

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

8/21/2024 8:30 AM

Project Name

Touchmark Fort Collins

PDR240008

Applicant

Ryan Benson

503-646-5186

ryan.benson@touchmark.com

Planner:

Engineer: John Gerwel

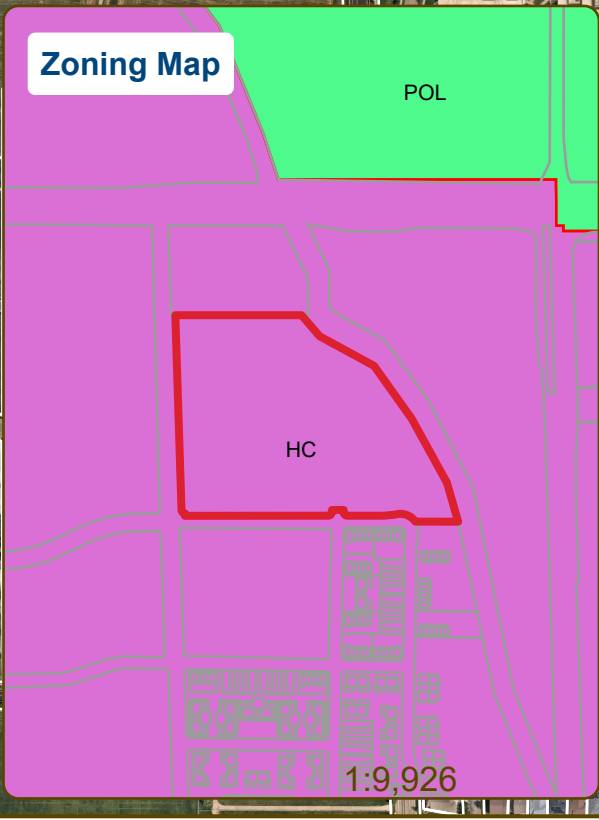
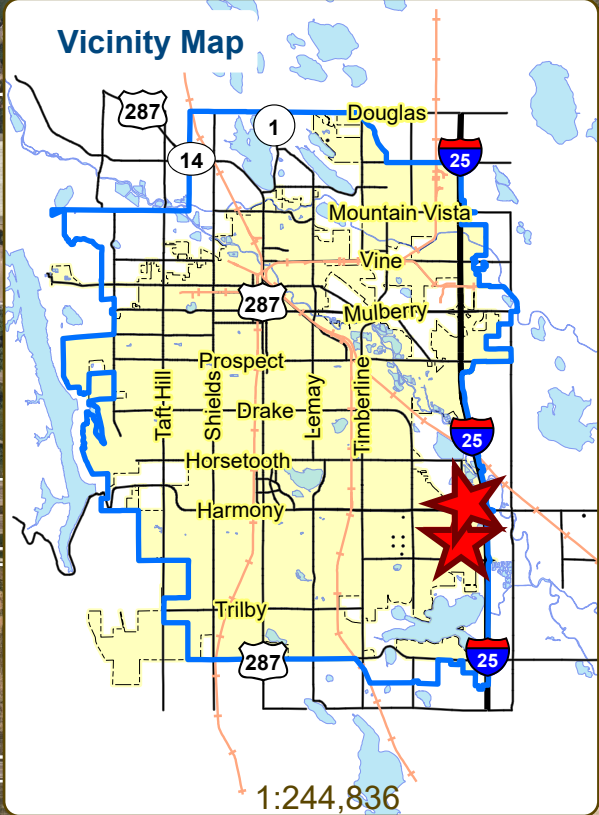
DRC: Seth Goldstein

Description

This is a request to develop a long-term care facility at 4710 Cinquefoil Ln (parcel # 8604000017). Touchmark is proposing a 4 story long-term care facility including assisted living, memory care, and independent living. Access can be taken from a private drive to the south. The site is approximately 0.10 mi south of E Harmony and 0.27 mi west of Strauss Cabin Rd. The property is located in Harmony Corridor District (H-C) zone district and the project is subject to a Planning & Zoning Commission (Type 2) level review.

Touchmark Fort Collins-Long-Term Care Facility

Aerial Site Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 preappmeeting@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 (\$1000).
- 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

TOUCHMARK FORT COLLINS - PDR PACKAGE

Exterior character



TOUCHMARK FORT COLLINS - PDR PACKAGE

Mountain views



TOUCHMARK FORT COLLINS - PDR PACKAGE

Valley views



TOUCHMARK FORT COLLINS - PDR PACKAGE

Area Context



TOUCHMARK FORT COLLINS - PDR PACKAGE

Site context

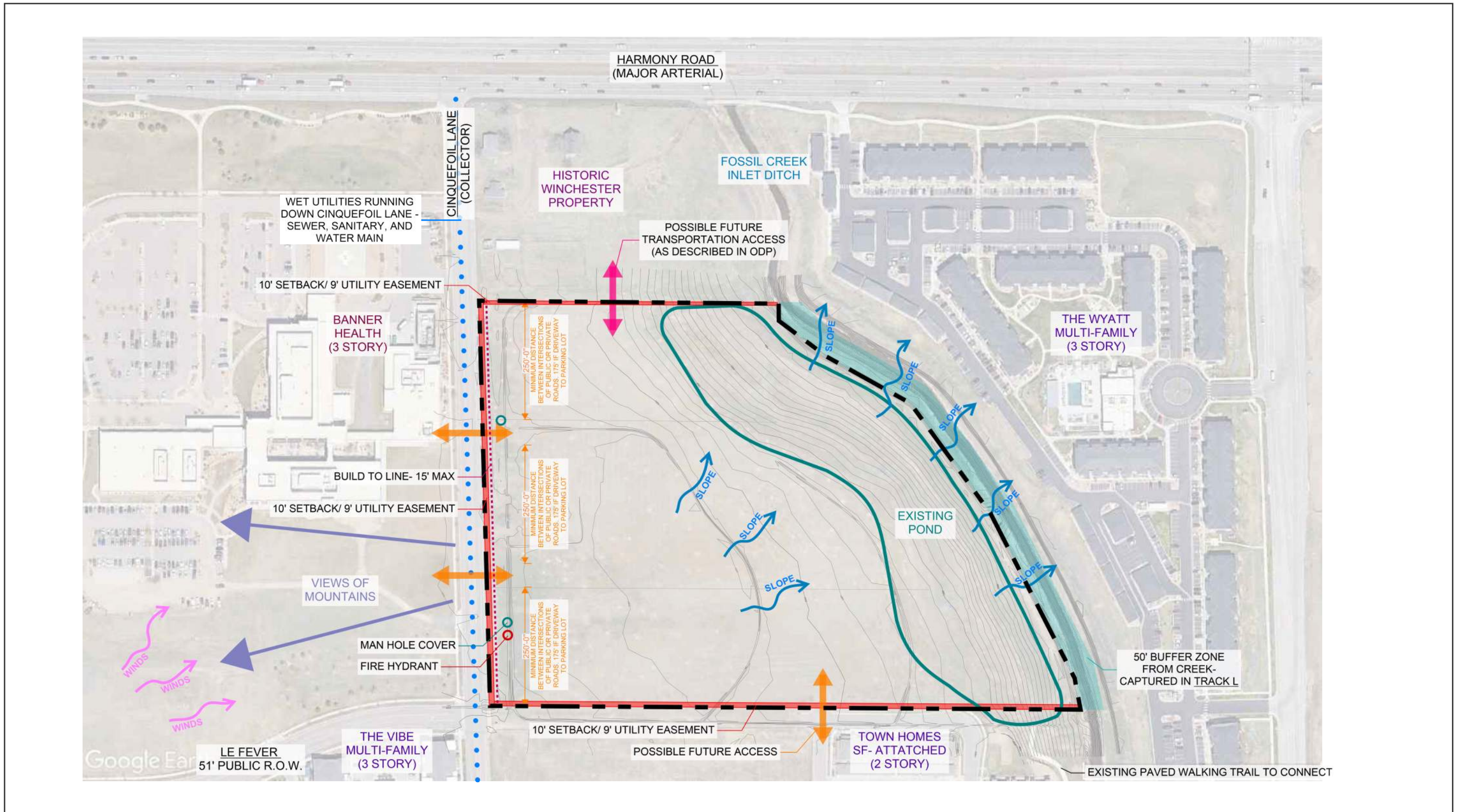


SCALE: 1"=200'-0"



TOUCHMARK FORT COLLINS - PDR PACKAGE

Site Analysis produced by Ripley Design



SCALE: 1"=200'-0"



TOUCHMARK FORT COLLINS - PDR PACKAGE

Existing site plan



SCALE: 1"=120'-0"

NOT FOR CONSTRUCTION



TOUCHMARK FORT COLLINS - PDR PACKAGE

Proposed site plan



Project Narrative | Touchmark Fort Collins

Preliminary Design Review

07/31/2024

Introduction

Touchmark was formed in 1980 to provide homes and services for people 55 and greater. For more than 40 years, Touchmark has developed and managed properties and businesses focused on this demographic, which includes empty nesters and active adults. Our areas of development and operational expertise span the full continuum of lifestyle services, including single family, condominium, senior apartments, independent living, assisted living, memory care, skilled nursing, home health and home care agencies, health and fitness clubs, and wellness programs.

Touchmark aspires to be the premier provider of fulfilling lifestyle options for adults 55 and older while supporting employees' personal and professional growth, and enhancing the communities in which we live. Touchmark develops, owns, and operates homes and services for people age 55-plus in ten states and one Canadian province. The fact that Touchmark is a developer and operator is fairly unique, and this hands-on involvement in all aspects provides longevity and reassurance to banking representatives, vendors, business partners, residents, families, and many others. Touchmark's buildings, life enrichment/wellness programming, and marketing have been recognized by numerous organizations, including the National Association of Home Builders, International Council on Active Aging, and Health Promotion Institute.

Touchmark residents have the option to live in the main building or in the village or cottage neighborhoods adjacent to the main building, while still enjoying daily access to all the amenities within the main building. This is made possible through thoughtful pedestrian-friendly design. Residents feel comfortable crossing streets to and from main building multiple times a day both for dining and accessing indoor and outdoor amenity areas. To encourage and facilitate this safe pedestrian egress Touchmark installs perimeter fencing and controlled access gates which remain open from 6am-9pm and closed at night. After these hours we close the gates, with emergency, staff, resident and guest access for a sense of security for our residents.

Project Site

The subject site is roughly 19.7 acres and consists of one parcel located about 400 feet south of Harmony Road, at the southeast corner of Cinquefoil Ln and (future) Le Fever Dr. There is an existing master-planned detention pond on the eastern side of the site. Otherwise, no buildings or uses currently exist on site. The parcel is located in the Harmony Corridor (HC) Zone District.

There have been no previous applications submitted for this project.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

Proposed Land Use

The applicant proposes to develop the site as a commercial long-term care facility that will include 32 memory care units, 60 assisted living units, and 150 independent living units. There will be a main building that contains the assisted living and memory care units, as well as the dining hall and amenities. In addition to units in the main building, there will be attached villas and detached cottages for independent living.

The Harmony Technology Park ODP Filing 7 designates Tract K as developing with primary uses on site. As such, Land Use Code section 4.2 specifies Long-Term Care Facilities as an allowed primary commercial use in the Harmony Corridor District. Therefore, this project aligns with the vision of desired uses in the approved ODP.

Proposed Site Design, Circulation & Parking

The site design is focused on the resident experience and accessibility to on-site amenities. The main building is designed to be the hub where people can utilize the dining venues, play pickle ball, swim, check mail etc. The east side of the main building will accommodate an outdoor amenity area that will include a common patio outside of the dining venues, pickleball court/active area, as well as courtyard areas for residents. The diagonal pedestrian spine will have a raised walkway across the drive to increase connectivity and safety as pedestrians travel to the outdoor amenity area. There will be sidewalks throughout the community that connect residents to the main building. The main building entrance, located on the southwest side of the site will have a drop-off loop with a pedestrian connection to Le Fever.

The project is proposing an internal loop drive around the main building that is intended for residents of the facility. The intent is to put a focus on orienting buildings to the loop drive instead of La Fever and Cinquefoil. Residents can be picked up by a bus system that runs on the internal loop road. They can also walk along the loop drive on a 5' sidewalk to access amenities and dining. It will be designed as a street-like private drive, including detached sidewalks with tree lawns, pet friendly areas, and health and wellness features. There are spur roads that provide access to villas and are designed with attached sidewalks. The drive will have an access point on Cinquefoil Ln and will also tie into the existing curb return on Le Fever, aligning with Brookfield Dr.

Touchmark's bus service provides residents transportation for on-and off-site activities. Touchmark has a robust Life Enrichment program with daily trips to local destinations so residents can continue to enjoy living healthy and vibrant lives while living at Touchmark. The bus drop off is at the main building, where the amenities and dining venues are located. Overall, the site circulation is designed to create flow and convenience for residents to enjoy the surroundings and amenities that the facility offers. A fence around the perimeter and a gate at the entrance will provide security for residents. With the project's primary use being commercial with ancillary residential units, land use code section 5.4.7(G) (prohibiting gated entryways in residential developments) will not apply. Emergency access through the gates will be coordinated with the Poudre Fire Authority.

As for parking, the applicant is proposing to break out the parking requirements into two categories based on the realistic parking situations of the residents: category 1) Long-Term Care Facility will be parked at 110 spaces,



and category 2) Residential will be parked at 139 spaces for the independent living units. The Long-Term Care Facility parking counts will be used for the main building which has assisted living and memory care units. The independent living villas and cottages are accessory residential units to the primary long-term care facility, so it makes sense to use the residential parking counts for these units.

There will be structured parking underneath a portion of the main building, with a small amount of surface parking located near the main entrance. All Villas and Cottages will have 1 or 2-car garages. The street will also have pockets of parking located off the main drive for residents and visitors.

The proposal will not impact any natural features. The existing pond is proposed to remain and a 50' buffer from the ditch will stay in place. The buffer for the ditch is contained within the existing detention area. There is a proposed north-south trail shown within the buffer, which is intended to create a connection to the trail stub to the south of the site.

The site will have full tree stocking and will incorporate landscaping throughout the site.

Architectural Design

There are 3 types of buildings proposed, the largest of which is broken into three wings. The main building will have a 4-story Independent Living wing (over one story below-grade parking), a three-story assisted living and memory care wing and one to two-story common area and amenity wing. The architecture of the main building will comply with the Building Standards described in Land Use Code section 5.15. This main building will be fully sprinkled with an NFPA 13 system. The common area is located between the two housing wings, providing a significant reduction of the building mass at the center. This allows the building to appear almost as three separate buildings instead of one large one. The roof line will be broken with vertical elements to visually reduce the mass of the main roofs (building heights are very preliminary):

- Independent living – primary ridge is 60' +/-
- Assisted Living / Memory Care – primary ridge is 53' +/-
- Common Area – primary ridge is 37' +/-

The Villas will be one-story buildings, with a traditional single family/duplex massing and vernacular. The roof will be sloped with gable elements (building heights are very preliminary):

- Primary ridge is 20' +/-

The Cottages will be one to two-story buildings, with a traditional single-family massing and vernacular and the roof will be sloped with gable elements:

- Primary ridge is 22' +/-

In terms of compatibility, the roof line will be broken with vertical elements to visually reduce the mass of the main roofs. The roof material will be composition shingle. Exterior finish materials to be cementitious fiber siding, like the surrounding residential neighborhoods. The pattern of the siding will vary to help provide visual interest and to break up the mass of the building. The exterior will also have some stone veneer accents.



The Villas and Cottages will have covered porches. Independent Living homes are provided with private covered decks/patios. Windows for all homes are anticipated to be vinyl, and residential style in appearance, size and operation. Windows at the common area are a combination of vinyl/residential style and commercial storefront.

Utilities

- *Water & Sanitary Sewer*
 - There appear to be wet utilities running north-south in Cinquefoil Ln, including sanitary, sewer and water.
- *Storm Drainage & Water Quality*
 - The applicant is not proposing any changes to the overall drainage pattern on site. It appears that the site drains to the east into the existing pond. We believe it has been master-planned to accommodate this development as well as developments more intense than this.
 - Our understanding is that the capacity of the existing master-planned detention pond will be sufficient for this intensity of development.
 - If the pond is unable to be used for LID purposes, we will use rain gardens to treat rainwater.

Questions for Staff

- We plan to submit a modification request to allow pedestrians to cross the drive aisle within the pedestrian spine. There would be enhanced landscape treatments to ensure a pedestrian-friendly and appealing walkway. Safety concerns would be mitigated by enhancing the crosswalk. We would like to know if this would be supported by staff.
- The orientation of the buildings are facing the private drive and not the public right-of-way. Will we need a modification request for this?
- Is LID already provided in the existing detention pond?
- The historic Winchester Property abuts this property to the north. Will there be any historic compatibility requirements for the building or site?
- There is a chance that the buildings will encroach into the existing pond, is there a possibility for regrading of the pond with this project? If so, will short-length periodic walls be allowed along the pond? It wouldn't be a long wall that spans the entire length of the pond, it would just be moments of walls.
- Are trails allowed within the natural habitat buffer zone?

