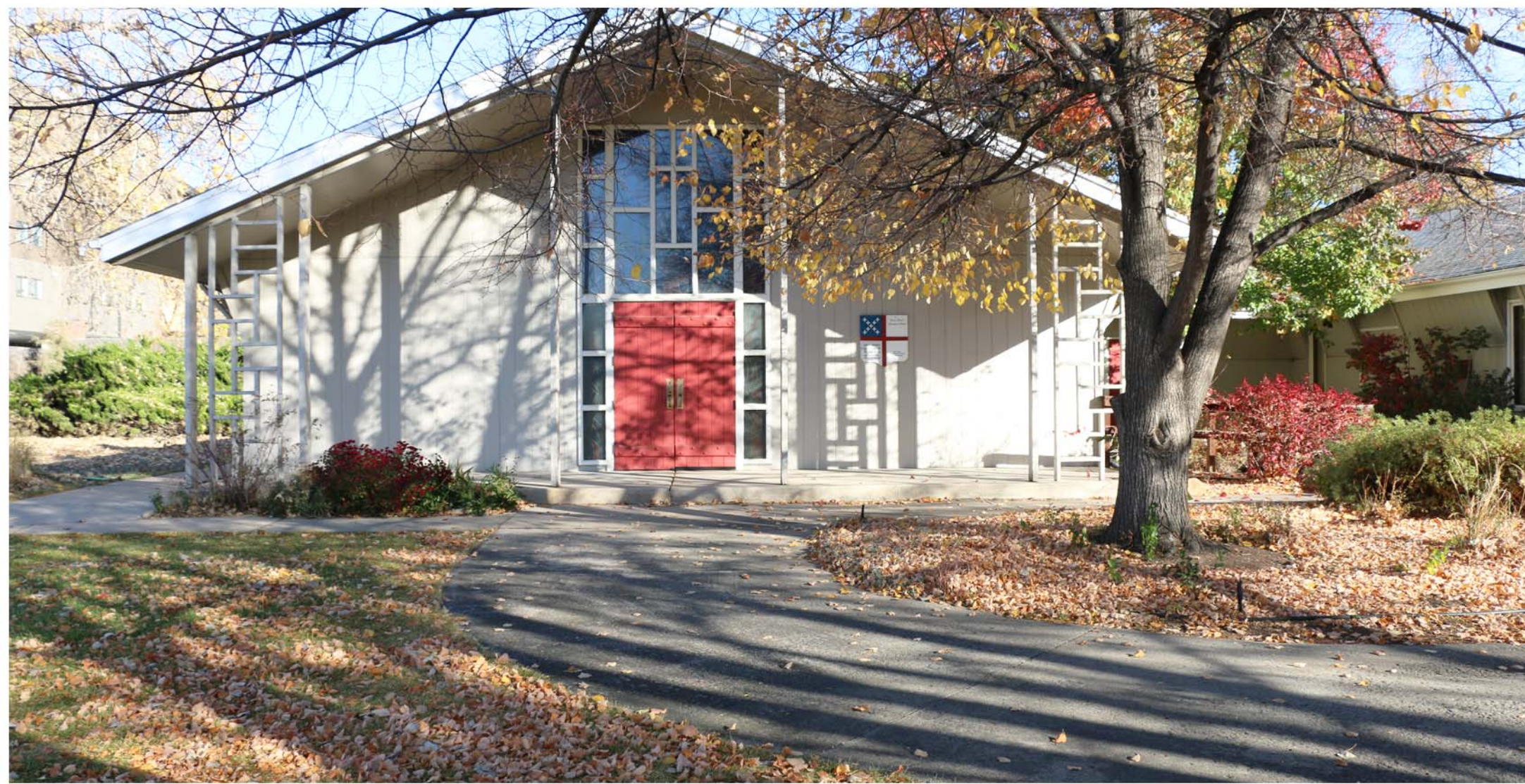
2 ND- 5 TH FLOOR

A201

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A401



MAIN BUILDING- SOUTH SIDE (FRONT)



MAIN BUILDING- SOUTH SIDE (FRONT)



MAIN BUILDING- WEST SIDE



MAIN BUILDING- NORTH SIDE (BACK)



MAIN BUILDING- EAST SIDE



SOUTH SIDE OF MAIN BUILDING & NORTH SIDE OF ACCESSORY BUILDING



ACCESSORY BUILDING- EAST SIDE



ACCESSORY BUILDING- SOUTH (FRONT)



ACCESSORY BUILDING- WEST SIDE