



Development Review Guide – STEP 2 of 8
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.

PDR 150015

Section to be filled out by City Staff
Date of Meeting 8-12-15 Project Planner Clark Mapes
Submittal Date 7-29-15 Fee Paid (\$500)

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

Project Name 320 Maple Mixed Use

Project Address (parcel # if no address) 320 Maple

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

Business Name (if applicable) Development Company LLC

Applicant Mailing Address 605 S. College Ave. , Suite 100, Fort Collins, CO 80524

Phone Number 970-219-1493 **E-mail Address** alex@schumanco.com

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning Downtown **Proposed Use** Office/For Sale Condos **Existing Use** Light Industrial/Vacant

Total Building Square Footage 47,000 **S.F. Number of Stories** 3 **Lot Dimensions** 143 x 187

Age of any Existing Structures House - 1910, Commercial Bldgs.: 1924, 1944

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)

320 Maple Mixed Use PDR Narrative

Fort Collins, CO

Project # 1525

July 28, 2015

(a) What are you proposing/use?

A 47,00 S.F., 3-story, mixed used project with 30 for-sale condo residential units and 2 commercial/retail units. The residential units are a mix of 1-bedroom, 2-bedroom and 2 bedroom plus den units, with a total of 48 bedrooms. The main level has a 4,800 S.F., a 1,250 S.F., and a 1,115 S.F. commercial or retail tenant spaces and 47 surface parking spaces fully covered by 2-stories above.

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

There is a vacant, 1-story light industrial building with several additions and a 1-story single family residence on the north side of the property.

This development will replace the previously approved Solar Village proposal. It is assumed that the single family house that was a part of the 320 Maple plat was found to be not eligible for landmark designation.

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

Vehicular access to the site is provided from Maple St. to the alley at the eastern edge of the site, from which two points of access are provided to podium/covered parking. No access is proposed along Maple or Meldrum in order to preserve on street parking along these streets. Parking is enclosed and will not be visible from Maple or Meldrum streets.

Pedestrian access is provided at the building corner from a corner plaza at Maple and Meldrum streets, for access to commercial space, and to a lobby entry along Maple St. and an entry along Meldrum St.

(d) Describe site design and architecture.

As a mixed use project, the site design is intended to provide seating and outdoor space at the corner entry which anchors the building siting at Maple St. and Meldrum St. Edges along these street frontages are anchored through streetscape materials that complement the proposed transparent ground floor here. 10' sidewalks are proposed along the commercial frontages, with planter pots and benches that provide pedestrian scale and amenities. A dense canopy tree lawn is proposed except at the corner of Maple and Meldrum Streets where a large pedestrian plaza is proposed. Columnar evergreen trees are proposed along the north edge of the site in conjunction with a vine covered fence as a buffer between the adjacent residential use here.

The architecture is defined by the mixed-use project programming. The building is set within several feet to the property line to define an appealing urban building edge and streetscape, similar to the Cherry Street Lofts development on the same block. The main level will have large expanses of glazing to promote transparency and activity at the pedestrian level with the use of high quality and permanent building materials, such as stone or brick masonry and roof awnings and or sunscreens above. The upper levels of condo units have deep recessed balconies which provide both semi-private outdoor spaces for the residences and some fenestration with figure/ground and solid/void relationships creating texture and relief.

All parking is covered by the units above and is screened from the public view. The semi-private interior courtyard atop the parking podium provides a the interior facings condo units with open view to east and through a

transparent lobby/lounge spaces to the west. These units will face the corridor-side of the Maple facing units which is intended to be a living wall concept with vines and other foliage to create an appealing feature for this side of the courtyard while providing additional privacy for these interior units.

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

This 3-story, mixed use project is right in line with the Downtown zoning district and the proposed new Downtown Plan's North Mason District. The project offers an activated and transparent ground floor that relates to the existing office building directly to the east, and the main level retail and commercial tenants of Cherry Street Lofts to the north. The two upper levels of residential condo units help establish a connection to the single family residences to the west and directly to the north. This block between Howes and Meldrum is in a very transitional zone between Downtown and the Westside neighborhoods. This project promotes a well integrated conversion between these two different zone districts. In addition, with the adopted Civic Center master plan directly to the south, this project will help to respond to the proposed parking structure and retail/office buildings across the street at the southeast corner of Maple and Meldrum.

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

The hope is to limit the increase in impervious area to less than 5,000 sq.ft., thereby negating the need for on-site quantity detention.

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

The majority of the site currently sheet flows to the east towards the alley before draining south into Maple Street. The alley and Maple Street will continue to receive the majority of developed runoff from the site. Meldrum Street may receive runoff roughly commensurate to the area that presently drains to the public right-of-way.

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

Movable planter boxes will be utilized to treat stormwater runoff for water quality and to satisfy the LID requirements. The planter boxes will be located between the right-of-way and the building along Meldrum and Maple Streets, as well as within the second floor courtyard. Roof water will be routed through the planter boxes via downspouts to be filtered and slowly released back into the public storm drainage system. See illustrative sketch submitted with PDR Site Plan.

(i) How does the proposal impact natural features?

There are 4-5 existing trees in the north portion of the site that will be removed and mitigated for on-site to the extent possible. All trees within the Right – of – Way will be preserved. No other natural features exist on site.

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

No. The proposed building will require a NFPA 13 fire sprinkler system.

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

The site is impacted by the City-regulatory Old Town Floodplain. This affects the elevations and construction requirements for first floor. All residential dwelling units will be located at the second story and above.

(l) Have you previously submitted an application?

The Solar Village development plan was previously approved and recorded for this site in 2007.

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

The project proposes a modification to setback standards along Maple and Meldrum streets due to the sites highly constrained urban infill context. A 6' setback from the ROW is proposed along Meldrum St. and a 4' setback is proposed along Maple St. The 6' setback along Meldrum is consistent with the Cherry Street Lofts project on Cherry and Meldrum, which is a similar mixed-use type project. As an evolving mixed-use area in Downtown, this setback is consistent with urban conditions throughout Downtown.

The most recent Civic Center master plan also depicts a future parking structure at the southeast corner of Maple and Meldrum streets with a minimum proposed setback on both Maple and Meldrum. Contextually, the proposed setbacks will create a strong relationship with this adjacent use as well.

In addition, a 4' setback from the alley ROW is proposed in order to accommodate vehicular and covered bike parking effectively.



VIEW FROM PROJECT SITE ACROSS INTERSECTION OF MAPLE AND MELDRUM



CHERRY STREET LOFTS STREETScape AT THE INTERSECTION OF CHERRY AND MELDRUM



VIEW OF PROJECT SITE FROM INTERSECTION OF MAPLE AND N. HOWES STREETS



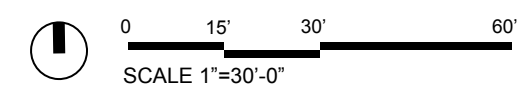
VIEW FROM PROJECT SITE LOOKING NORTH TOWARD CHERRY STREET

CONTEXT PHOTOS



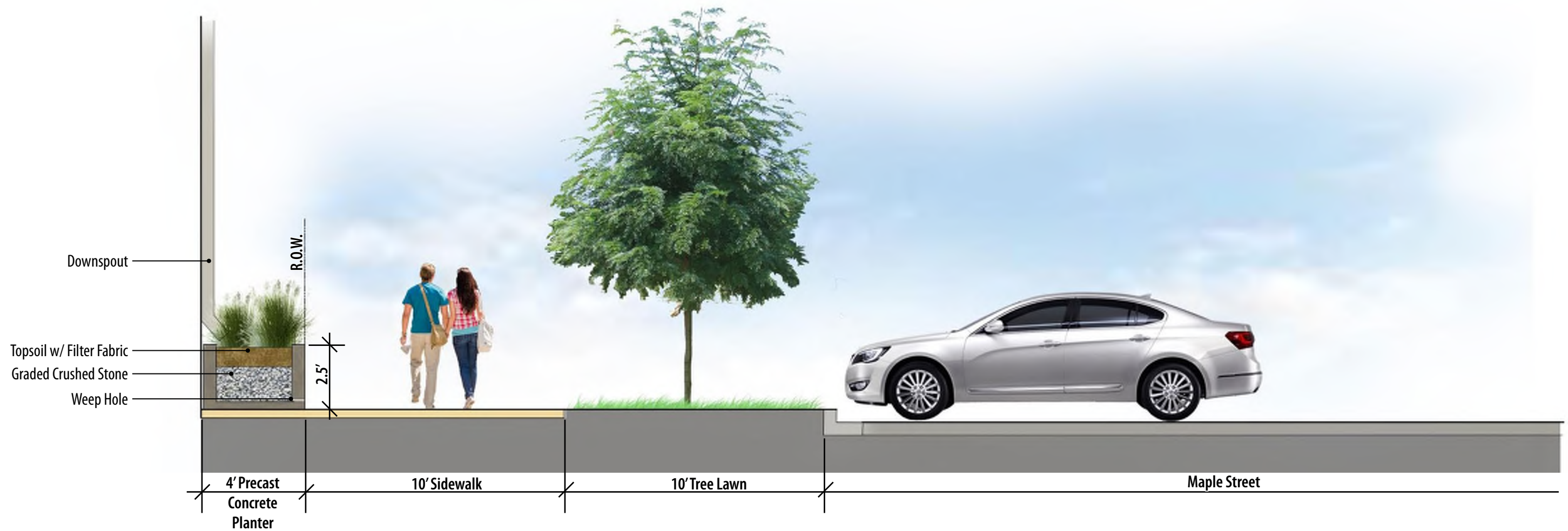
LAND USE

Site Area	28,350 sf / .65 ac
Total Units	30
Total Beds	48
Bike Spaces Required	48 spaces
Bike Spaces Provided	54 spaces (83% covered)
Parking Required (TOD)	34 spaces
Parking Required (STD)	57.5 spaces
47 total parking spaces provided including (2) handicap spaces	
.979 Parking spaces per bed parking ratio	



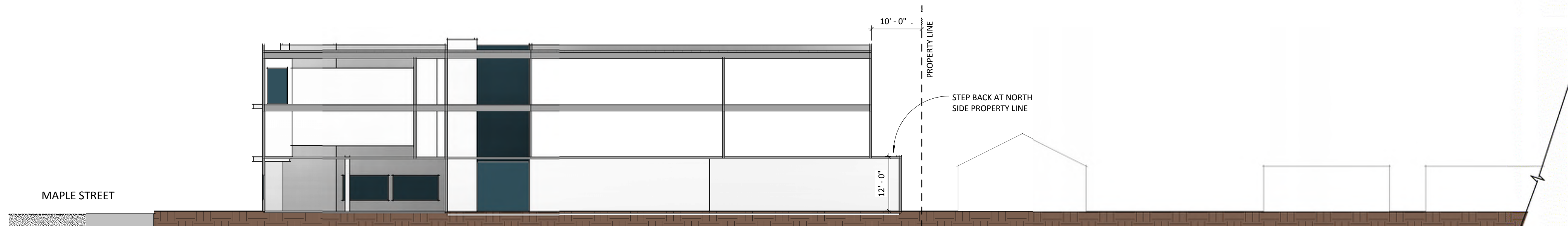
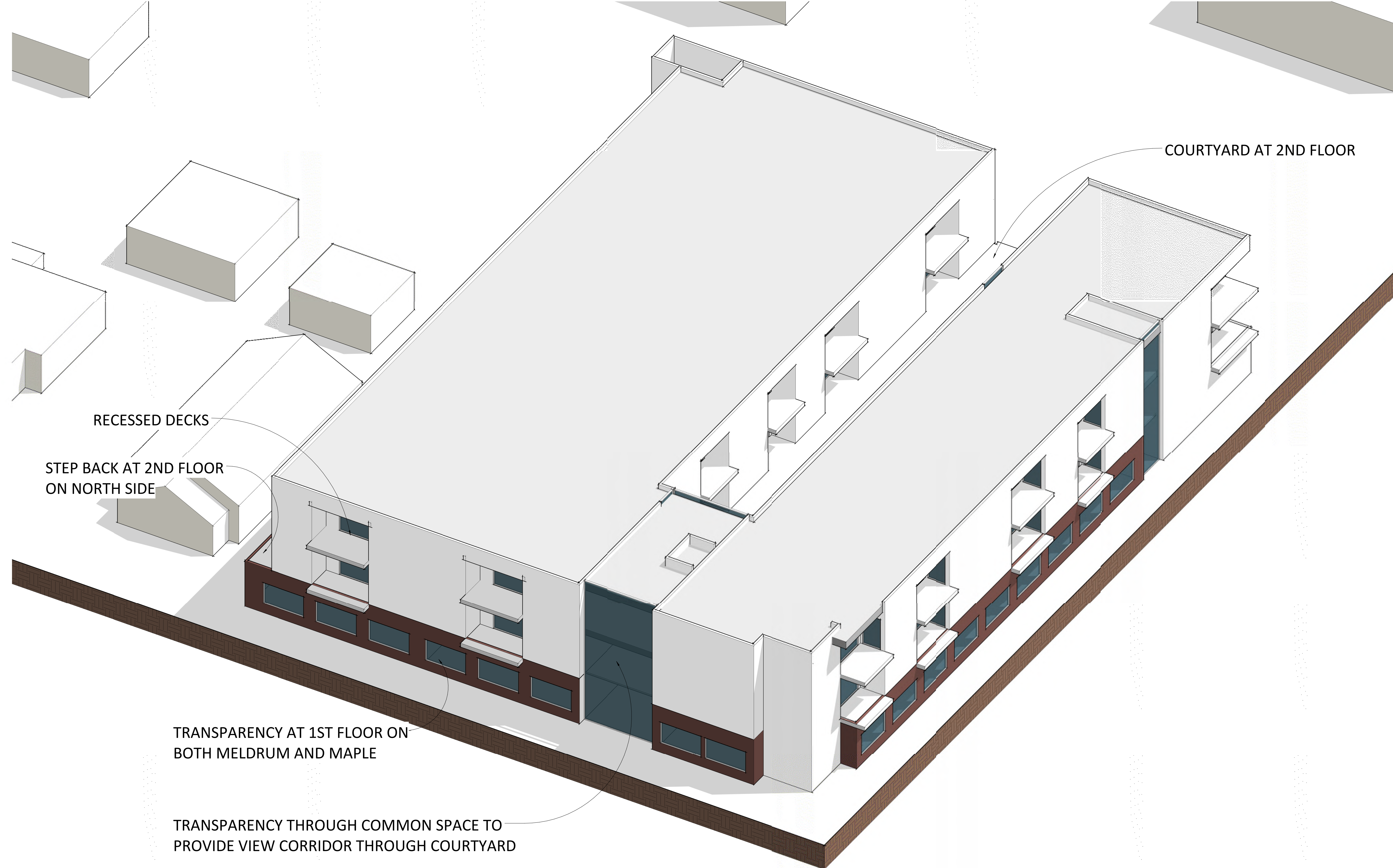
320 Maple Street

Site Plan



320 Maple Street

Section A'-A': Water Quality Planter



Massing Section
SCALE: 1/16" = 1'-0"

MASSING







PERSPECTIVE