



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.

Section to be filled out by City Staff			
Date of Meeting	<u>May 4</u>	Project Planner	Ted Shepard
Submittal Date	<u>April 20</u>	Fee Paid (\$500)	X

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

Project Name: **Kmart Redevelopment**

Project Address(parcel # if no address) Northwest corner of S. College Ave. & W. Drake St., Parcel #9723410002

Contact Name(s) and Role(s) Please identify whether Consultant or Owner, etc) Consultant: Galloway & Company, Inc., Tasha Bolivar

Business Name (if applicable) Galloway & Company, Inc.

Applicant Mailing Address 3760 E. 15th Street, Loveland, CO 80538

Phone Number (303) 770-8884 E-mail Address tashabolivar@gallowayus.com

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

See Attached Project Narrative

ZoningGeneral Commercial District **Proposed Use**Commercial/Retail **Existing Use**Commercial/Retail

Total Building Square Footage 135,000 S.F. Number of Stories 1 Lot Dimensions 800' x 680'

Age of any Existing Structures9 years

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 0 S.F. (Anticipate a reduction in imperviousness)

(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

April 20, 2016

City of Fort Collins
Community Development & Neighborhood Services
281 N. College Avenue
Fort Collins, CO 80524

Re: Preliminary Design Review Narrative – Proposed Kmart Redevelopment at South College Avenue & West Drake Street

To whom it may concern,

The purpose of this narrative is to provide general information regarding a proposed commercial development at the northwest corner of South College Avenue and West Drake Street on behalf of the property owner. Currently, the site is occupied by an existing K-Mart retail store and two small retail pads along College Avenue. The proposed development for the site includes the demolition of the K-Mart building and constructing a new King Soopers Marketplace grocery store in its place. The existing 5,500 sf retail building, located in the southwest corner of the site adjacent to College Avenue, is proposed to remain. The vacant former Radio Shack building in the northeast corner of the site, adjacent to College Avenue, would be demolished and replaced with a new 7,200 sf retail building. The existing and proposed uses are consistent with the existing retail building and uses on the property and the adjacent neighboring parcels of the land along College Avenue.

Vehicular access to the site will utilize existing driveways from both South College Avenue and Drake Street. There is one additional proposed right-in/right-out driveway from College Avenue, at the north of the parcel. The existing parking lot for the site will be reconfigured and resurfaced as part of the proposed development.

Pedestrian corridors will be designed to promote multi-modal circulation through and across the site, by providing internal circulation options in both a north-south and east-west directional patterns. These pedestrian corridors will help to tie into the existing store fronts of the existing shopping center to the north, connectivity from the mixed-use retail to College Avenue, and inviting MAX BRT station users into the site, immediately adjacent to southwest corner of the site, supporting transit-oriented development ideals. A small plaza and community area has been proposed near the southeast corner of the King Soopers, near the crossroads of the primary east-west and north-south pedestrian corridors through the site. An emphasis will be put on creating an active storefront experience through the use of patio areas, landscaping and pedestrian friendly areas to enliven the customer and pedestrian experience.

Landscaping and architecture for the site will follow the guidelines set forth in the Midtown Plan for this area, focusing on complementary designs and materials that will help to establish cohesiveness with the existing architecture. The site will feature a pedestrian plaza area adjacent to the southeast corner of the King Soopers store. Landscaping will be designed throughout the site through the combination of living materials and attractive hardscape areas that will help to activate the customer and pedestrian experience. Existing trees will be evaluated and preserved saved where possible within the existing parking lot areas. There are no other natural features within the site.

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No onsite water quality and detention is proposed for this project. The site will utilize the existing storm sewer system and offsite water quality and detention facilities. Opportunities for Low Impact Development methods will be incorporated into the site. Drainage for the site will maintain their existing patterns and are proposed to drain towards the existing storm sewer system. The storm sewer system may require some adjustment due to the final site layout, and LID standards that may be incorporated into the site.

The King Soopers Marketplace building will have a fire sprinkler system incorporated into the design.

This is the first application submitted for the site by the property owner for the Kmart redevelopment.

If you have any further questions, please feel free to contact us.

Sincerely,

Galloway & Company, Inc.

Tasha Bolivar, Sr. Site Development Manager
Senior Associate
TashaBolivar@GallowayUS.com

Cc: Joel Starbuck, King Soopers
Rob VanUffelen, Galloway
Carl T. Schmidlein, Galloway
Phil Dalrymple, Galloway

