

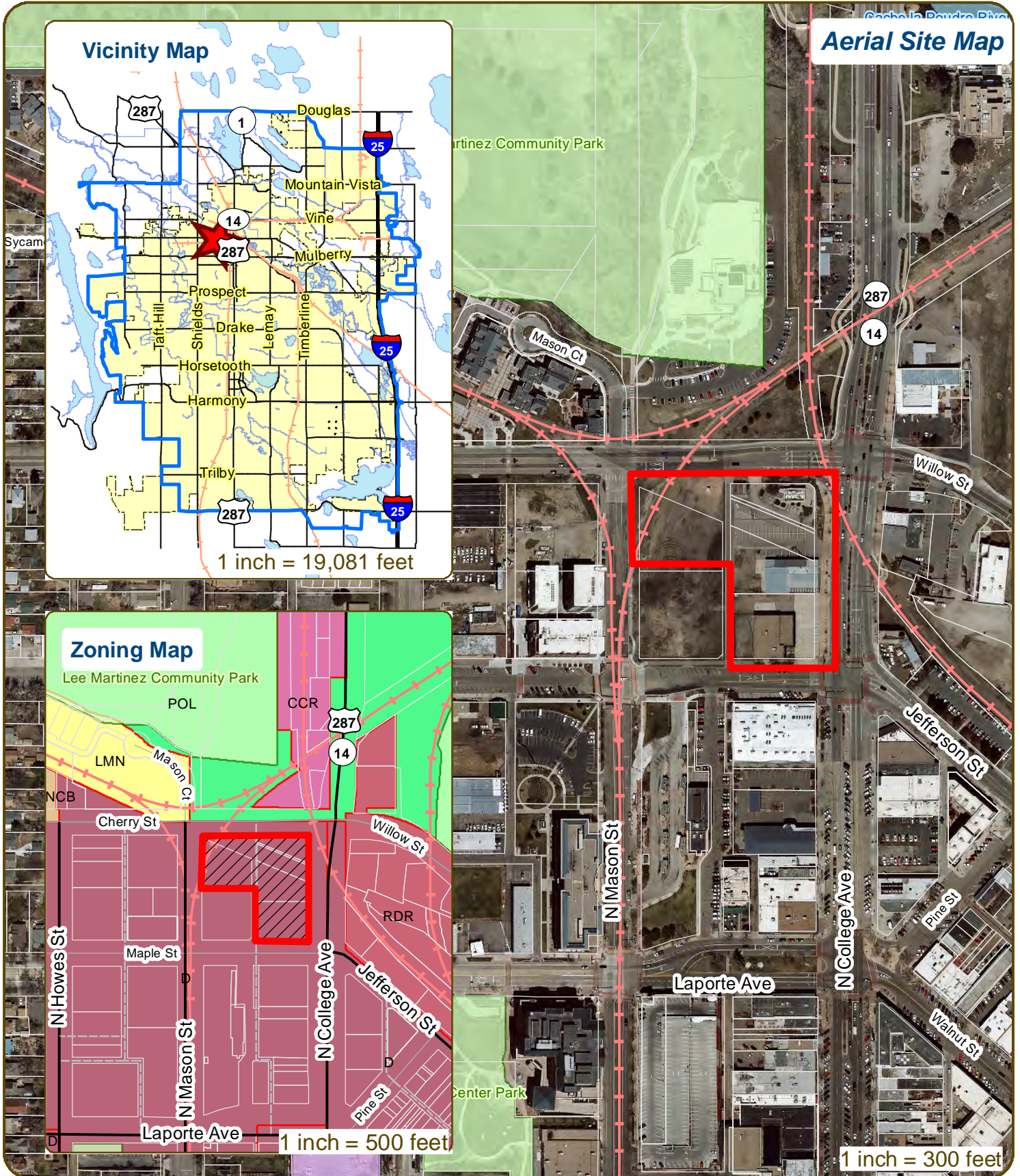
Preliminary Design Review Agenda

Schedule for 1/30/19
281 Conference Room A

Wednesday, January 30, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Block 23 - Morning Star PDR190001	Cathy Mathis 970.532.5891 cathy@tbgroup.us	This is a request to build a four-story mixed-use building at 300 N Mason St, 303, 331 and 343 N College Ave (parcel #9711124023, #9711124001, #9711124007, #9711124025, and #9711124021). The proposed building will contain approximately 20,000 sq. ft of ground-floor retail. The rest of the building will contain memory care, assisted living and independent living on what is now Lot 2 of the Block 23 Replat. Lot 1, which is the northwest lot west of the railroad tracks, will contain a four-story parking structure with approximately 400-500 spaces. Above the parking structure, there is a 24,000 sq. ft. planned office/residential space. The property currently contains vacant land and abandoned commercial buildings that were formerly used for automobile servicing operations and a fast food restaurant. The property will be accessed from the existing north-south alley and a shared private drive north of Old Town Flats. Pedestrian access will be from the public sidewalks and new pedestrian routes in the alleys. The proposed project is within the Downtown (D) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner Ted Shepard Engineer Spencer Smith DRC Brandy BH

Block 23 - Morning Star Mixed-Use



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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 noon two weeks prior to the anticipated 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.

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)

Block 23 PDR Project Narrative

01.15.19

2 (a) What are you proposing/use?

The proposed project is four-story mixed-use building containing approximately 20,000 sq. ft of ground-floor Retail. The rest of the building will contain Memory Care, Assisted Living and Independent Living on what is now Lot 2 of the Block 23 Replat. Lot 1, which is the northwest lot west of the railroad tracks, will contain a four-story parking structure with approximately 400-500 spaces. Above the parking structure, there is a 24,000 sq. ft. planned office/residential space.

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

The property currently contains vacant land and abandoned commercial buildings that were formerly used for automobile servicing operations and a fast food restaurant.

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

The property will be accessed from the existing north-south alley and a shared private drive north of Old Town Flats. Pedestrian access will be from the public sidewalks and new pedestrian routes in the alleys. The site design will provide a strong urban streetscape presence for pedestrians, residents, visitors and staff.

(d) Describe site design and architecture.

The site design utilizes 100% building coverage on Lot 2. The building is designed to have the units fronting the streets with central courtyards in the middle. Level 1 will contain retail and 25 Memory Care units. Level 2 will contain 20 Assisted Living and 16 Independent Living units. Level 3 will have 25 Assisted Living and 27 Independent Living units and Level 4 will have 45 Independent Living units. Lot 2 will house the four-level parking garage with a total of 400-500 spaces with office and residential on the top level. On-street parking is available on Maple Street and College Avenue. Located in the North Mason Sub-district, the architectural design will be in context with its surroundings and will be compatible with the established architectural character of Downtown Fort Collins. Compatibility will be achieved through techniques such as the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture. The 4-story structure has been positioned to the east side of the site to provide a strong urban edge along the College, Maple and Cherry Street frontages. Pedestrian scale elements and features will be incorporated to enhance the street-level experience.

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

The proposal will be compatible with the surrounding area. The site is within the Downtown (D) Zone District, which allows a height limit of 115' or 7-9 stories max. The heights proposed for the block are consistent with the heights of the existing Penny Flats Condominiums and the Old Town Flats building located west of the site. The development offers an opportunity to create strong connections from the River and the Poudre Trail System to Fort Collins downtown by extending the livable downtown condition north. All proposed uses are permitted in the zone.

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

On-site detention is required for this site but location has not been determined.

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

The site drains to the north into Cherry Street where it enters the existing storm system via multiple inlets. There are existing public and private storm pipes within and adjacent to the site. It is anticipated this project will tie into the existing storm sewer in College Avenue.

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

LID and water quality methods are to be determined.

(i) How does the proposal impact natural features?

There are no natural features on the Lots, however, the applicant acknowledges that a Phase 1 Environmental Site Assessment will be required as a part of the PDP submittal package.

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

The proposed building will be equipped with either a NFPA Type 13 or Type 13 R Fire Sprinkler system.

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

We are proposing to vacate the existing Emergency Access Easement that bisects the site and connects to Cherry Street, in favor of a new Emergency Access Easement on to Mason Street.

(l) Have you previously submitted an application?

No.

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

- Drainage and water quality
- Fire access and circulation.

3 (a) Project site boundary and adjacent property uses

The surrounding properties are within various zoning districts that include: Downtown District (D), Low-Density Mixed-use Neighborhood District (LMN), Public Open Lands (POL) and Community Commercial – Poudre River District (CCR).

Currently there is the Old Town Flats multi-family residential development located immediately west of this site and Penny Flats on the west side of Mason Street. The Downtown Transit Center is located on the south side of Maple Street as is the City of Fort Collins government offices. A variety of mixed commercial and retail establishments are located on the east side of College Avenue. North of the property is the Fort Collins Museum of Discovery.

(b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)

See 2(c) above and attached site plan.

(c) Existing and proposed landscaping (Will trees be removed?)

There are existing trees where the Taco Johns site was, in addition to existing street trees along College Avenue, Cherry and Maple Streets. The landscape proposed for the property would include streetscape design that will comprise of street trees planted at regular intervals and plantings at the corners and other suitable locations. Planting beds would use native species that demand lower water use. The plantings would also need to be low, so not to restrict sight triangles but also create a safe environment for pedestrians with clear view lines. The Landscape design within the block will be focused on the alley spine. It will include foundation planting where possible, with small plazas and adjoining usable space.

(d) Existing & proposed buildings (Will they remain? If they will change, how?)

There are existing abandoned structures on the property that will be removed. The proposed building will consist of a mix of uses in multiple floors. Parking will be provided for in the parking garage.

(e) Existing natural features (Will these be impacted by the proposal?)

There are no existing natural features.

(f) On & off-site improvements

See attached.

(g) Location of detention, drainage and water quality features

See 2(g) above.

(h) Emergency vehicle access & fire hydrant location

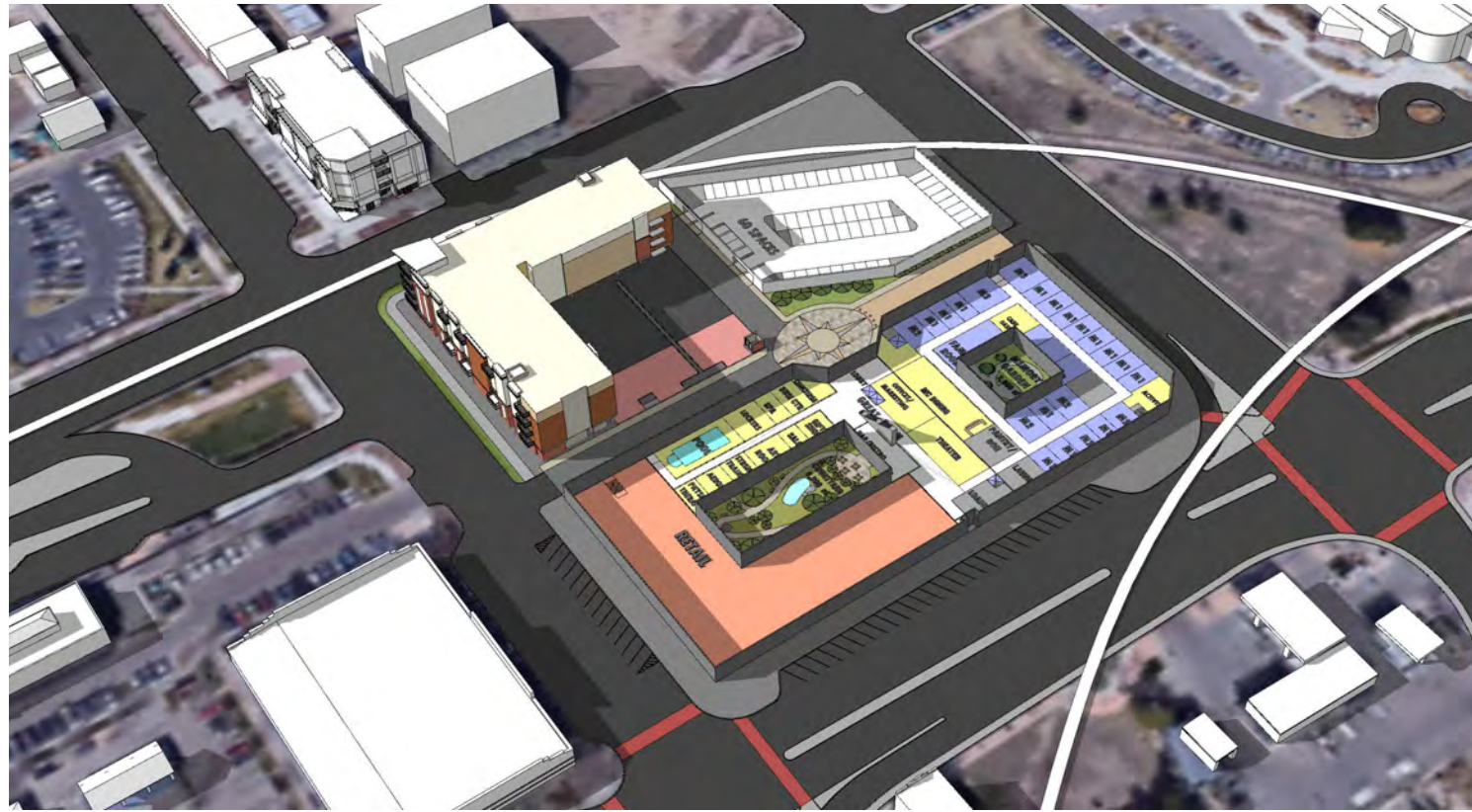
There is currently an existing fire hydrant on the site in the Cherry Street right of way. There is also one at the southeast corner of old Town Flats, right off of the alley. Due to the limited access for fire protection, fire apparatus staging areas will need to be coordinated with PFA.



Morning Star - Fort Collins, CO

01.30.19

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LEVEL 01



LEVEL 02



LEVEL 03



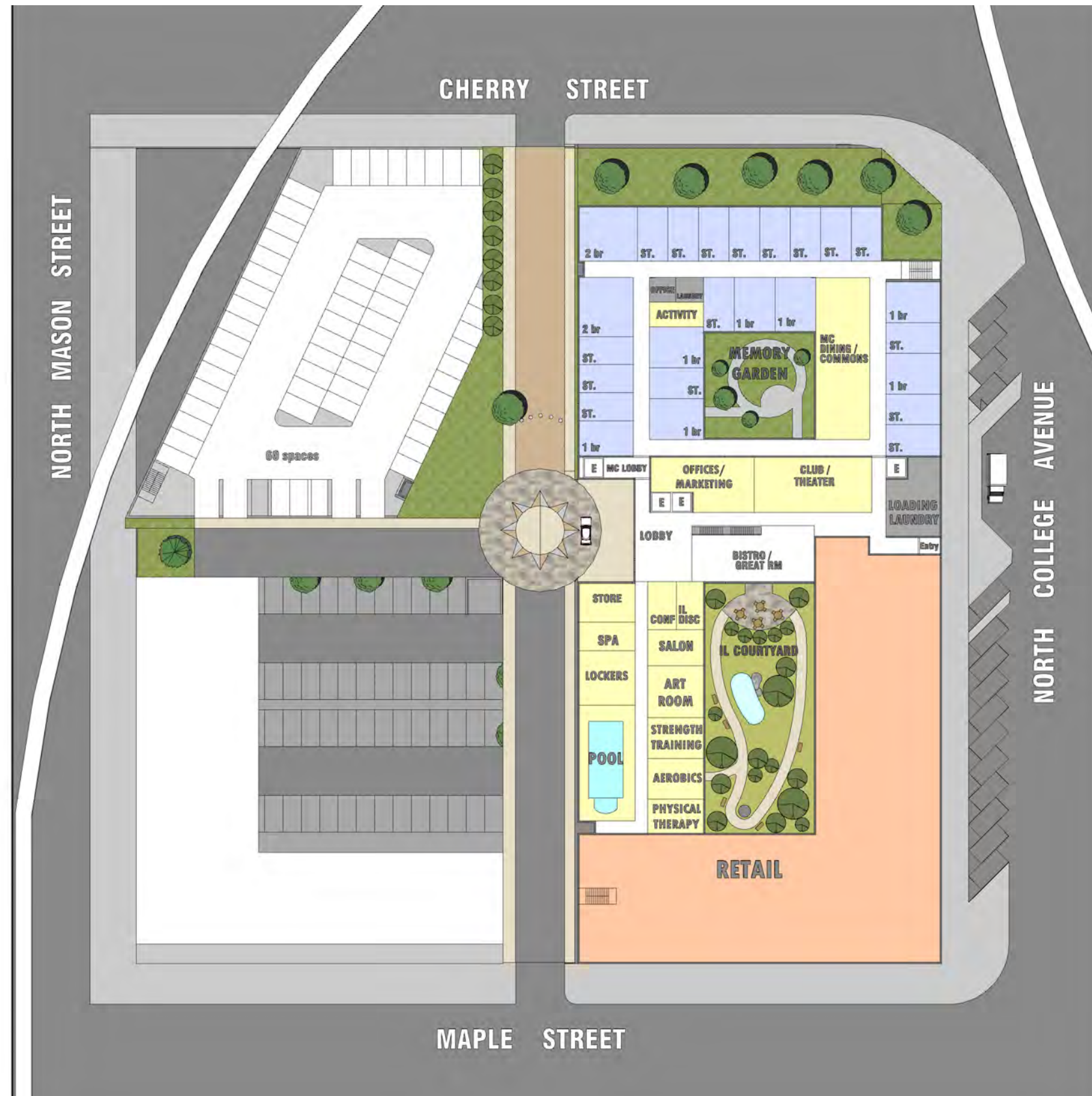
LEVEL 04

Morning Star - Fort Collins, CO

01.30.19

Parking Garage:

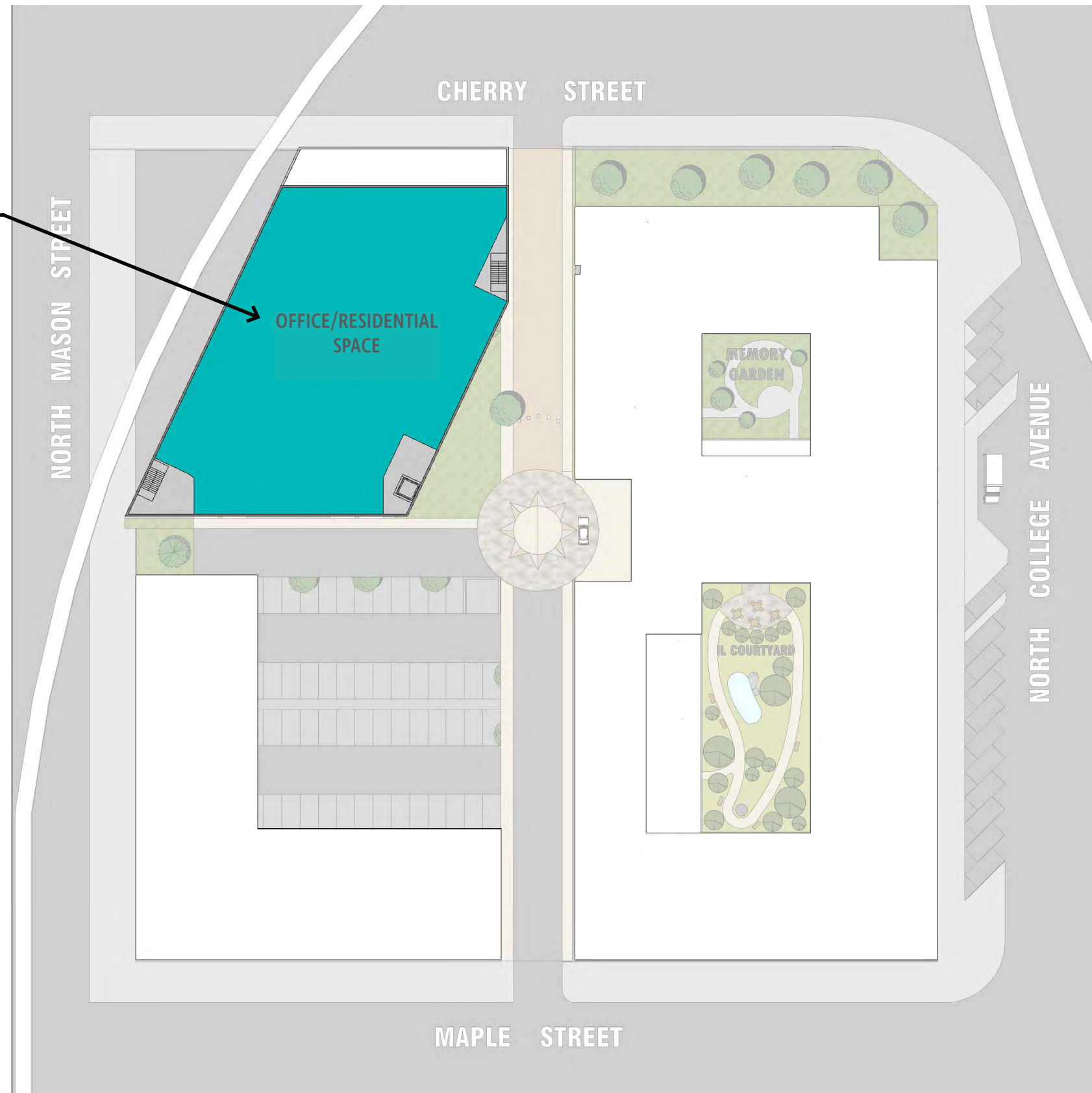
- Footprint: 24,000 sqft
- 400 - 500 parking spaces
- 24,000 sqft of Office/Residential Space above



Senior Living & Retail

- Ground Floor Footprint:
 - 30,470 sqft of Senior Living and Common space
 - 20,000 sqft of Retail Space
 - Total Footprint: 50,470 sqft

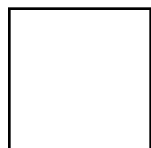

Office/Residential
Space above
parking structure



PROGRAM AREAS

	20,000 GSF	RETAIL
	101,500 GSF	INDEPENDENT LIVING (90 UNITS)
	17,500 GSF	MEMORY CARE (25 UNITS)
	35,000 GSF	ASSISTED LIVING (45 UNITS)
	20,950 GSF	RESIDENT COMMONS SPACE

194,950 GSF TOTAL

	144,000 GSF	PARKING GARAGE
	24,000 GSF	OFFICE/RESIDENTIAL SPACE