

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

11/6/2024 8:30 AM

Project Name

Bloom Commercial - Tract GG, Bloom Filing One
PDR240010

Applicant

Cazes Martin
(720) 452.1500
cazes@e8arch.com

Description

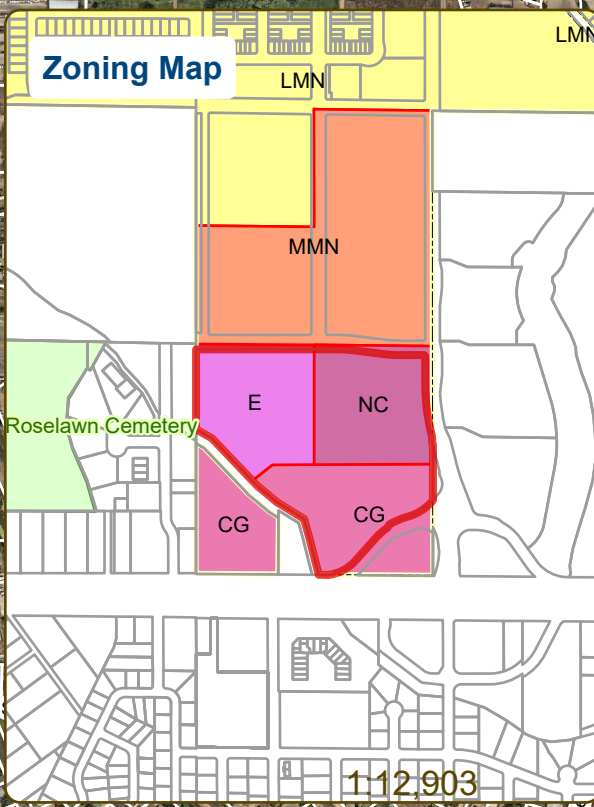
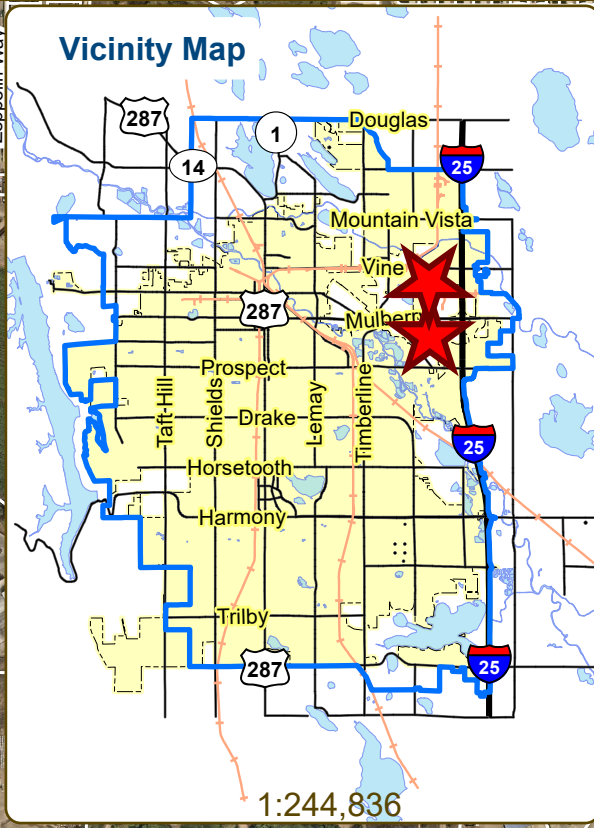
This is a request for multi-unit and commercial uses for Tract GG of Bloom Filing One (parcel # 8709308007). The project consists of developing 21.5 +/- acres of land to multifamily, retail and commercial uses. On the northwest portion of the site, the project will consist of approximately 20,000 SF of food and beverage, event space, and wellness business suites. Throughout the site multiple potential future retail locations are proposed, totaling approximately 70,000 SF. Towards the south east is a site for a future +/-37,500 SF grocery with associated parking. Approximately 100 units of multifamily are shown on the north east portion of the site consisting of apartments and townhomes. Access is taken from Donella Dr, Aria Way, Greenfields Dr, and E Mulberry St. The site is directly north of E Mulberry St and approximately 0.75 mi west of I-25. This project is located in the Employment (E), Neighborhood Commercial (NC), and General Commercial (CG) zone districts and subject to an Administrative (Type 1) Review.

Planner: Kai Kleer

Engineer: Sophie Buckingham

DRC: Brandy Bethurem Harras

Bloom Commercial - Tract GG Bloom Filing One Multi-Unit, Retail, Restaurant, Community Facility, Grocery



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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 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? Site lifted out of floodplain, per COFC FUP 11898. Pending FEMA LOMR submittal.

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

NOTE: THIS IMAGE IS CONCEPTUAL AND SUBJECT TO CHANGE





Bloom Commercial: Project Narrative

10/11/2024

Bloom Commercial is a high-end master plan amenity experience centered around community gathering space, cohesive design, and highly-bespoke retail establishments.

This application shows a conceptual layout for the entirety of Tract GG, including a variety of commercial and residential uses with associated backbone infrastructure. Within one of the development parcels created by this infrastructure, this application also includes a conceptual park (fulfilling the requirements of the PUD) and proven food and beverage hub that also includes suites for wellness users.

At this time, only the above-described elements are proposed, with future users and tenants filling other development parcels over time.

(a) What are you proposing/use?

The project consists of developing 21.5 +/- acres of land to multifamily, retail and commercial uses. On the northwest portion of the site, the project will consist of approximately 20,000 SF of food and beverage, event space, and wellness business suites. Throughout the site multiple potential future retail locations are proposed, totaling approximately 70,000 SF. Towards the south east is a site for a future +/-37,500 SF grocery with associated parking. Approximately 100 units of multifamily are shown on the north east portion of the site consisting of apartments and townhomes.

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

Existing site contains a detention pond dedicated to the development to the north. No roads or pedestrian ways are currently present.

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

The main Aria Way and associated parkway will extend into the site from the north. New streets with parking lanes will be provided, and buildings will have associated off-street parking. Curb cuts are proposed along Donella Drive to the north, Greenfields Drive to the east, and Mulberry Street to the south. Streets internal to Tract GG are proposed to be private.

(d) Describe site design and architecture.

The site design is oriented around the new proposed park. The buildings are simple in design and oriented for place making.



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

The development provides support for the surrounding residential uses and provides both a neighborhood and regional destination.

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

Water detention is shown on the site plan. It is proposed that the existing detention pond that serves the north multi family development be enlarged to serve the site. The existing water channel will be utilized to divert water to an additional detention pond to the south of the parcel.

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

The site currently drains to the southeast, with a primary storm line running parallel to Greenfields Dr. that outlets to Pond H in Tract HH. Pond H is a water quality and detention facility, which then outlets to Cooper Slough via the previously installed Lake Canal overflow infrastructure installed in Filing One. Additionally, Pond G1 located in the northwest corner of the site, accepts stormwater from Donella Dr., Aria Way, and Tract EE (Filing Three). This pond has the capability to be expanded to handle additional stormwater flows from the initial phase of development in the commercial area.

Pond G1 drains to the Lake Canal bypass via an open channel that runs parallel to Lake Canal. At the current time it is proposed to keep this an open swale, however future site plans and filings within the commercial area may propose other configurations of this outlet (e.g. piping, realigning, etc...).

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

Additional storm capacity and water quality elements will be proposed per code as needed throughout the commercial area.

There is the potential for a water quality element on the west side of Aria, located between the turf area and Aria Way. The final design for this area will be developed through the site planning process.

(i) How does the proposal impact natural features?

The new development is positioned to take advantage of the natural features and views on the site.



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

No existing structure are present on site. New structures will be sprinklered or will otherwise comply with code requirements.

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

No.

(l) Have you previously submitted an application?

No.

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

Given the size of the site, it is anticipated that the development of this area will be phased. At the current time, the only proposed buildings and uses are those associated with the park area and the above described of food and beverage, event space, and wellness business suites. The applicant would like to discuss minimum required improvements to the transportation network within the Tract GG to make sure that each phase provides adequate circulation while also keeping flexibility for future users.

Please also confirm the review type for the above uses. Since the food and beverage tenant is less than 25,000sf, the applicant believes that this is a Type 1 review under the PUD. Please provide feedback on review type if backbone infrastructure tracks as a separate application. Can these applications run concurrently? Can the park be accepted as a part of the backbone infrastructure set?

CONCEPT

Presentation Focus Areas



Back40
Landscape Architecture

NOTE: THIS IMAGE IS CONCEPTUAL
AND SUBJECT TO CHANGE

NORTH ↑
BLOOM
SEPTEMBER 2024

CONCEPT DESIGN

The Park (Relational, Expressive, Sensorial, Dynamic)



DONNELA DRIVE

Back40
Landscape Architecture

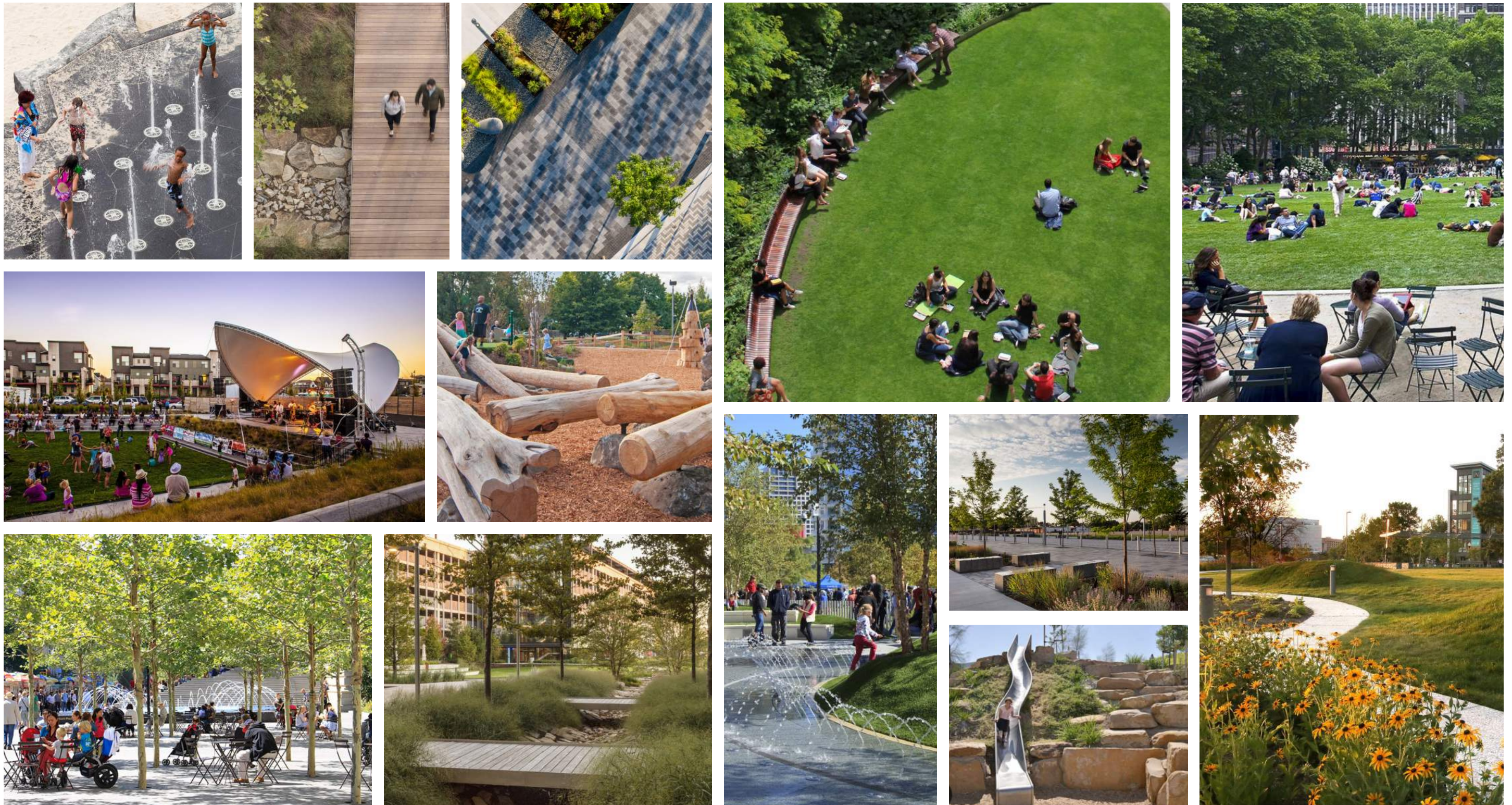
NOTE: THIS IMAGE IS CONCEPTUAL
AND SUBJECT TO CHANGE

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0 20 40 80

BLOOM
SEPTEMBER 2024

DESIGN INSPIRATION

The Park



Back40
Landscape Architecture

NOTE: THIS IMAGE IS CONCEPTUAL
AND SUBJECT TO CHANGE

CONCEPT DESIGN

The Courtyard



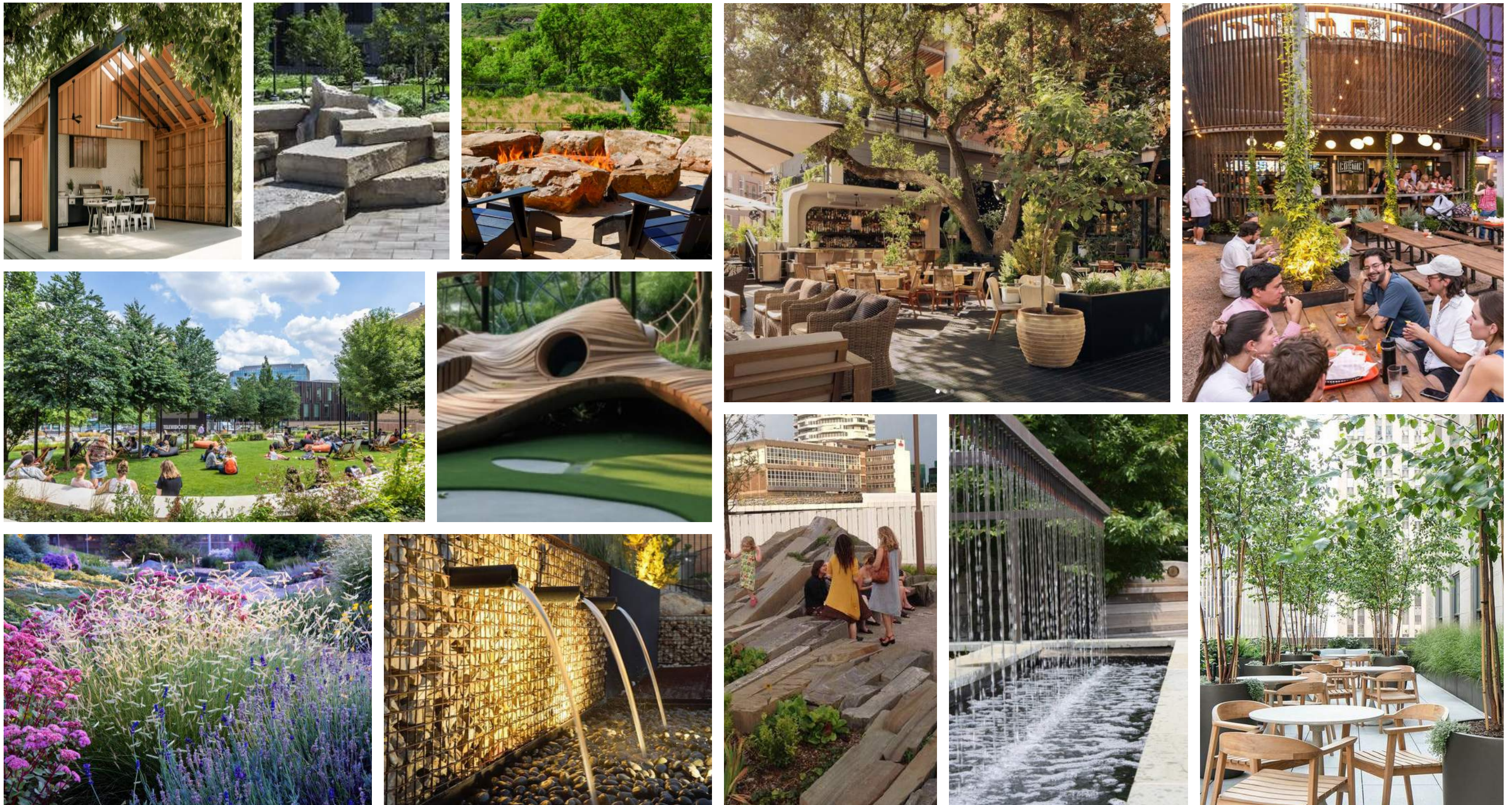
Back40
Landscape Architecture

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DESIGN INSPIRATION

The Courtyard



Back40.
Landscape Architecture

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