

Preliminary Design Review Agenda

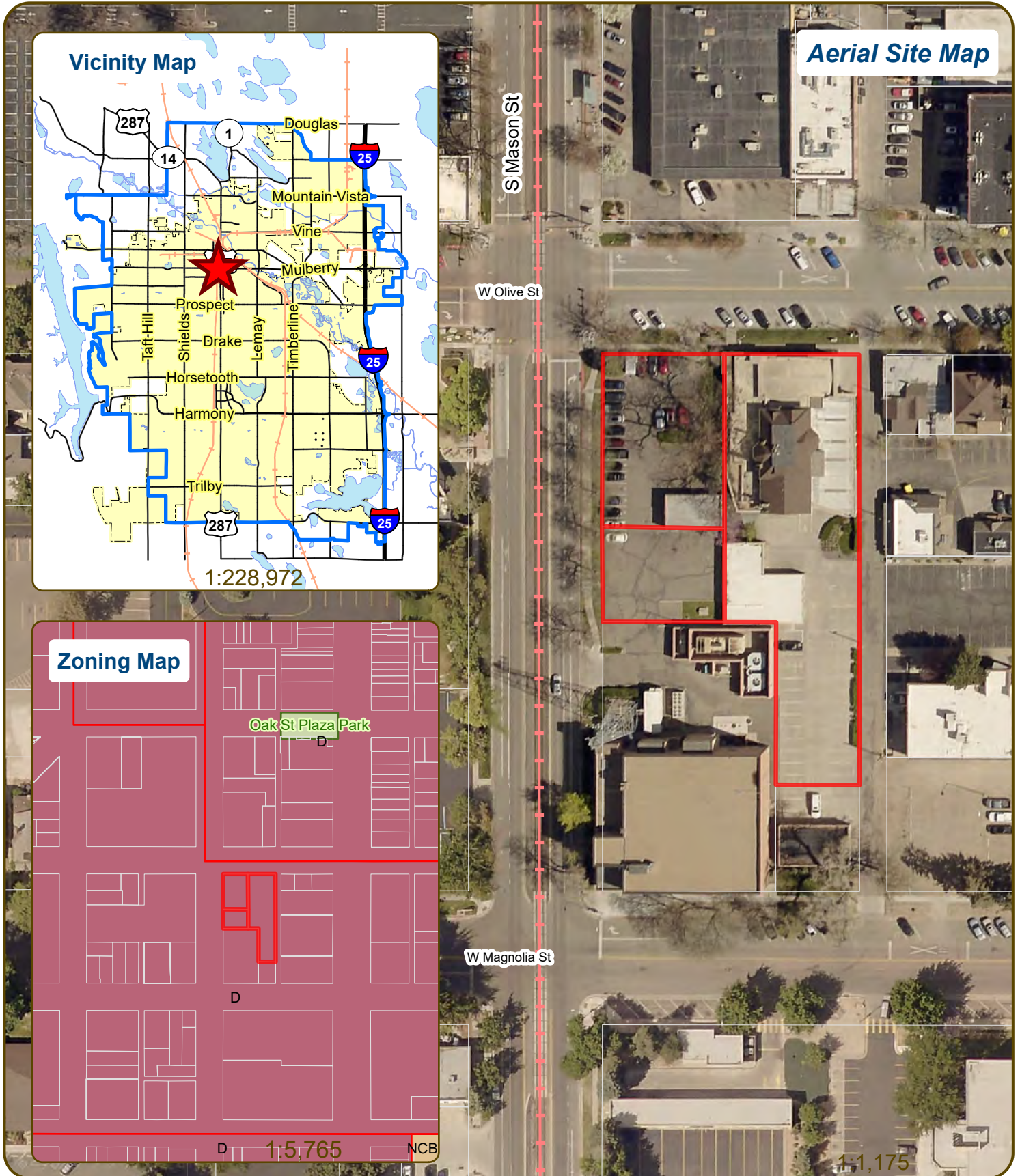
Schedule for 06/08/2022

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, June 8, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Confluent Olive & Mason Mixed Use PDR220003	Jeanne Shaffer 720-220-8396 jshaffer@confluentdev.com	This is a request to construct a 6-story mixed-use building with structured parking including 198 multi-family units at 121 W Olive St. (parcel # 9711424011, 9711424812, 9711424813). The proposal includes a single 6-story building to include commercial and residential uses on the ground floor with residential dwelling units above. With 4,300sf of retail space and 198 residential units. 178 structured parking spaces to be accessed from the alley to the east of the property. With alley access taken from W Olive St directly to the north and W Magnolia St. to the south. The site is directly south of W Olive St and directly east of S Mason St. The property is within the Downtown District (D) zone district and is part of the Canyon Avenue subdistrict, and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Clark Mapes / Arlo Schumann Engineer: TBD DC: Todd Sullivan

121 W Olive St. #9711424011, 9711424812, 9711424813 Mixed-Use / Multifamily Residential



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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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to planning@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 (\$1,000)

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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

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



City of Fort Collins
Planning Department
281 N College Ave
Fort Collins, CO

May 11, 2022

Confluent Mixed Use – Olive & Mason – Preliminary Design Review Submittal

To Whom It May Concern:

Confluent Development, LLC is pleased to submit the enclosed Preliminary Design Review Meeting information for the Confluent Mixed-Use Development at the southeast corner of Olive Street and Mason Street. This letter reviews the project site location; existing conditions; proposed uses; building and parking; design intent; and proposed access, utilities, and drainage.

Vicinity Map



Mixed Use Project Data

Location:	SE Corner Olive Street & Mason Street
Existing Land area:	+/- 0.80 acres redevelopment area
Existing/Proposed Zoning:	Downtown District
Current use:	Funeral Home, Parking, CenturyLink Facilities
Proposed Use:	Mixed Use – 198 residential units & 4,300 sf GFA retail
Building Information:	One structure, 6 stories, structured parking
Proposed Building Area:	232,000 sf (39,000 sf footprint)
Proposed parking:	178 spaces

Development Statement

Existing Conditions & Proposed Site Configuration

The approximately 0.80-acre project site will be created through land swap with CenturyLink. The entire area shown in blue and yellow below is approximately 1.15-acres developed with an existing funeral home, CenturyLink facilities, parking, and storage. The proposed land swap with CenturyLink will result in the parcel configuration shown below. The proposed mixed-use project will develop in the yellow area and CenturyLink will own and operate in the blue area. The reconfigured CenturyLink property will not be part of the development and thus no street or site improvements are proposed adjacent to that parcel. All existing onsite improvements in the yellow area will be demolished.



Proposed Project & Uses

The project will be mixed use with commercial & residential space on the ground floor and residential above. The project includes the following:

- Total building footprint of 39,000 sf and total square footage of 231,700 sf.
- Structured parking accessing off the alley
- Total number of residential units: 198
- Total square footage of retail space: 4,300 sf
- Parking spaces provided: 178
- Closed courtyard for internal use of the residents
- Public plaza amenity along Mason Street
- Parking structure fully screened by retail, public plaza, lobby for residential uses, and residential units with lofts at the ground floor.
- Site and building design will meet or exceed all Downtown District requirements. Building setbacks, build-to, and upper story setbacks and all other design standards provided per the Downtown District as shown in the attached site and building plans.

Site Circulation & Parking

The project will be accessed by the existing alley and existing streets. Parking will be internal to the structure, accessed by a single location through the alley. No access onto Mason or Olive is proposed.

Site Design and Architecture

The building is a 6-story mixed use building with Retail fronting the Olive and Mason intersection, a retail entry in the center of the site on Mason, and walk up apartment units at the south side of Mason and the east side of Olive Streets. Parking access will be from the alley with internal ramps to a basement and above grade parking levels (B1 and P2). The podium of the building will be a concrete superstructure with ~190 wood framed apartment units above (Levels 2-6). The building will be sprinklered. The building will step back 10' above Level 3 along the main street frontages. An open space amenity area will be located at the ground floor on Mason Street.

Compatibility with the Surrounding Area

The property is in the Canyon Avenue area of the Downtown District which allows for mixed use and multi-family uses up to 6 stories. The proposed development fulfills many of the design goals in the downtown area while providing for ground floor commercial, structured parking, pedestrian amenities, and housing. The high-quality building design, massing, and materials will enhance the area and create pedestrian scale features. Upper story setbacks will enhance compatibility with adjacent properties that have yet to redevelop in accordance with the Downtown District allowances. The proposed development will be similar to other multi-story, mixed use, higher density developments in the downtown area.

Impact On Natural Features

There are no onsite natural features, the property is currently developed with buildings, parking, and parking lot landscaping. Existing vegetation will be impacted, but new vegetation will be part of the design.

Unusual Factors Restricting or Affecting Proposal

The property will be created via land swap with CenturyLink. This is not anticipated to restrict development, but it is a unique factor that allows the redevelopment to occur.

Detention & Water Quality

No onsite detention will be provided due to the location of the site in Old Town. The site will drain north to the storm sewer in Olive. Water quality requirements and provisions onsite will need to be discussed during the meeting.

Floodplain

The property is within a moderate area of the city floodplain. The intent is for the proposed building to be located outside of the floodway.

Discussion Topics & Questions

We wish to discuss or obtain answers to the following entitlement topics:

1. **Downtown District, TOD, and Other Design Requirement**
 - i. Please comment on the requirement for ground floor retail space and the commercial space provided in the proposal.

- ii. Please comment on the ground floor open space requirements and pedestrian amenities required.
- iii. Please comment on the allowance for ground floor residential spaces related to the space provided.
- iv. Please comment on the screening requirements for parking structures related to the design provided.

2. Subdivision Plat

- i. What is the requirement for a subdivision plat process to combine lots (adjust lot lines) to create the two parcels?
- ii. Regarding the land swap with CenturyLink, how will development agreements work? There are no plans for site or frontage improvements in the southwest corner of the block. We expect to not be required to perform street frontage improvements to Mason and Magnolia in this area.
- iii. Our plan is to plat the half block (everything west of the alley) into 2 new lots. The north will be the only one undergoing development, the south will remain as is. Please confirm we can have the 2-lot plat and only need a PDP for the project site (north lot).

3. Access & Street Improvements

- i. Is a traffic impact study required to see how the alley and intersections at Olive and Magnolia will function?
- ii. Is the parking garage with one access point a concern? If so, can the secondary access be to Olive or Mason?
- iii. Are there any changes required to the alley?
- iv. Are there any changes required to the adjacent streets / sidewalk locations and widths? Can the attached walk on Mason remain?
- v. What is the requirement to preserve street trees or relocate other large trees on the property?

4. Drainage & Detention

- i. Is detention and water quality required? What are the specifics of this requirement?
- ii. Are there as-built drawings or a drainage report for the storm pipe in Olive?

5. Floodplain

- i. Please explain the requirements for the 100-year floodplain and impacts to the development.

6. Utilities

- i. How much utility easement / setback is needed for the streets and alley right of way to the building?
- ii. Will overhead utilities be required to be undergrounded? Location? Separation from other utilities? What is the process for getting the overhead alley utilities underground?
- iii. What is the requirement for proposed transformers?
- iv. What are the requirements relating to the sewer main in the alley?

- v. What are the water pressures in the area? We assume one more hydrant on the south side of Olive will be required – please confirm.
- vi. The water and fire line will come off Olive. Can we plan to place our meter pit in the tree lawn between the south Olive curb and sidewalk? What is the current meter size and how would that be credited to our new, bigger meter?
- vii. What are the requirements for water meter pits, and will they need to be outside of the ROW?
- viii. What are the requirements for trash, recycling?
- ix. If the commercial has a restaurant, will a grease interceptor be required outside of the ROW?

7. Entitlement Processes & Timeline

- i. Please provide a detailed outline of the required entitlement processes and their typical duration to complete.

We look forward to working with the city through this review process. If you have questions, comments or need further information, please contact me at 720-220-8396 or jshaffer@confluentdev.com.

Respectfully,

Jeanne Shaffer, AICP, PMP

Director of Land Use Entitlements

JShaffer@ConfluentDev.com

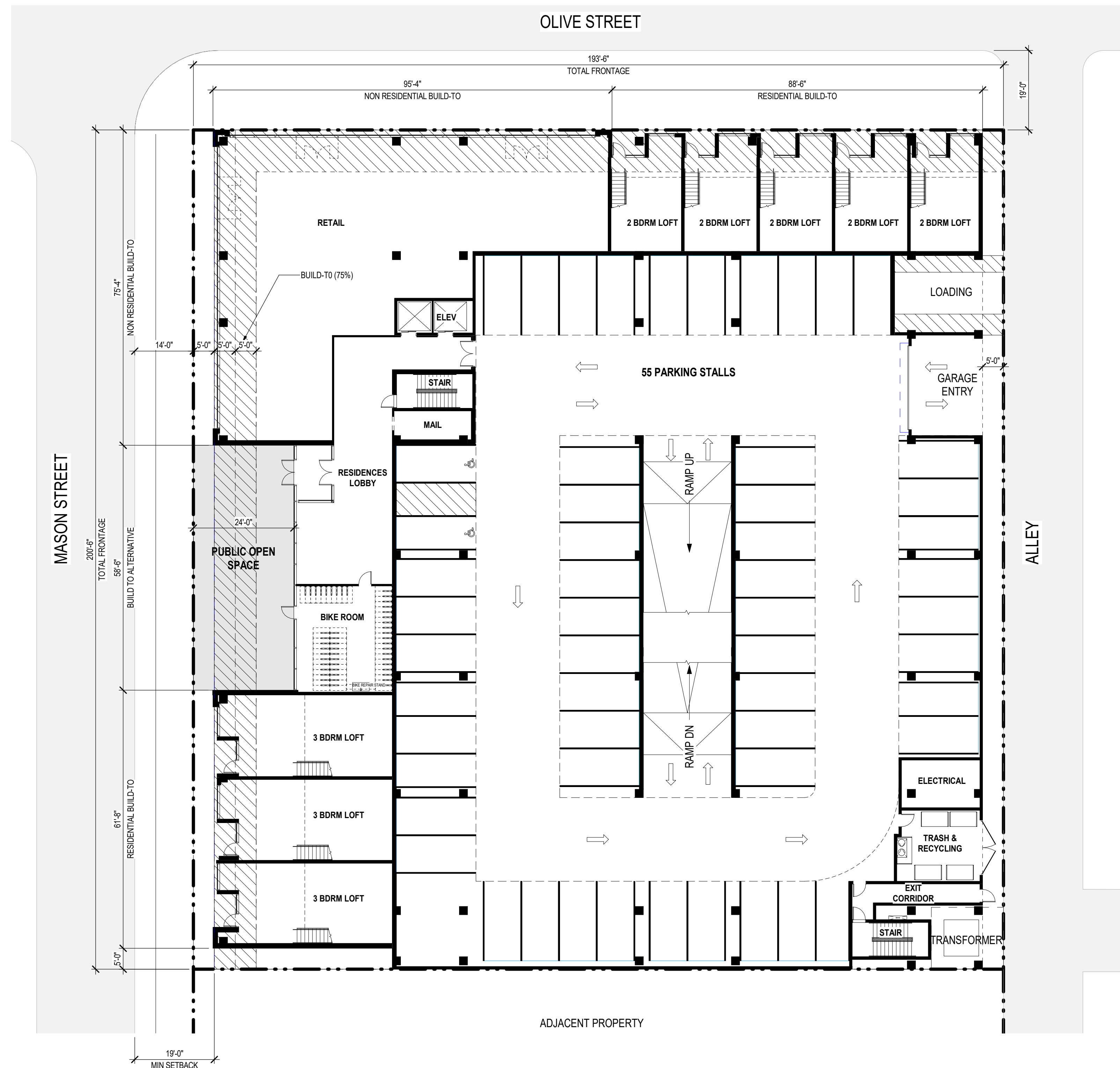
2215 Market St. | Denver, CO 80205

o (303) 573-6500 | m (720) 220-8396

www.ConfluentDev.com

Olive & Mason

CONCEPT PLAN SUBMITTAL



SITE STATISTICS:

ZONING:	DOWNTOWN DISTRICT	CANYON AVENUE
	STREET FRONTAGE	MIXED USE
	MAX HEIGHT	85' / 6 STORIES
		TOD OVERLAY ZONE

USES:
 MULTI-FAMILY RESIDENTIAL
 RETAIL
 PARKING OF CARS

BUILDING AREAS:

Multi-Family	227,400 GFA
Retail/Restaurant	4,300 GFA

UNIT COUNTS

Studio	54
1 Bdrm	104
2 Bdrm	36
3 Bdrm	05
TOTAL	198

MINIMUM OFF-STREET PARKING:

Restaurant (1/1000 SF)	4.3 Stalls
Studio (.75/Unit)	40.5 Stalls
1 Bdrm (.75/Unit)	78 Stalls
2 Bdrm (1/Unit)	36 Stalls
3 Bdrm (1.25/Unit)	6.25 Stalls
Total Required	165 Stalls

Total Provided 178 Stalls
Loading Stalls 1 (10' x 26')

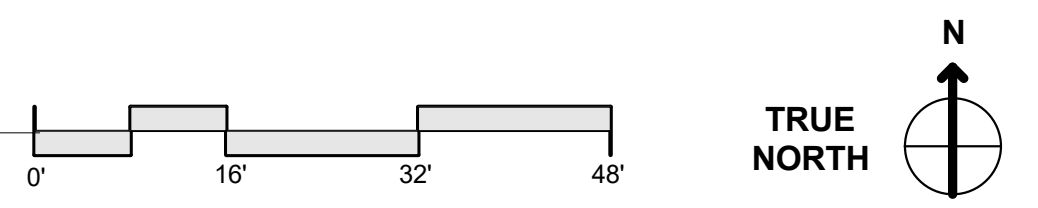
SETBACKS:

Ground Floor:	19' from Back of Curb
Upper Floors:	10' above 5th Floor

BUILDING INFORMATION:
 OCCUPANCY: A-2, R-2, S-2
 CONSTRUCTION TYPE: Type I-B Podium / Type III-B Above
 FULLY SPRINKLERED

BUILD-TO ANALYSIS			
PRIMARY STREET:		REQUIRED (MIN)	PROVIDED
MASON ST. (WEST BLDG. ELEVATION)			
TOTAL BUILD-TO (MIN % WITHIN 5'/15')		75%	97.6%
ZONE LOT STREET FRONTAGE LENGTH:	200.50	-	-
BUILDING LENGTH:	195.83'	150.4'	195.83'
ALTERNATIVES PROVIDED:	OPEN SPACE	NONE	NONE
PRIMARY STREET:			
OLIVE ST (NORTH BLDG. ELEVATION)			
TOTAL BUILD-TO (MIN % WITHIN 0'/10')		75%	95%
ZONE LOT STREET FRONTAGE LENGTH:	193.5'	-	-
BUILDING LENGTH:	183.83'	145.12'	183.83'
ALTERNATIVES PROVIDED:	NONE	NONE	NONE

① SITE PLAN - CONCEPT PLAN
 1/16" = 1'-0"



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 303 640 3173

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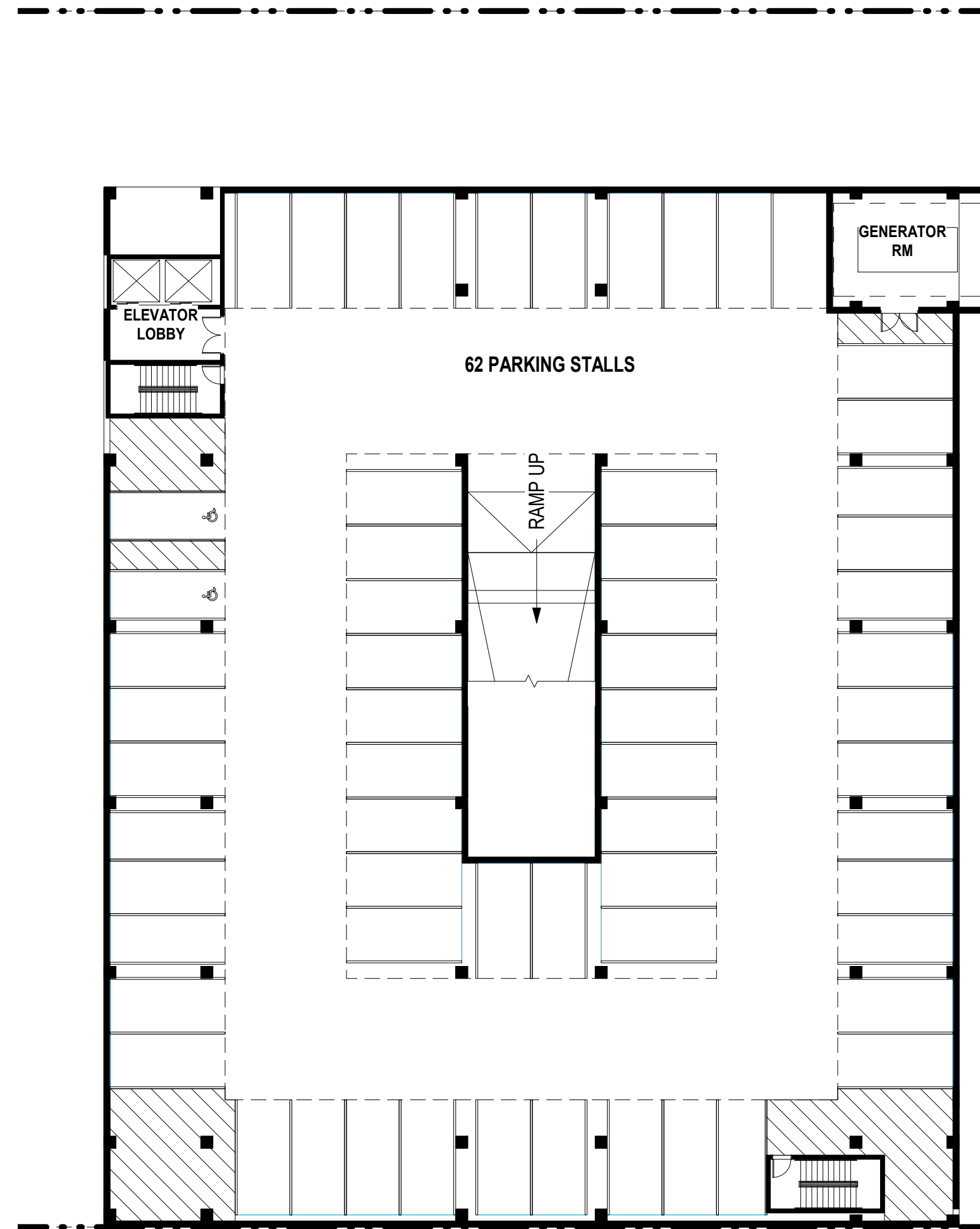
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SITE PLAN

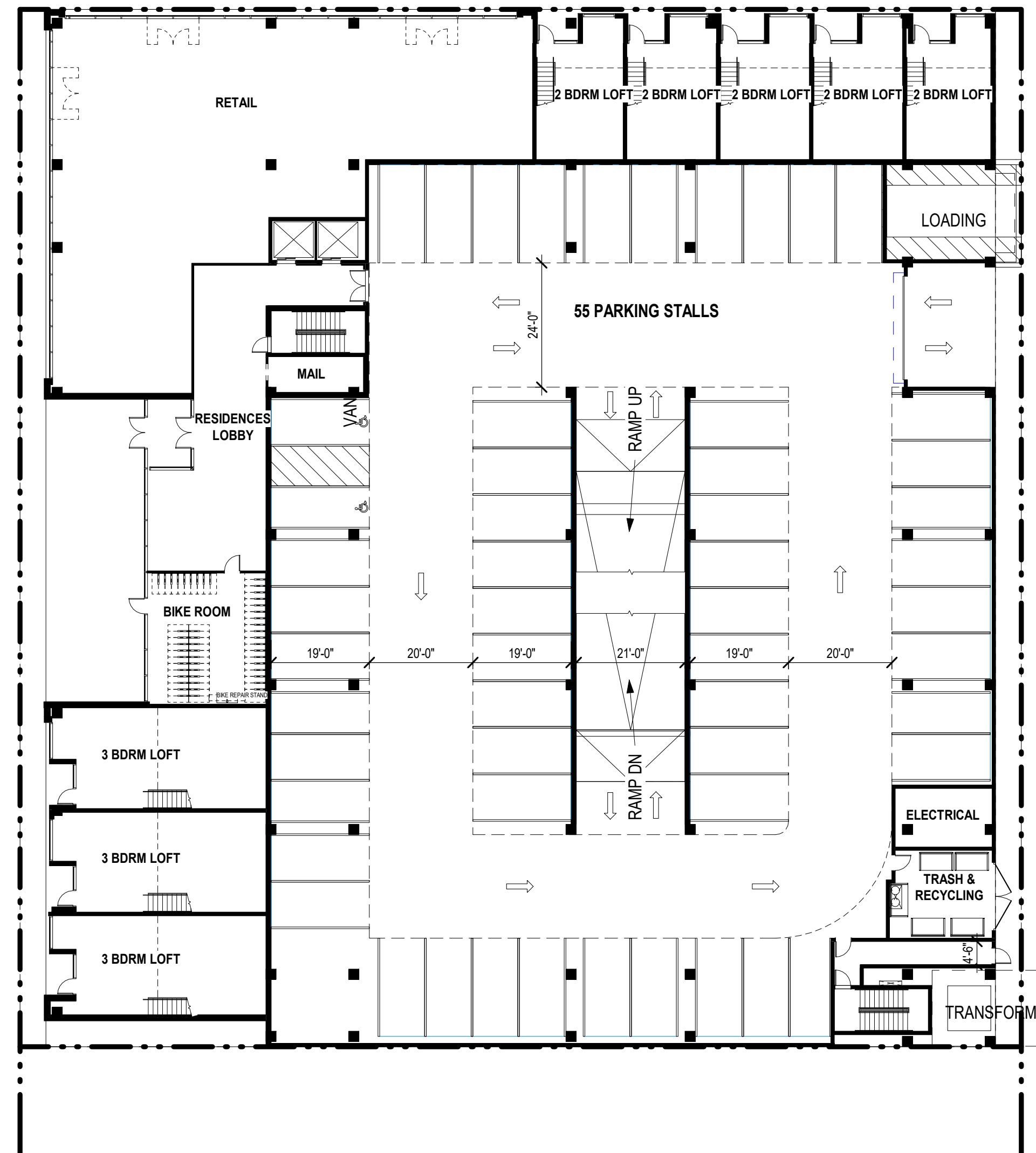
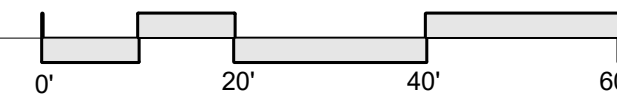
1 OF 5

Olive & Mason

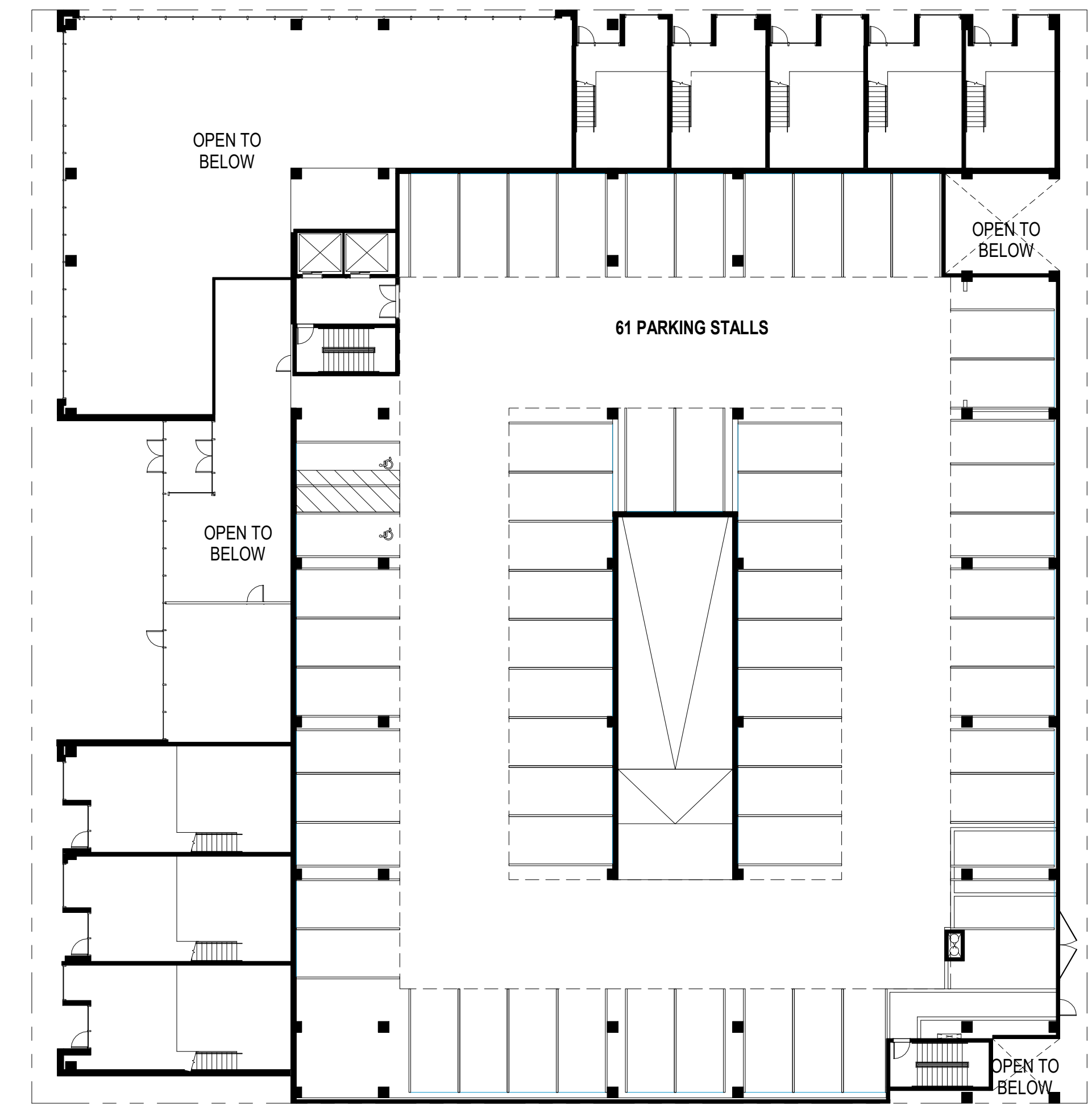
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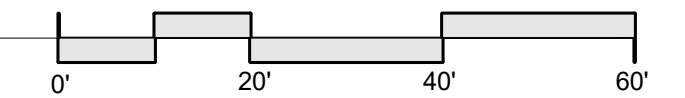
① BASEMENT PLAN - CONCEPT PLAN
1" = 20'-0"



② LEVEL 1 PLAN - CONCEPT PLAN
1" = 20'-0"



③ LEVEL P2 PLAN - CONCEPT PLAN
1" = 20'-0"



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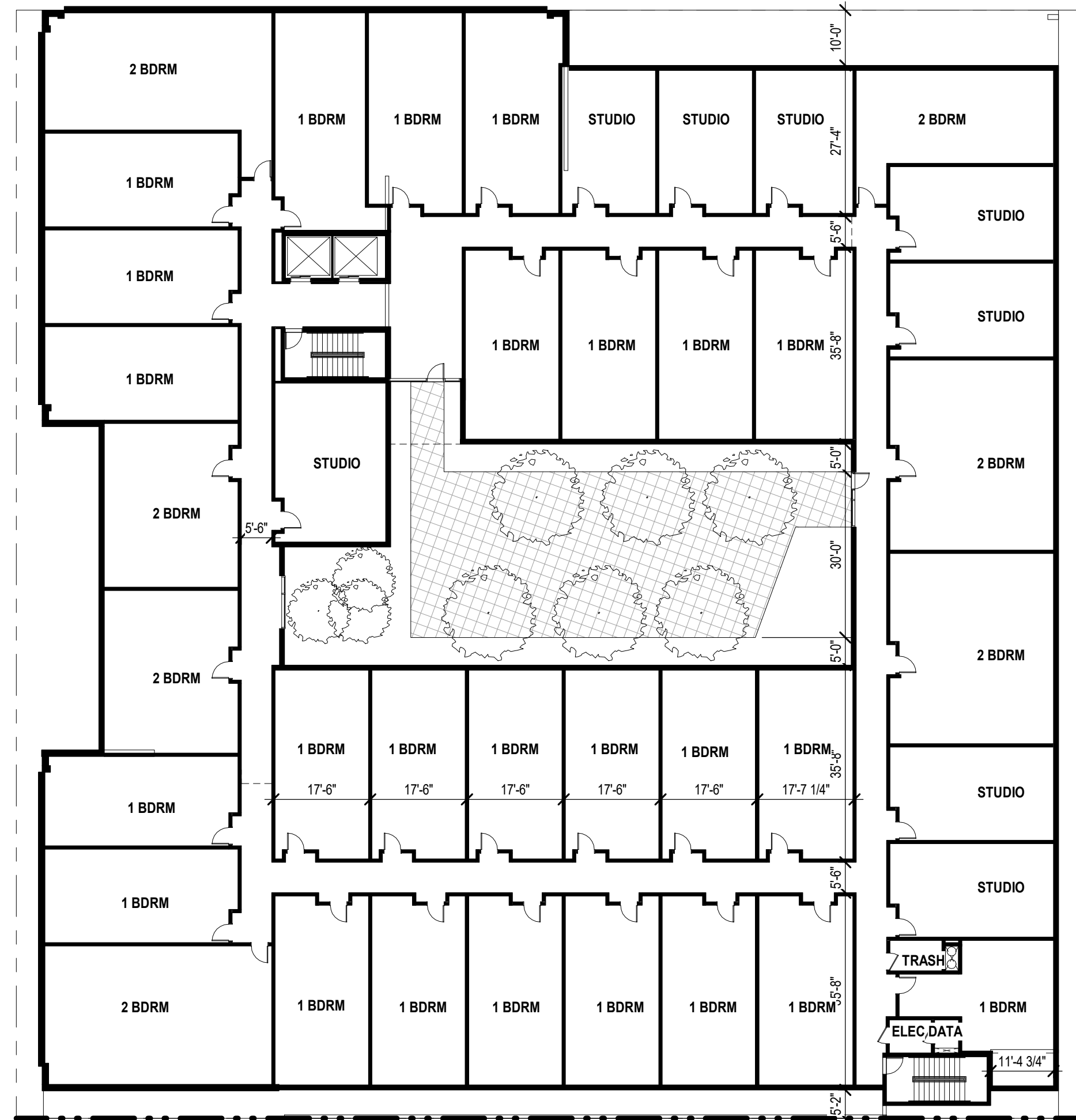
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PARKING PLANS

2 OF 5

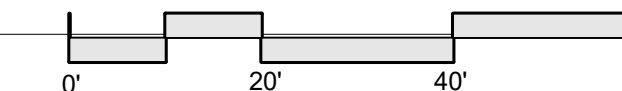
Olive & Mason
 CONCEPT PLAN SUBMITTAL



① LEVELS 2 AND 3 PLAN
 1" = 20'-0"



② LEVELS 4-6 PLAN
 1" = 20'-0"



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RESIDENTIAL PLANS

3 OF 5

Olive & Mason

CONCEPT PLAN SUBMITTAL



① CONCEPT BUILDING ELEVATION - WEST
1/16" = 1'-0"



② CONCEPT BUILDING ELEVATION - NORTH
1/16" = 1'-0"

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BUILDING ELEVATIONS

4 OF 5

Olive & Mason
 CONCEPT PLAN SUBMITTAL



① VIEW LOOKING EAST ON OLIVE
 6" = 1'-0"



② VIEW LOOKING SOUTH ON MASON
 6" = 1'-0"

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BUILDING VIEWS