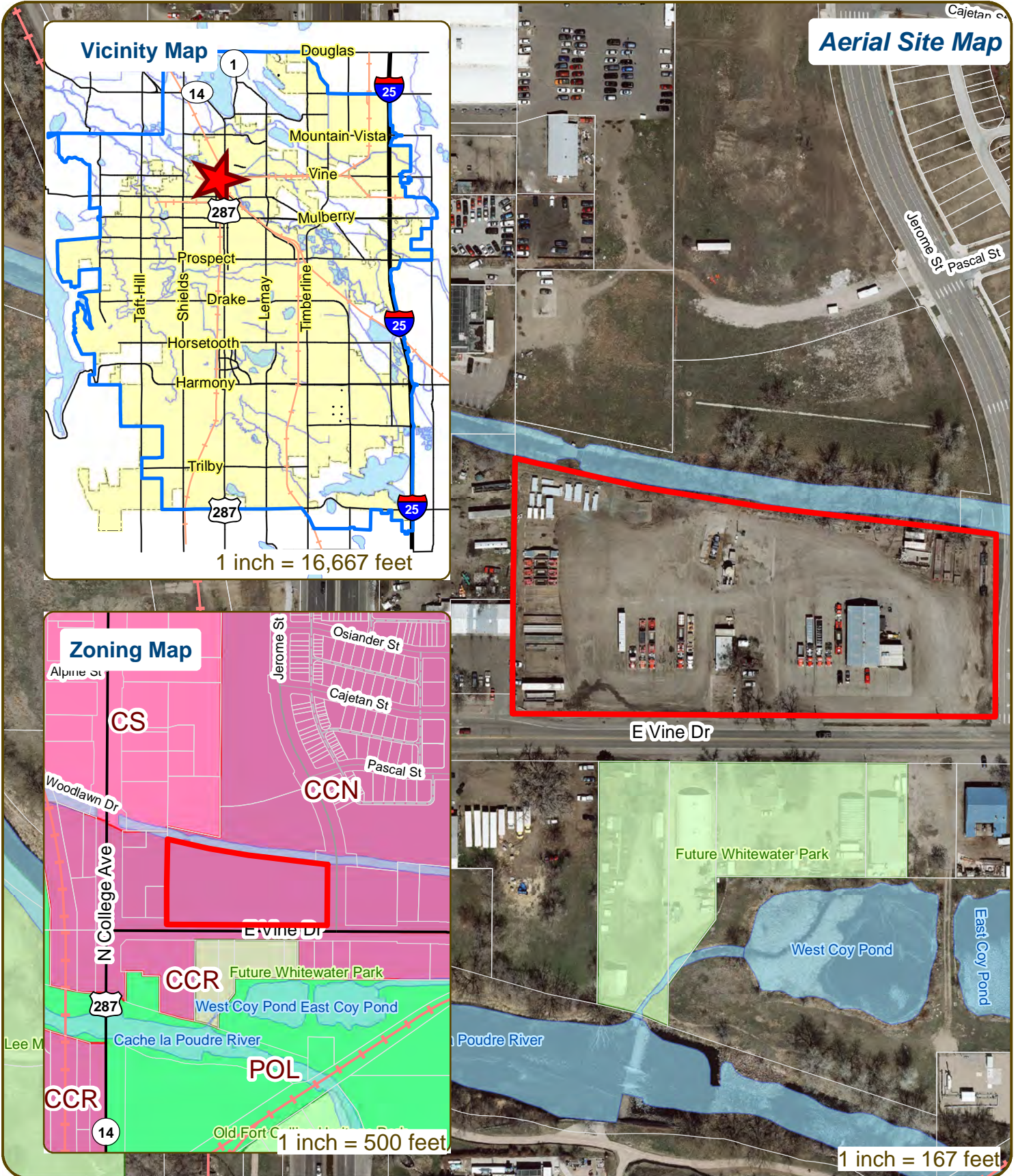


202 E Vine Dr Office Building



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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 _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

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

Project Name _____ 202 E Vine Dr

Project Address (parcel # if no address) _____ 202 E Vine Dr Fort Collins, CO 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____
Sam Gerry (Development Partner)

Business Name (if applicable) _____ The Neenan Company

Applicant Mailing Address _____ 3325 S Timberline Dr. Fort Collins, CO 80525

Phone Number _____ 970-493-8747 E-mail Address _____ sam.garry@neenan.com

Basic Description of Proposal (a detailed narrative is also required) _____ 50,000 SF Class A office building

Zoning _____ CCN Proposed Use _____ Office and small scope R&D Existing Use _____ Trucking/transport company

Total Building Square Footage _____ 80,000 S.F. Number of Stories _____ 4 Lot Dimensions _____ Irregular

Age of any Existing Structures _____ 1960, 1967

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 _____ 130,000-150,000 sf (3-3.5 ac) assuming pavement is used for parking lots 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

Project Name: 202 West Vine

Project Address (parcel # if no address): 202 W Vine Dr., Fort Collins, CO 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc): Sam Garry
(Development partner)

Business Name (if applicable): The Neenan Company

Applicant Mailing Address: 3325 S. Timberline Dr., Fort Collins, CO 80525

Phone Number: 970.493.8747

E-mail Address: sam.garry@neenan.com

Basic Description of Proposal (a detailed narrative is also required): 50,000 SF Class A office building

Zoning: CCN Community Commercial North College

Proposed Use: Office and small scope R&D

Existing Use: Trucking/transport company

Total Building Square Footage: Approx. 80,000 SF in Phase 1, with a *potential* 50,000 SF Phase 2 to the west

S.F. Number of Stories: Four

Lot Dimensions: The lot is an irregular quadrilateral – W boundary: 320', N boundary: 605', E boundary: 230', S boundary: 600'.

Age of any Existing Structures: Two garages, one built in 1960, the other in 1967

Increase in Impervious Area in S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site): 130,000-150,000 SF (3-3.5 AC) assuming pavement is used for parking lots. Pervious parking systems are also being considered, which would decrease this total significantly.

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?

The proposed project is a 3 to 4 story, 80,000 SF office building. The intent is to locate the building towards the southwest corner of the lot, with parking on the north and south sides of the proposed building. There would be a potential future expansion towards the west to expand towards College Avenue.

(b) What improvements and uses currently exist on the site?

The current 4-acre site is home to a trucking company. The majority of the acreage on the site is currently being used for truck storage and loading. There are currently two small buildings on the site being used for storage and as service garages. The first is a 3,740 SF metal frame building built in 1960, which also houses the company office. The second is an 800 SF masonry block building built in 1967. All existing buildings, improvements, and uses would be eliminated with this development.

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

The current site has one main means of ingress/egress off Vine Drive just west of Jerome St. Currently all parking is on-site. Since this section of Vine Drive is not heavily trafficked, few

circulation conflicts exist. An additional curb will be requested on Vine Drive to accommodate circulation out of the proposed parking lot requirements.

(d) Describe site design and architecture.

Although the design is still in its conceptual phases, the intent is to create a contemporary, environmentally conscious design. The architecture will draw its cues from the neighbor to the east, Innosphere, and south, CSU Powerhouse. The site will interface with the proposed site work being proposed for the City of Fort Collins Kayak Park. The building will be pushed towards the southwestern corner of the site, with circulation and parking on the north and south portions of the site.

(e) How is your proposal compatible with the surrounding area?

The 202 property is located just north of the CSU Powerhouse and west of Innosphere. Both buildings are primarily Class A office, with an innovative, environmentally conscious feel, and are intertwined with Fort Collins' innovation economy and the downtown Innovation Zone. The intent for this building would be to emulate the building type and use of these adjacent properties.

(f) Is water detention provided? If so, where? (show on site plan)

Water detention will not be required. 'Beat-the-peak' methods will be implemented.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

The site presently sheet flows off site, southeast onto Vine Drive. The proposed development will flow the site drainage southeast and will be collected into a subsurface system under Vine Drive. No detention requirement is anticipated at this time. A 'beat-the peak' approach will be used for release strategies.

(h) What is being proposed to treat run-off?

Run-off will be treated through on site filtration methods such as on grade and building rain garden features. Pervious paving systems will also be considered.

(i) How does the proposal impact natural features?

There are not significant natural features that will be affected by this development since the existing use has utilized the complete site leaving no on-site features.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

Existing structures do not have fire sprinklers. New structures will be sprinkled in accordance with building codes.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

The property is currently encumbered by regulations regarding the Poudre River flood plain. We anticipate a favorable change in the property's encumbrance associated with the City's planned construction on the College Avenue crossing and whitewater park. These floodplain encumbrances and the anticipated changes affect the property and the feasibility of the project directly.

(l) Have you previously submitted an application?

No

(m) What specific questions, if any, do you want addressed?

- Existing utilities located in Vine Drive.
- 'Beating the Peak' methodology due to the proximity of the Poudre River.
- City's acceptance of siphon as designed and constructed at Innosphere.
- Including an outfall through the Whitewater Park prior to construction.
- Using a parking surfacing to incorporate LID (i.e. True Grid, Grass Crete, NDS EZRoll, etc.)
- Improvements to Vine Drive.
- Compensation to the APF issue at Vine Avenue and Lemay Avenue. I think you are well out of that area, and I think you can prove that your impact is nonexistent through a TIS Report, but worth asking now and worth getting a Traffic Engineer on board to confirm that assumption.
- Ensure City water and sewer service has capacity to handle your development and that there will be no off-site improvements required for development.

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

Photographs of Existing Structures

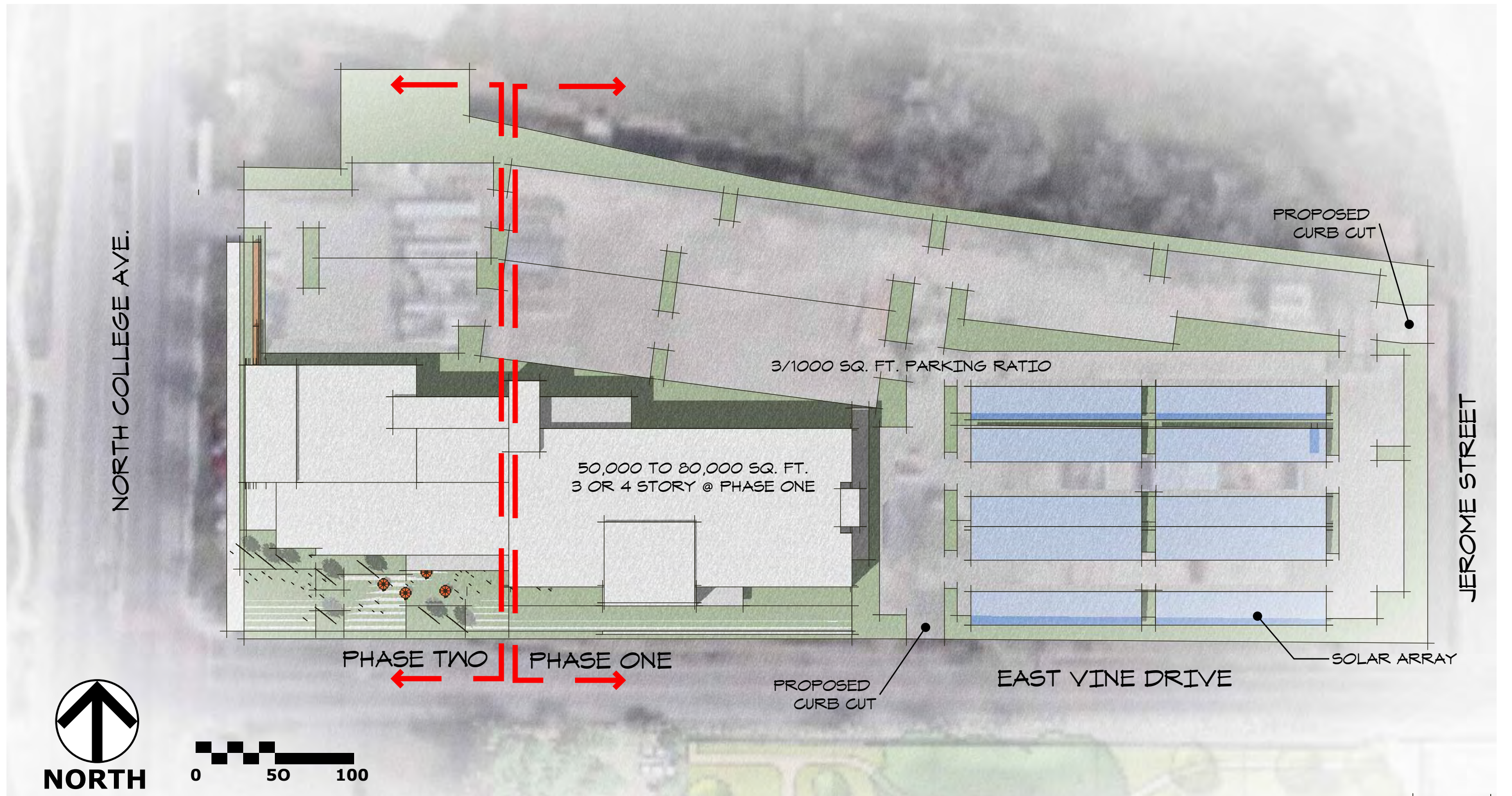
1. Garage #1 – Metal frame, 3,740 SF, built 1960 and improved in 2000





2. Garage #2 – Masonry block, 800 SF, built 1967







INNOVATION CAMPUS

80,000 SQ. FT. @ PHASE ONE
50,000 SQ. FT. @ PHASE TWO

3/1000 SQ. FT. PARKING RATIO



INNOVATION CAMPUS
80,000 SQ. FT. @ PHASE ONE
50,000 SQ. FT. @ PHASE TWO
3/1000 SQ. FT. PARKING RATIO

KAYAK PARK

PEDESTRIAN BRIDGE

POWERHOUSE
ENERGY
CAMPUS

THE POUDBRE RIVER

INNOSPHERE

NORTH COLLEGE AVE. (US 287)

JEROME STREET

VINE DRIVE



INNOVATION CAMPUS

80,000 SQ. FT. @ PHASE ONE
50,000 SQ. FT. @ PHASE TWO

3/1000 SQ. FT. PARKING RATIO



INNOVATION CAMPUS

80,000 SQ. FT. @ PHASE ONE
50,000 SQ. FT. @ PHASE TWO

3/1000 SQ. FT. PARKING RATIO

INNOSPHERE

PHASE TWO

PHASE ONE

NORTH COLLEGE AVE. (US 287)

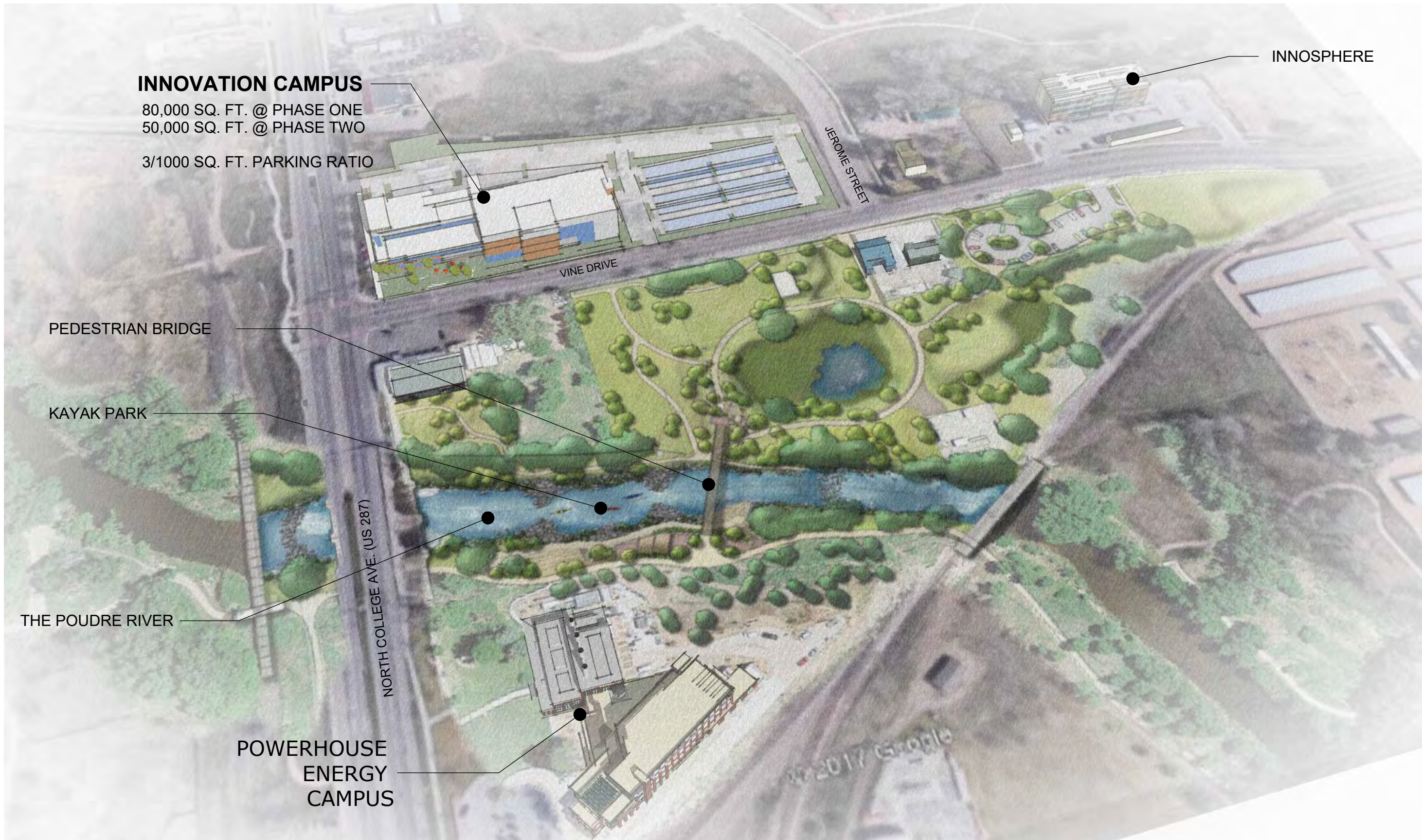
JEROME STREET

SOLAR ARRAY /
CAR PARK SHADING

VINE DRIVE

ENTRY PLAZA

NEW CITY PARK



INNOVATION CAMPUS

80,000 SQ. FT. @ PHASE ONE
50,000 SQ. FT. @ PHASE TWO

3/1000 SQ. FT. PARKING RATIO

INNOSPHERE

PEDESTRIAN BRIDGE

KAYAK PARK

THE POUDBRE RIVER

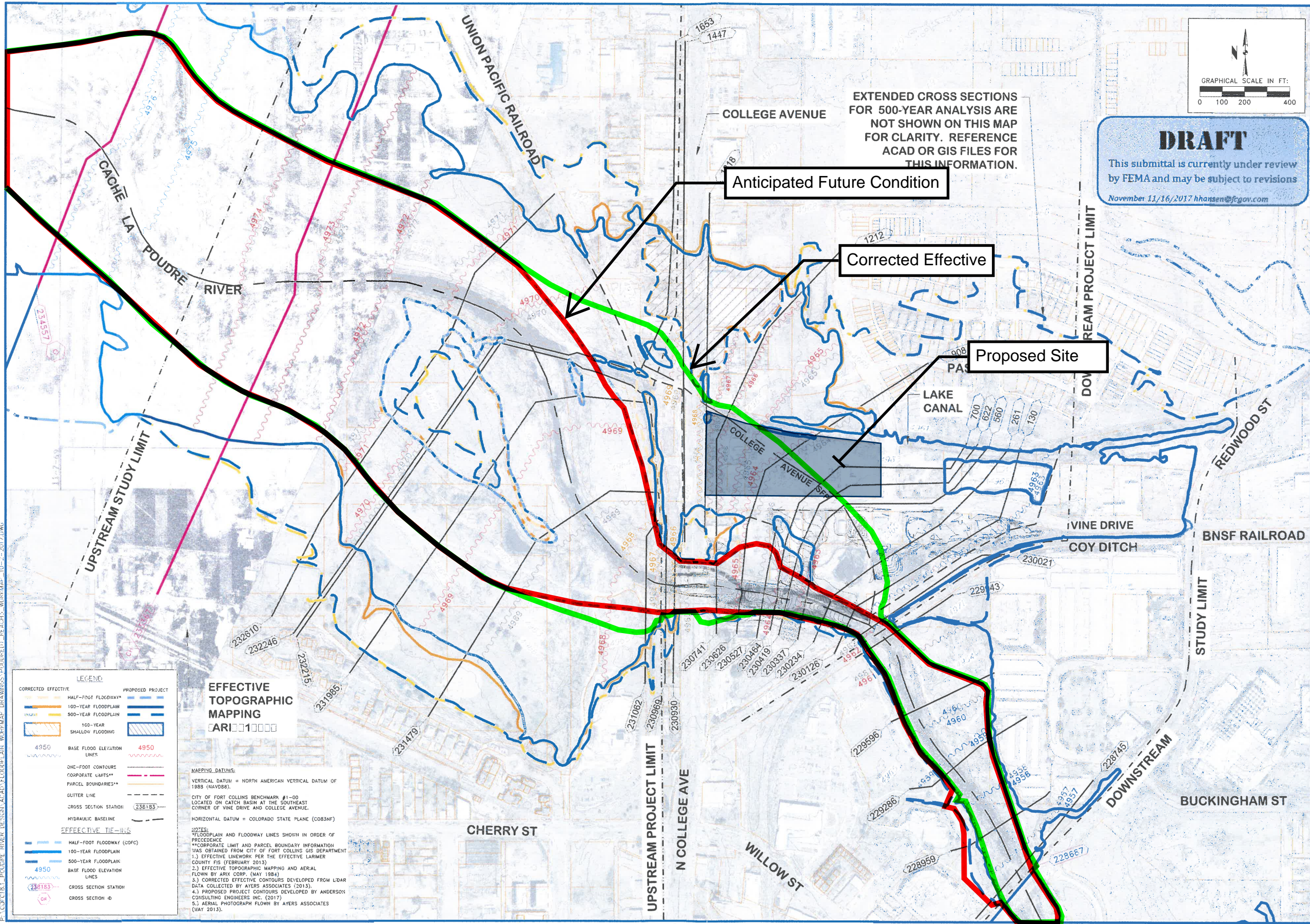
NORTH COLLEGE AVE. (US 287)

POWERHOUSE
ENERGY
CAMPUS

JEROME STREET

VINE DRIVE

© 2017 Google



LEGEND

	CORRECTED EFFECTIVE		PROPOSED PROJECT
	HALF-FOOT FLOODWAY*		100-YEAR FLOODPLAIN
	100-YEAR FLOODPLAIN		500-YEAR FLOODPLAIN
	100-YEAR SHALLOW FLOODING		
	4950 BASE FLOOD ELEVATION LINES		4950 ONE-FOOT CONTOURS
	CORPORATE LIMITS**		PARCEL BOUNDARIES**
	GUTTER LINE		CROSS SECTION STATION
	HYDRAULIC BASELINE		CROSS SECTION ID
	EFFECTIVE TIE-INS		
	HALF-FOOT FLOODWAY (CDFC)		
	100-YEAR FLOODPLAIN		
	500-YEAR FLOODPLAIN		
	4950 BASE FLOOD ELEVATION LINES		
	CROSS SECTION STATION		
	CROSS SECTION ID		

EFFECTIVE TOPOGRAPHIC MAPPING

ARI0010000

MAPPING DATUMS:
 VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 HORIZONTAL DATUM = COLORADO STATE PLANE (COBSNF)

NOTES:
 *FLOODPLAIN AND FLOODWAY LINES SHOWN IN ORDER OF PRECEDENCE
 **CORPORATE LIMIT AND PARCEL BOUNDARY INFORMATION WAS OBTAINED FROM CITY OF FORT COLLINS GIS DEPARTMENT
 1.) EFFECTIVE LINEWORK PER THE EFFECTIVE LARIMER COUNTY FIS (FEBRUARY 2013)
 2.) EFFECTIVE TOPOGRAPHIC MAPPING AND AERIAL FLOW BY AYERS ASSOCIATES (MAY 2004)
 3.) CORRECTED EFFECTIVE CONTOURS DEVELOPED FROM LIDAR DATA COLLECTED BY AYERS ASSOCIATES (2013)
 4.) PROPOSED PROJECT CONTOURS DEVELOPED BY ANDERSON CONSULTING ENGINEERS INC. (2017)
 5.) AERIAL PHOTOGRAPH FLOW BY AYERS ASSOCIATES (MAY 2013).

GRAPHICAL SCALE IN FT:
 0 100 200 400

DRAFT
 This submittal is currently under review by FEMA and may be subject to revisions
 November 11/16/2017 hhansen@fcgov.com

EXTENDED CROSS SECTIONS FOR 500-YEAR ANALYSIS ARE NOT SHOWN ON THIS MAP FOR CLARITY. REFERENCE ACAD OR GIS FILES FOR THIS INFORMATION.

Anticipated Future Condition

Corrected Effective

Proposed Site

ANDERSON CONSULTING ENGINEERS, INC.
 Civil - Water Resources - Environmental
 135 East Horsetooth Road, Suite 400, Fort Collins, CO 80525
 Phone: 970-226-4120 Fax: 970-226-4121
 www.andersonce.com

PROPOSED PROJECT FLOODPLAIN AND FLOODWAY WORKMAP

CITY OF FORT COLLINS
 POUDBRE RIVER
 WHITEWATER PARK
 PROJECT

DRAWN BY:	CWK
DESIGNED BY:	BAS/CWK
CHECKED BY:	BAS
PROJECT NUMBER:	COFC18.01
DATE:	9/29/2017
SHEET:	