



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 _____

Project Address (parcel # if no address) _____

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

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ E-mail Address _____

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

Zoning _____ Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

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)



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

821 West Lake Street
Project Narrative:

The site is adjacent to the CSU campus and the proposed development is high-quality apartment community designed for a predominantly student population. A total of approximately 100 units and 200 cars will be included in the development.

The site design places the active spaces on Lake Street, parking to the rear of the site and residential apartments around a generous landscaped courtyard and outdoor amenity center. Pedestrian circulation is convenient with the main building entry located on the Lake Street façade leading directly to a well-appointed lobby and community facilities. Private, direct-access apartment entries will be provided to the first floor apartments that front Lake Street to provide an engaging pedestrian-scale façade.

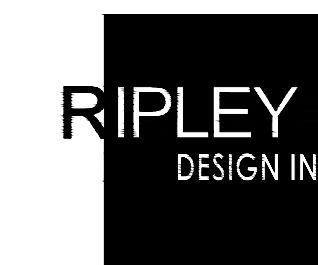
The vehicular circulation is minimized and will enter from Lake Street along the east property line and provide access to the under-building parking. The majority of the parking will be located underground with the balance of the parking located under the building on the first floor level and screened from view with architectural and landscape elements. The impacts of the cars and parking on the surrounding properties are minimized.

An intensively designed hardscape and landscape environment is planned for the Lake Street frontage and courtyard space. The landscaped courtyard will provide a social gathering space for the residents and include an outdoor cooking station, fire pit, pool and hot-tubs and seating for casual dining and conversation.

The site drainage patterns that exist now will be maintained with storm water generally flowing to Lake Street. Storm water from the new development will be collected and detained at the rear of the site, treated and released as required by ordinance to the Lake Street right-of-way.

The building is designed using a craftsman-style architecture that is chosen for compatibility with the adjacent CSU campus and as suggested in the Neighborhood Plan. A locally sourced stone veneer and wood and steel trim details will be used in combination with a synthetic stucco and fiber-cement siding for an attractive and durable exterior. Using the Craftsman styling, the five-story building will have articulated facades and step-downs to mitigate the size of the building and to provide a transition to the adjoining neighbors.

FORT COLLINS, CO
PREPARED BY:



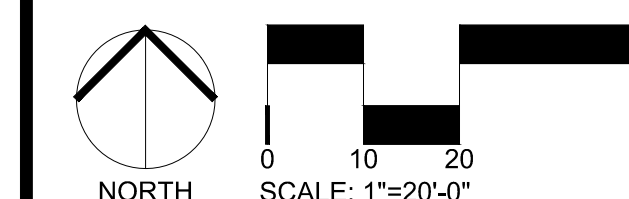
■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Project Manager
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

BUSINESS NAME
Contact Person
1234 Anywhere St.
Fort Collins, CO 80521
p. 012.345.6789



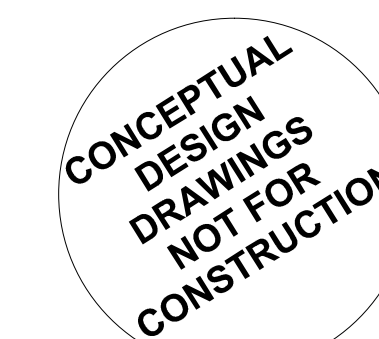
ORIGINAL SIZE 24x36

ISSUED		
No.	DESCRIPTION	DATE
01	PDR	11/25/2015

REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN

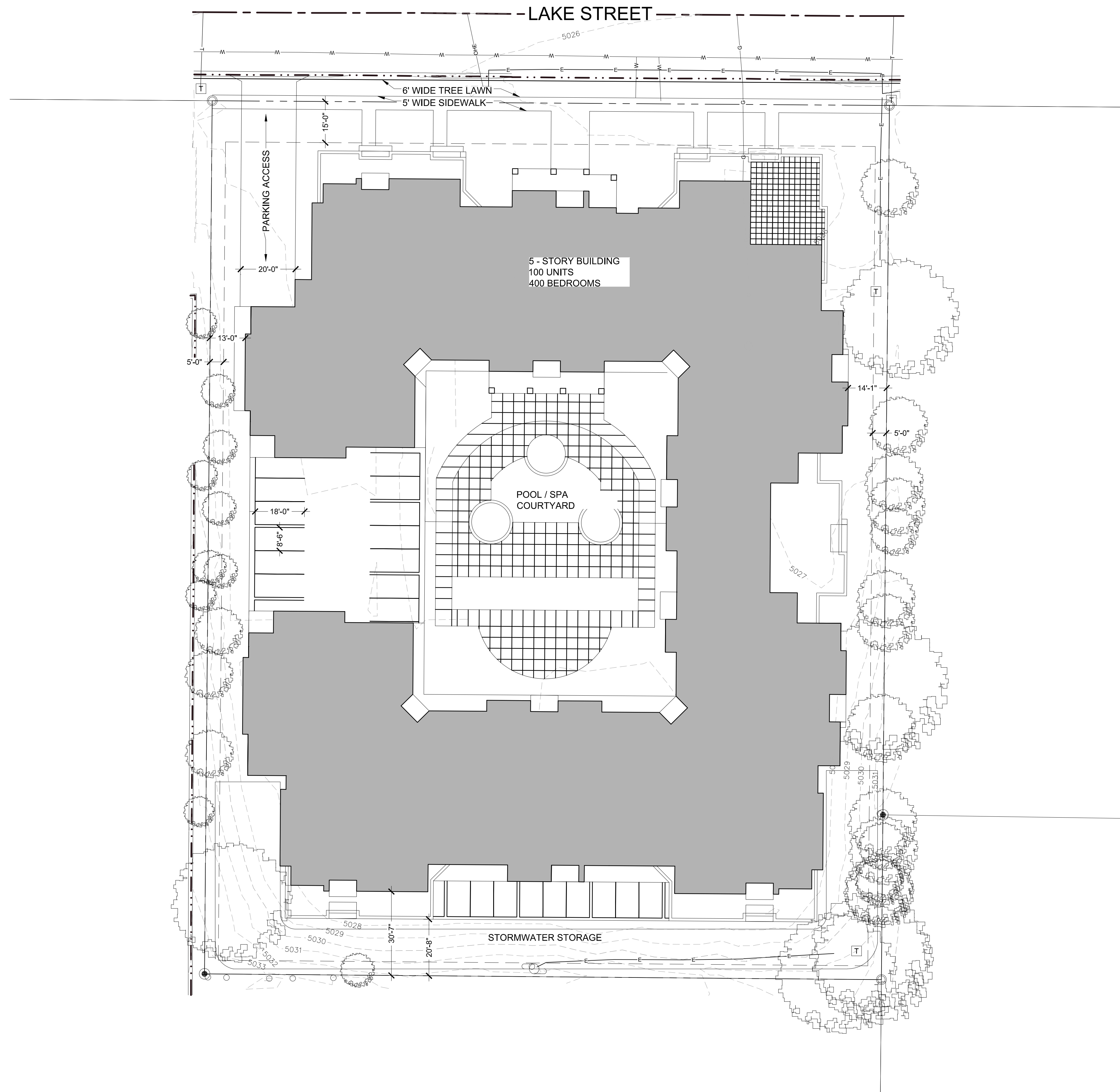
SEAL:



PROJECT No.: R15-076
DRAWN BY: SV
REVIEWED BY: XX

DRAWING NUMBER:

PDR-1

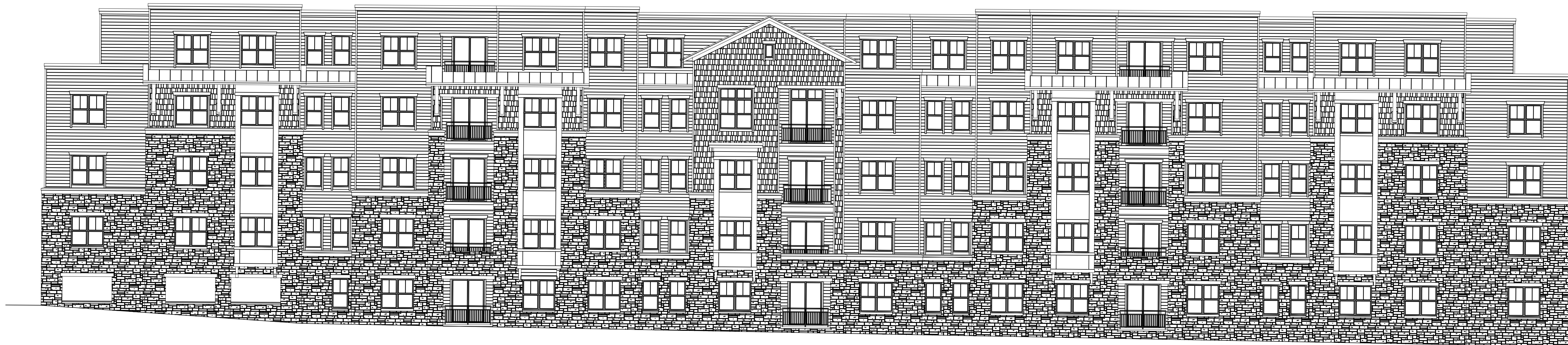




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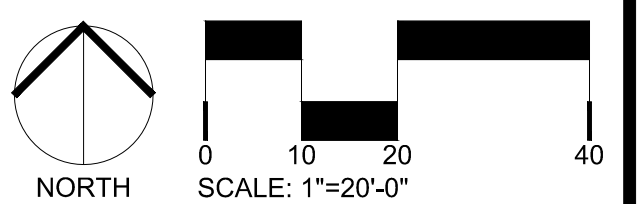
OWNER
BUSINESS NAME
Contact Person
1234 Anywhere St.
Fort Collins, CO 80521
p. 012.345.6789



WEST ELEVATION



NORTH ELEVATION



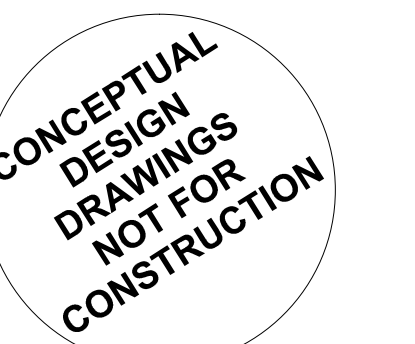
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PDR	11/25/2015

REVISIONS		
No.	DESCRIPTION	DATE

ELEVATIONS

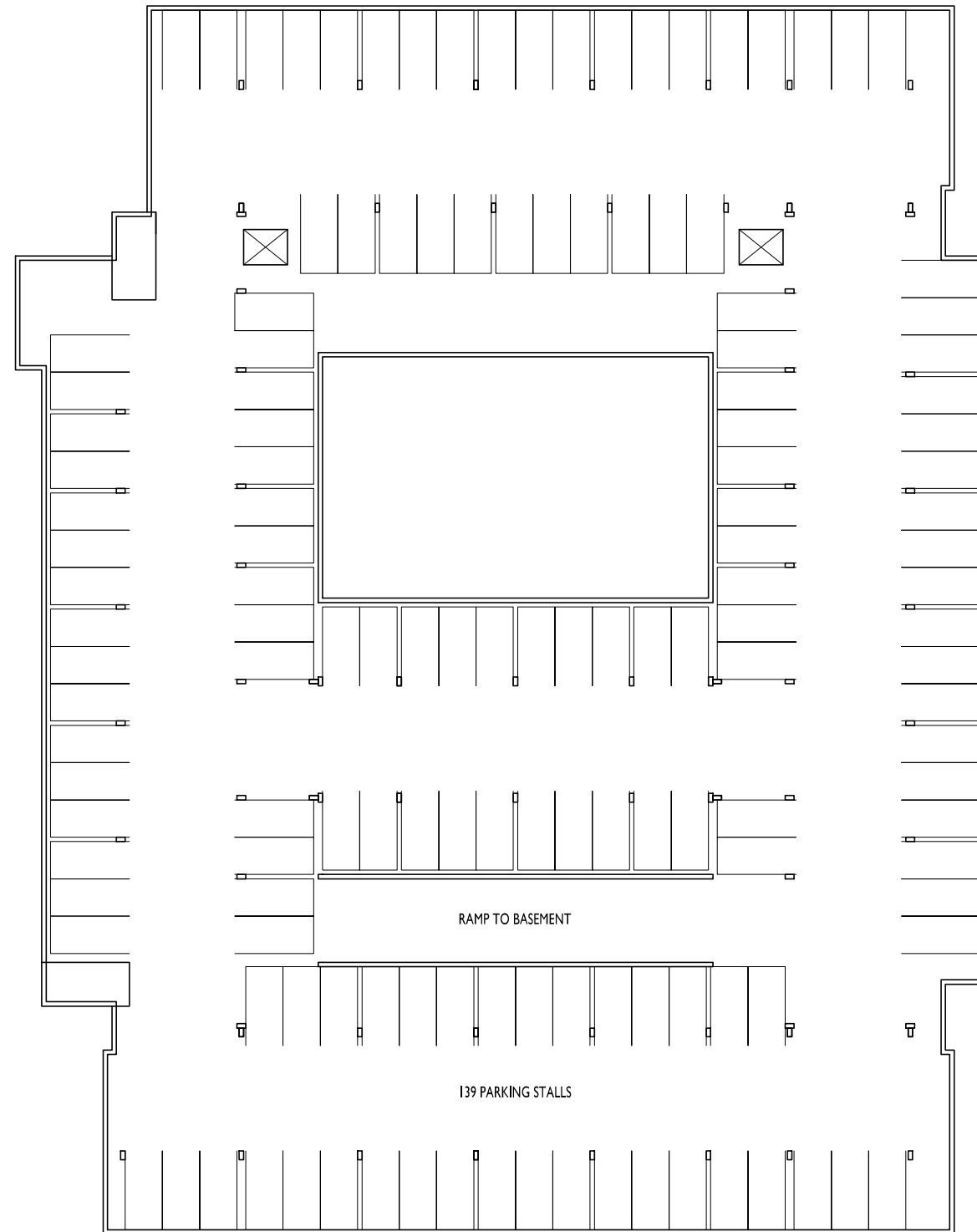
SEAL:



PROJECT No.:	R15-076
DRAWN BY:	SV
REVIEWED BY:	XX

DRAWING NUMBER:

PDR-2



ISSUED
 Submittal - Nov. 24, 2015

PROJECT TITLE
 821 Lake Street

Fort Collins, CO
 SHEET TITLE
 Basement Floor
 Plan

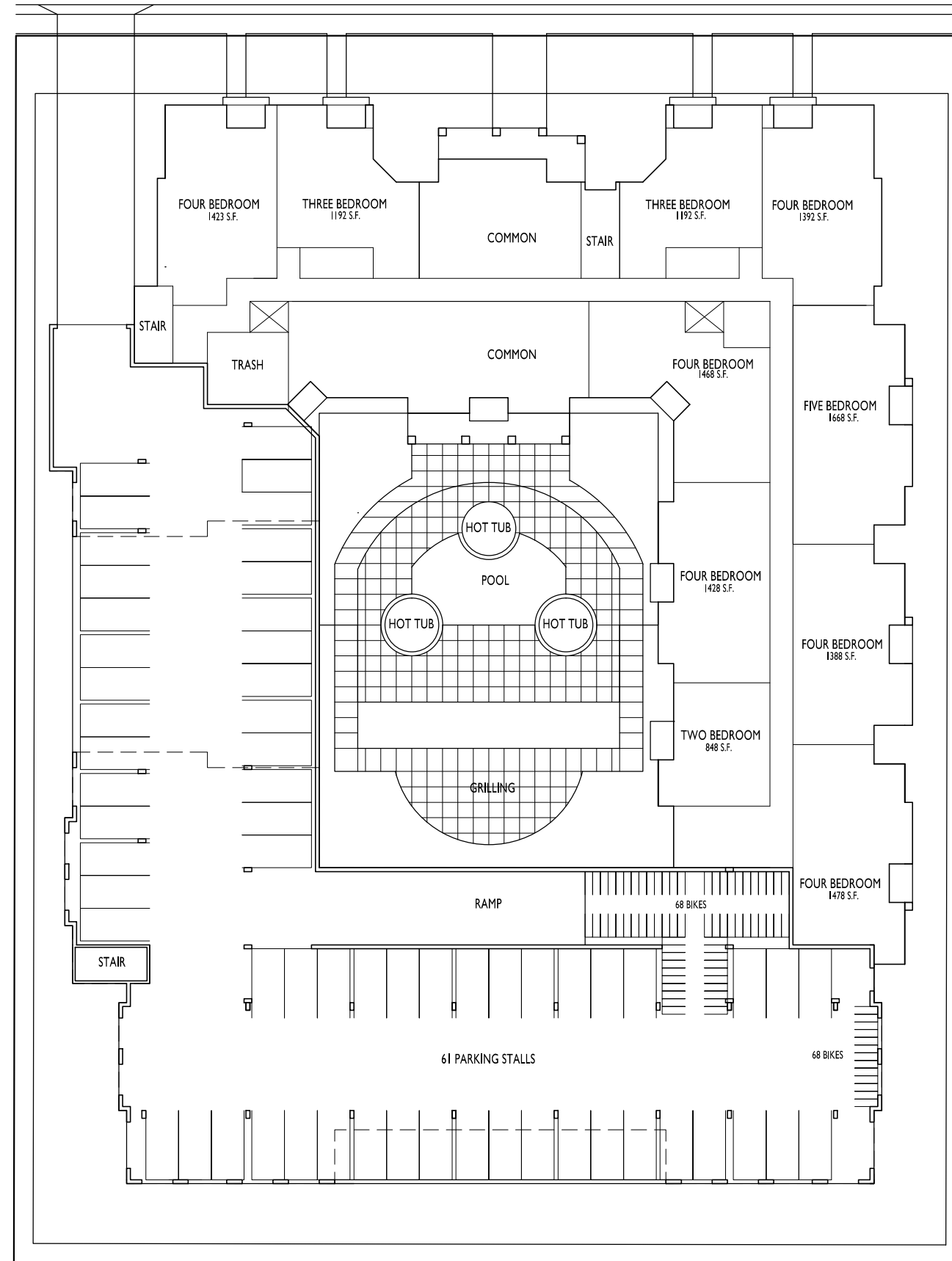
SHEET NUMBER

A-1.0

PROJECT NO.
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1 BASEMENT FLOOR PLAN
 A-1.0 1/16"=1'-0"





ISSUED
 Submittal - Nov. 24, 2015

PROJECT TITLE
821 Lake Street

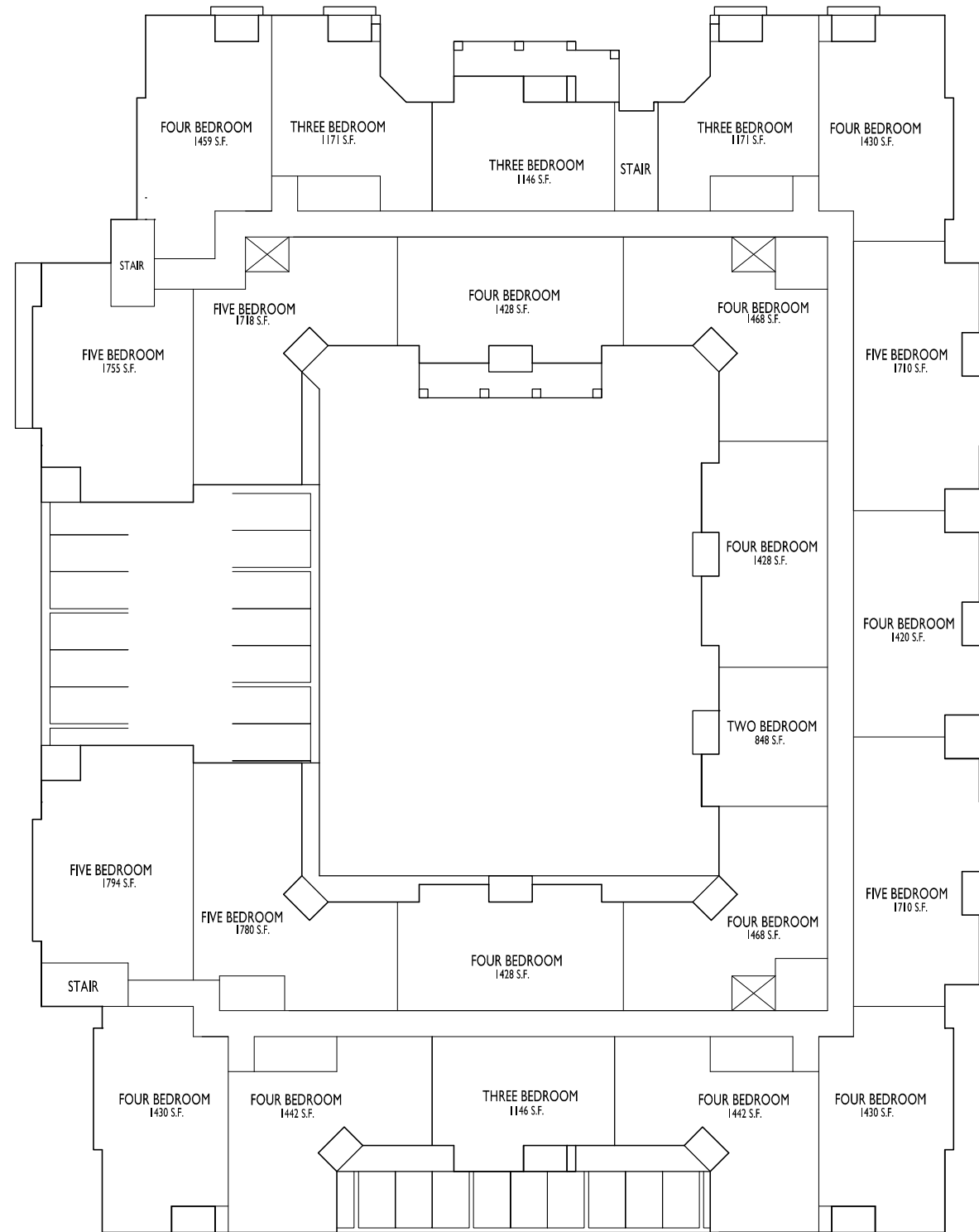
Fort Collins, CO
 SHEET TITLE
First Floor Plan

Option - IA
 SHEET NUMBER

1 FIRST FLOOR PLAN
 A-1.1 1/16"=1'-0"



A-1.1



1
A-1.2
SECOND - FOURTH FLOOR PLAN
1/8"=1'-0"

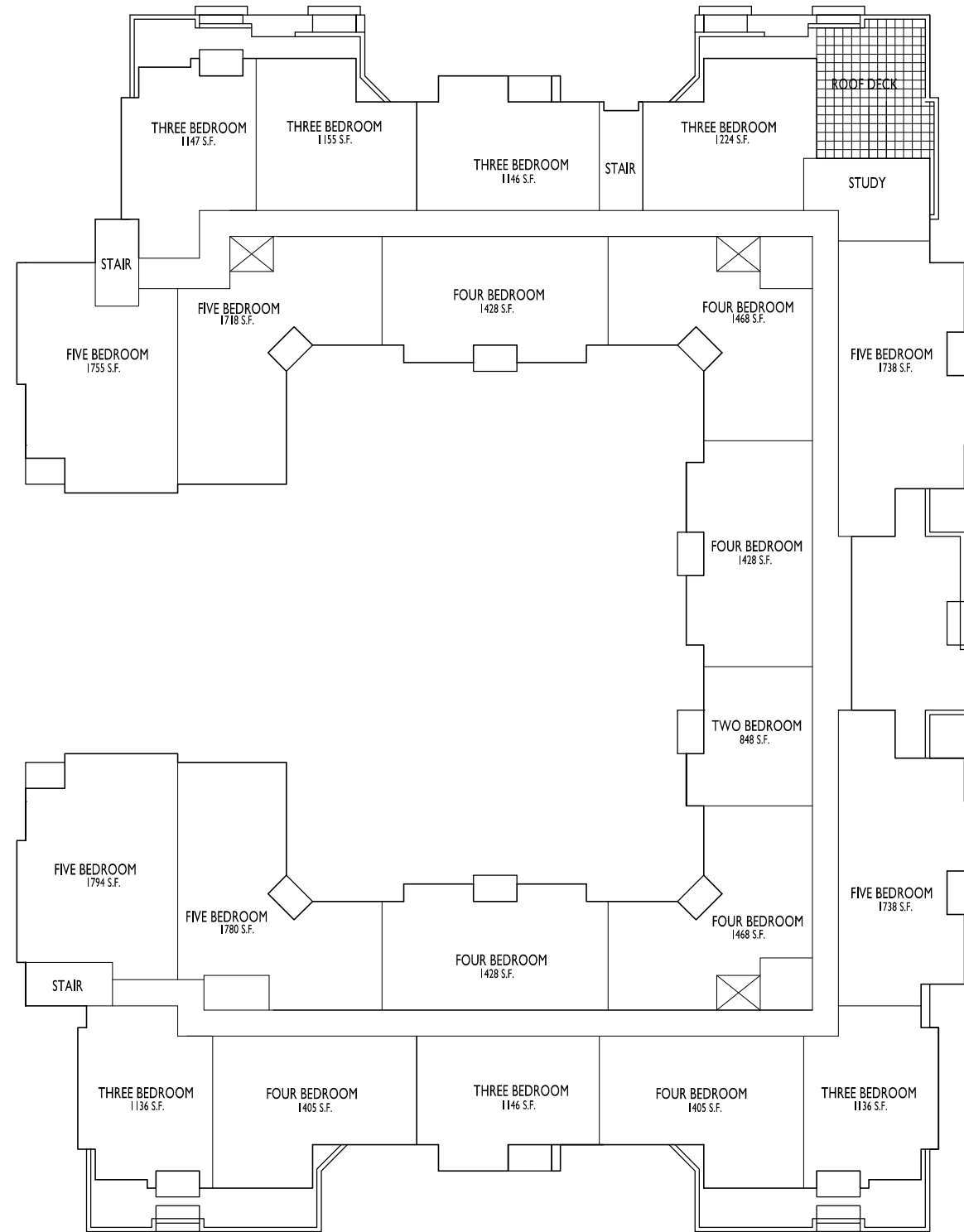
ISSUED
Submittal - Nov. 24, 2015

PROJECT TITLE
821 Lake Street

Fort Collins, CO
SHEET TITLE
Second - Fourth
Floor Plan

Option - IA
SHEET NUMBER

A-1.2



ISSUED
 Submittal - Nov. 24, 2015

PROJECT TITLE
821 Lake Street

Fort Collins, CO
 SHEET TITLE
Fifth Floor Plan

Option - IA
 SHEET NUMBER

A-1.3

PROJECT NO.
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1 FIFTH FLOOR PLAN
 A-1.3 1/8"=1'-0" 



LAKE STREET ELEVATION

Lake Street Elevation
Fort Collins, CO
November 24, 2015

