

# Preliminary Design Review Agenda

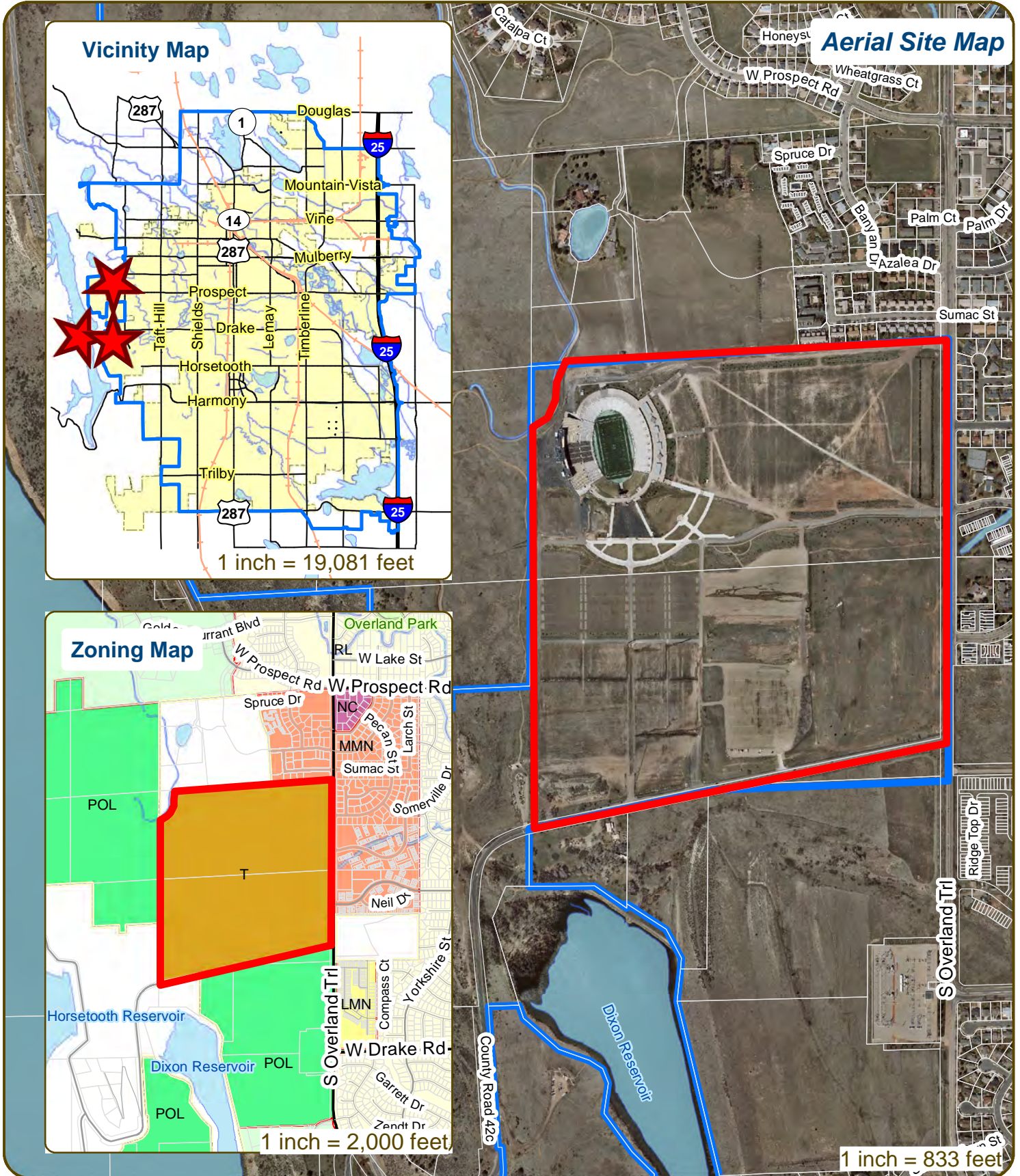
Schedule for 5/22/19  
281 Conference Room A

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## Wednesday, May 22, 2019

| Time        | Project Name   | Applicant Info  | Project Description   |   |
|-------------|--|---|---|---|
| <b>8:30</b> | Hughes Stadium Site<br>Redevelopment<br><br><b>PDR190003</b> | Kent Pedersen<br>303-486-5002<br><a href="mailto:kent.pedersen@lennar.com">kent.pedersen@lennar.com</a> | This is a request to build a subdivision with 600-700 single-family detached and attached dwellings at the former Hughes Stadium site (parcel #9720100913). The proposed project includes a multi-use park, a pocket park, an 18-hole disc-golf course, and foothills trail access. The proposed site is approximate 161 acres with access from S Overland Trail to the east and Dixon Canyon Rd to the south. The property is within the Transition (T) zone district and is subject to Planning and Zoning Board (Type 2) Review. | <b>Planner</b> Cameron Gloss<br><b>Engineer</b> Morgan Uhlman<br><b>DRC</b> Tenae Beane |

# Hughes Stadium Site Redevelopment



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SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 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



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April 29, 2019

Community Development and Neighborhood Services  
City of Fort Collins

Re: Hughes Stadium Site Redevelopment - Preliminary Design Review Narrative

Dear City of Fort Collins,

For the Hughes Stadium Site redevelopment we are pleased to present a vision capable of enhancing the environmental, economic and social features of the community's vision. These add up to the opportunity to create a state-of-the-art, livable community that incorporates advanced technology within its construction techniques to deliver modern homes in an extraordinary setting. We believe that this site has the capacity to fuse diverse lifestyles with extraordinary open space access and transit proximity, and to do it all within a plan that is centered around recognition of the site's history, and capable of paying homage to it, through the inclusion of a predominant community park and organizing feature.

On this land, we see a flourishing community that welcomes a broad mix of families and incomes, where everyone can thrive. We picture a more relaxed pace of life, where bicycles outnumber cars, and the cars collect dust in the garage. We also see a destination that is crafted in an environment that is healthy, active and safe, with a strong identity, where opportunity abounds for play and for connecting with nature.

Many of the objectives for this community revolve around open space, trails and multi-modal connectivity. This concept aligns perfectly with one of the most attractive elements of this site - the direct proximity to a world class trail system. With the extensive trail network available adjacent to this site, the importance of this approach is a critical component in our master plan, and a great resource for this community. We envision joining the community park with a trail head along the Foothills Trail to provide outstanding recreational opportunities, all from one central location. By taking this approach, not only will residents of the new community have unparalleled access to the City's comprehensive parks, trails and natural area system, but visitors to the community and our neighbors will also have a jumping off point for all that this area has to offer to outdoor enthusiasts. Additionally, we have implemented a block structure that ensures excellent on and off street connectivity to this valuable resource for all residents within the greater community.







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Another important element within this plan, and to the collective interest, is the mix of housing types, and associated price points available within the community. In this regard, Lennar has the ability to deliver a range of housing product across a broad spectrum, while also developing a unique sense of place. Achieving the right mix of housing types, densities and attainability is at the heart of realizing a multi-generational and diverse set of housing opportunities. At this point, we are anticipating a community that provides somewhere between 600 & 700 new homes of varying type.

The proposed plan includes two different traditional single family detached home lines offering a range of product sizes from approximately 1,360 square feet up to 3,000 square feet. Included within both of these home lines is a unique concept known as "NextGen" which offers the opportunity for multi-generational living under the same roof. Essentially, it provides an independent living unit with bedroom, bathroom, living space and kitchenette that has it's own separate entry, but it also connected to the main living space of the home. This concept has been met with great acclaim as more families seek to have aging parents in their home, while also providing the opportunity for children who have graduated and are "starting out" to have a little more independence while still being at home. In addition to these homes, we are also proposing to include small, detached cottages within the product mix to provide further price point diversity and livability options within the community. Providing a higher density, these homes will provide an excellent transition between the larger single family homes to the south and the proposed single family attached town homes which are consolidated along the main entrance road that leads from Overland Trail into the community park. Utilizing alley loaded homes in this part of the community will have the added benefit of relegating garages to the alley and providing front architecture and livable space along this all important view corridor within the community.

From a site circulation perspective the community plan has been designed on a modified grid system to provide excellent connectivity throughout, for vehicles, cyclists and pedestrians alike. We have coordinated the roadway structure with the existing neighborhoods, anticipating future connection to the vacant land to the north of this site, and respecting the existing streets that adjoin to Overland Trail from the neighborhoods to the east. In this regard we are proposing wide, median boulevards that run from east to west and are aligned with existing streets, providing large view corridors through the community to the west. At this juncture, we are providing one main entrance from Overland Trail at Pecan Street and another access point out to Dixon Canyon Road near the midpoint of the property. Aside from the aforementioned boulevard streets, we are planning on using the Larimer County Urban Area Connector Local street sections throughout the community, providing both circulation and on street parking for guests.



In addition to the pedestrian connectivity provided by the street network, we are also proposing a comprehensive trail system within the expansive buffers that surround the community. This trail system will ultimately connect to the expansive City trail system to the west of the site thus providing excellent recreational opportunities directly from this community.

In addition to the trail system and community park, you will see on the plan that we are maintaining the disc golf course on site, albeit in a different configuration than exists on site currently. We would like to work with City staff and local experts to ensure that the course re-configuration is well thought out and well received, while still working with the proposed community layout. While engineering obviously still needs to occur, we envision keeping much of the disc golf course within the large detention area in the Southeast corner of the property. We anticipate the detention pond being reconfigured from the existing shape, but remaining in the same portion of the property to maintain the drainage patterns that currently exist on the site.

From an engineering perspective, an overall utility and drainage connection study was completed with the aid of existing City of Fort Collins infrastructure maps and master drainage basin criteria.

The Hughes property has a single sanitary sewer connection located south of the intersection of Overland Trail and Ross Drive. This existing sanitary sewer is a 12" sewer. This sewer continues to the east through the existing subdivision. Historically, the Hughes Stadium sanitary sewer connected to the City of Fort Collins sanitary sewer system at this location.

Adjacent to the Hughes property is an existing 24" waterline in Overland Road and an existing 8" waterline connection to the north. The existing 8" waterline connection to the north was the historic service to Hughes Stadium. This waterline was metered with a master meter. If the Hughes development takes connection at this location, the meter would need to be removed. This 24" and 8" waterline allows for multiple connections for the Hughes development to the existing City of Fort Collins water system.

Generally, the Hughes property drains from west to east. The majority of the site drains to one large detention pond northwest of the intersection of Overland Trail and Larimer County Road 42C. This large detention pond releases to an existing drainage channel through the Willow Lane Subdivision into the Canal Importation Basin. The existing Hughes property detention pond is oversized and can be shrunk while still providing the required 100-year detention for the proposed redevelopment at the 2-year historic release rate. A portion of the site drains to the northeast corner of the site, it is anticipated that





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the drainage from this area can be directed to the existing large detention pond. Water quality will be provided through a combination of Low Impact Development (LID) features and traditional extended detention basins.

Colorado State University has processed an annexation application on this site, which was approved and a zoning designation of Transitional (T) was placed on the site. Beyond that, this is the first application that is being submitted on the property, and the applicant's team looks forward to your comments associated with this Preliminary Design Review. As part of your staff's consideration, we would appreciate it if you could be sure to address the following:

1. Does staff have any issue with or thoughts regarding the proposed density range?
2. Please provide confirmation that the overhead power transmission lines along Overland Trail will remain in place and will not need to be placed underground.
3. What off site improvements will be our responsibility? We are assuming there will be improvements required to Overland Trail and Dixon Canyon Road, adjacent to our property, but would like to know if the City is anticipating any additional improvements beyond those being tied to this project?

Thank you in advance for your time and consideration. We look forward to meeting with you to discuss our initial concept and moving this project forward.

Respectfully submitted,

Alan Cunningham, Vice President  
PCS Group, Inc.



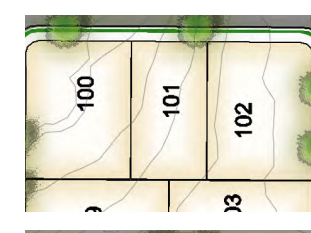
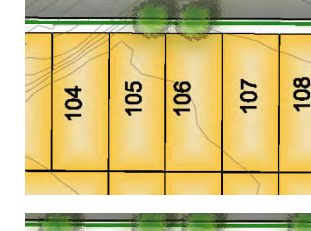
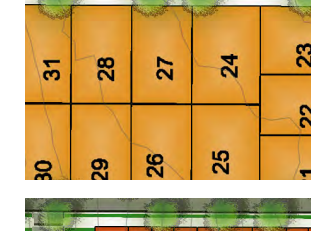
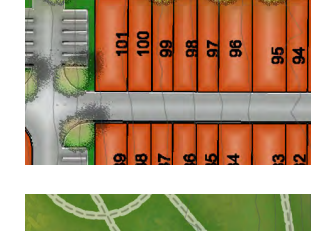


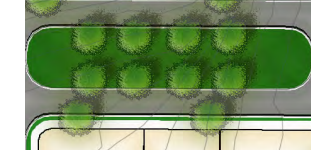






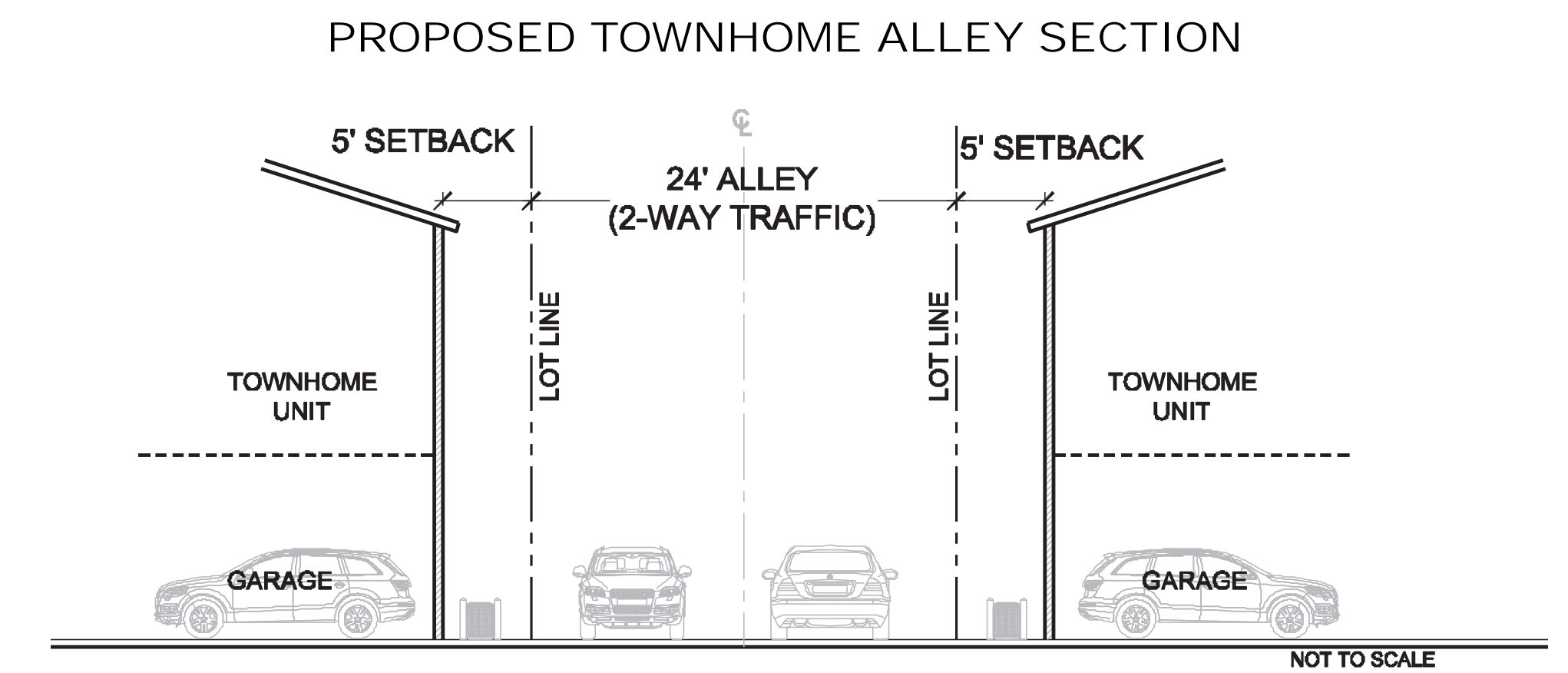
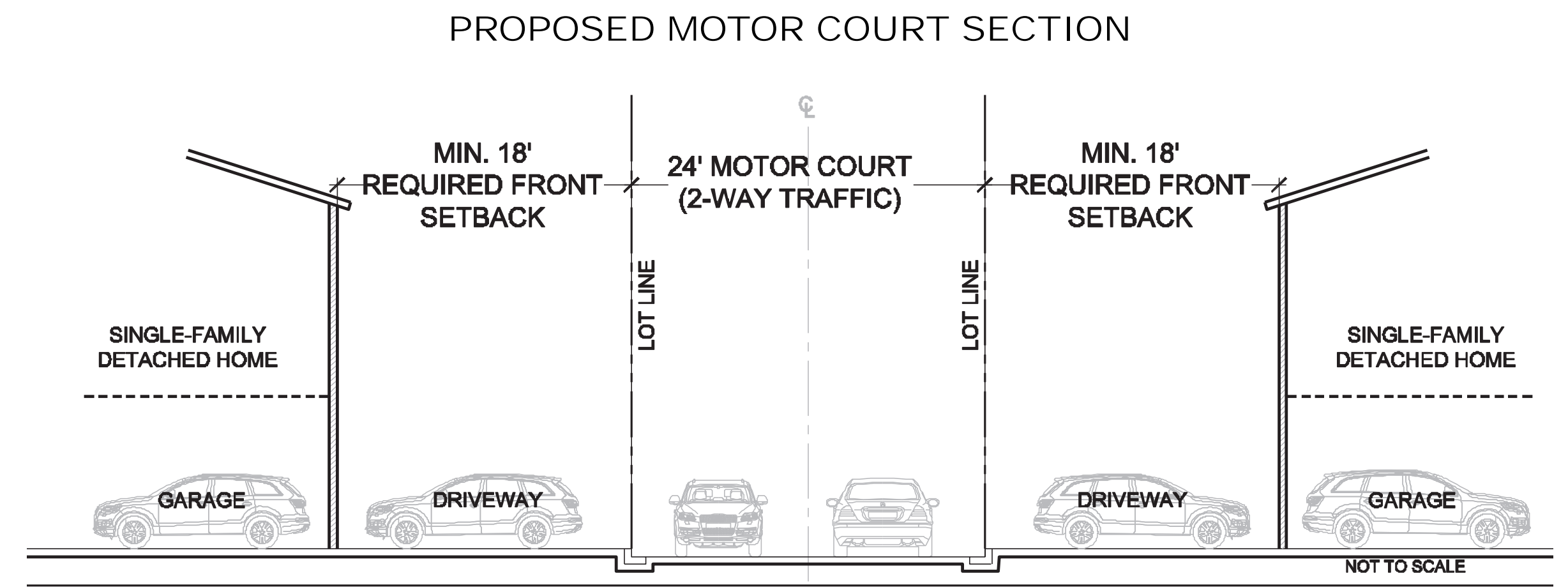
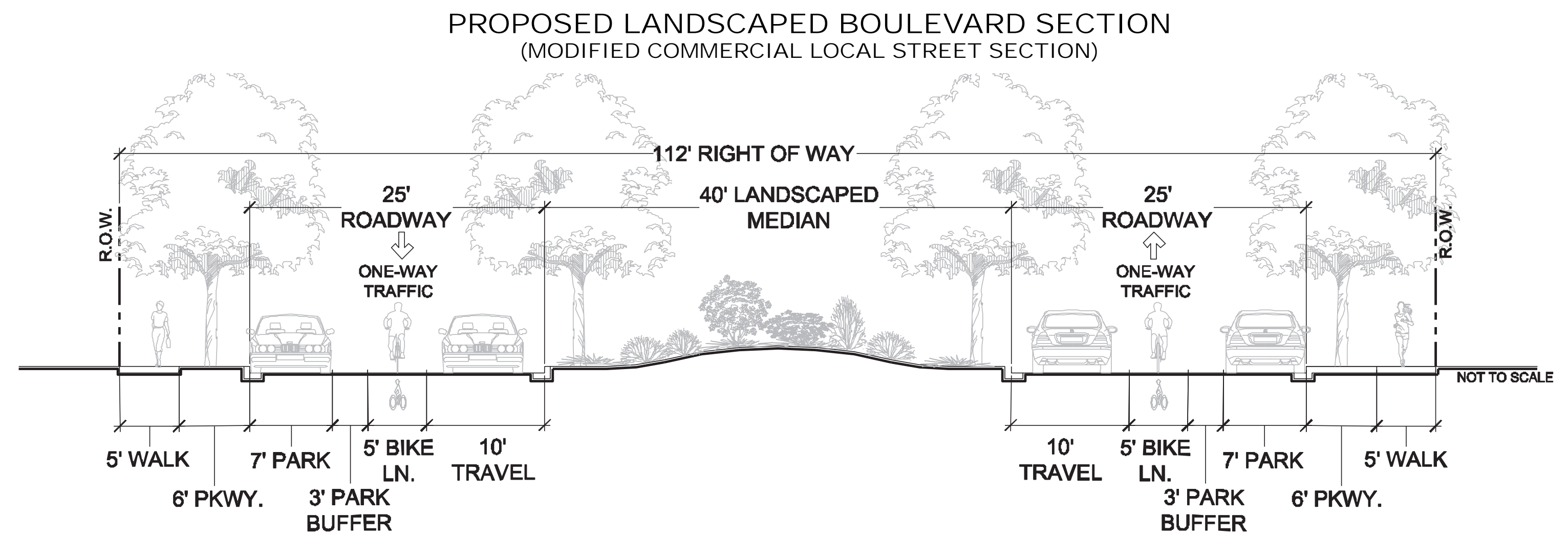


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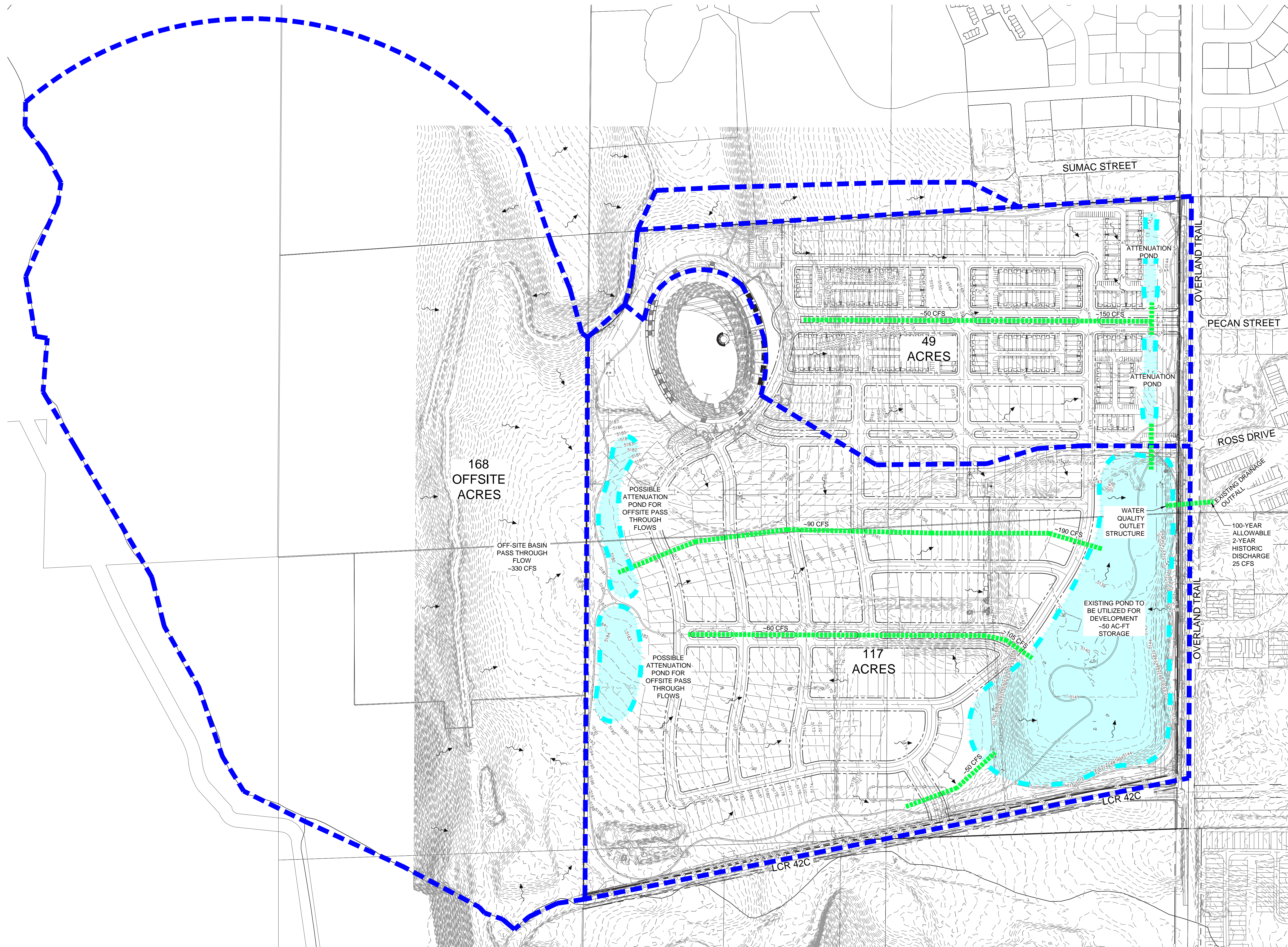
-  SINGLE-FAMILY DETACHED PRODUCT TYPE 1
-  SINGLE-FAMILY DETACHED PRODUCT TYPE 2
-  SINGLE-FAMILY DETACHED PRODUCT TYPE 3
-  SINGLE-FAMILY ATTACHED TOWNHOME PRODUCT, ALLEY-LOADED
-  NATURAL AREAS / OPEN SPACE / DISC-GOLF COURSE
-  MANICURED LANDSCAPE / OPEN SPACE
-  LANDSCAPED BOULEVARD

\* ILLUSTRATIVE DEPICTION SUBJECT TO CHANGE







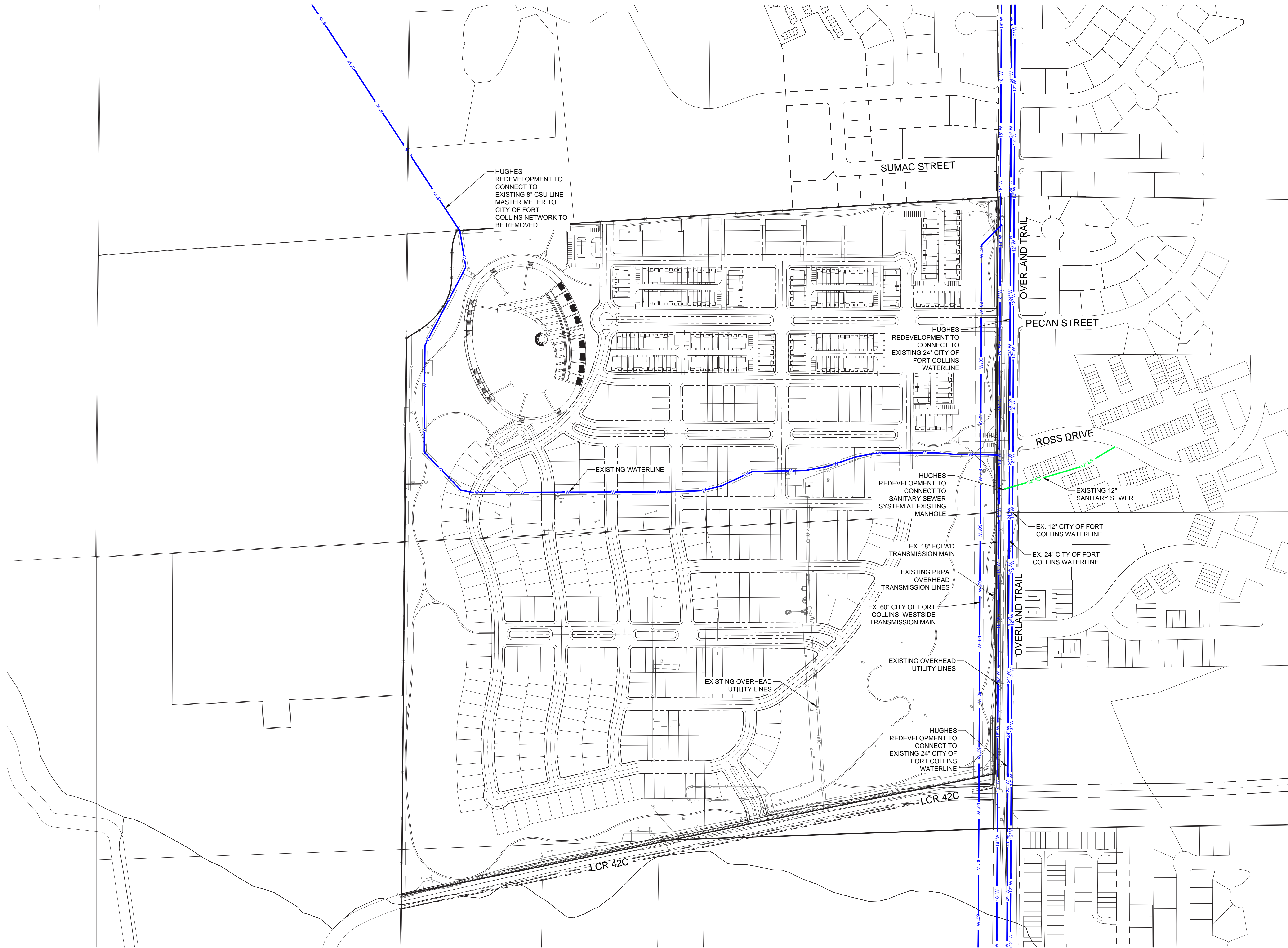


**LEGEND**




- - - DRAINAGE BASIN
- - - DRAINAGE CONVEYANCE
- - - DETENTION POND
- FLOW DIRECTION

(IN FEET)  
 1 INCH = 200 FEET





**LEGEND**

|   |                           |
|---|---------------------------|
|  | EXISTING OVERHEAD UTILITY |
|  | EXISTING WATERLINE        |
|  | EXISTING SANITARY SEWER   |

