

Preliminary Design Review Agenda

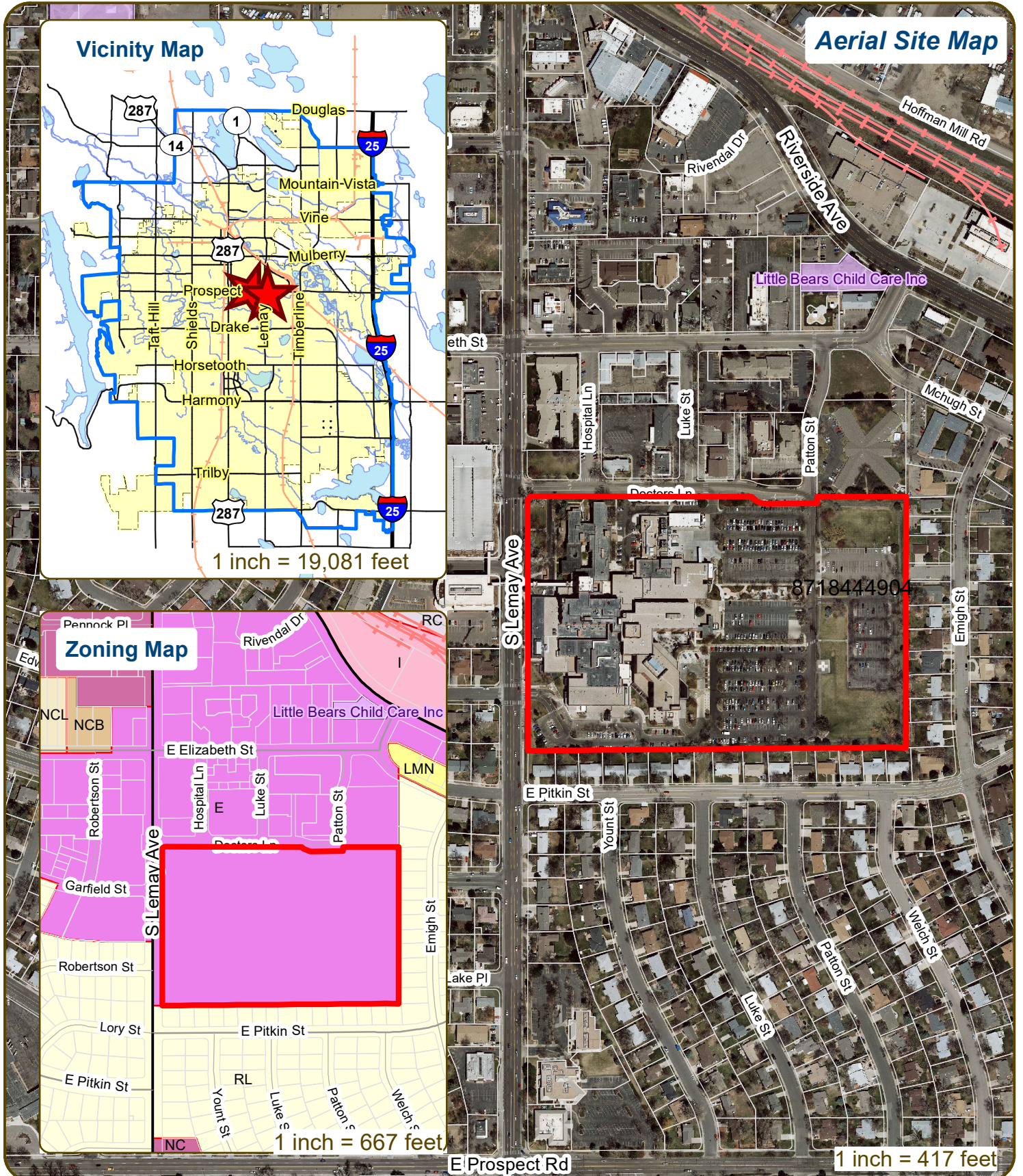
Schedule for 02/19/20

281 Conference Room A

Wednesday, February 19, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	UC Health - PVH Main Entrance Improvements PDR200001	Jason Messaros 970-223-7577 jmessaros@bhadesign.com	This is a request to make site and building façade improvements to accommodate patient and visitor entry at the UC Health – Poudre Valley Hospital facility at 1024 S. Lemay Avenue (parcel # 8718333902). The project is located directly east of S. Lemay Avenue and approximately 500 feet south of E. Elizabeth Street. The proposal does not anticipate any change in parking demand that would require the addition of parking spaces. Access is taken from S. Lemay Avenue to the west, Doctors Lane to the north, and Robertson Street to the south. The property is within the Employment (E) zone district. The review of the use and improvements are likely subject to a Minor Amendment process pending further review by staff.	Planner: Noah Beals Engineer: TBD DRC: Todd Sullivan

UC Health - PVH Main Entrance Improvements



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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 UCHealth - Poudre Valley Hospital Main Entrance Improvements

Project Address (parcel # if no address) 1024 S Lemay Avenue

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jason Messaros, BHA Design - Consultant

Business Name (if applicable) BHA Design

Applicant Mailing Address 1603 Oakridge Drive Suite 100, Fort Collins, CO 80525

Phone Number 970-223-7577 E-mail Address jmessaros@bhadesign.com

Basic Description of Proposal (a detailed narrative is also required) Site and cosmetic building improvements to accommodate patient and visitor flows

Zoning E Proposed Use Hospital Existing Use Hospital

Total Building Square Footage no change S.F. Number of Stories no change Lot Dimensions appx 1,200' x 300'

Age of any Existing Structures varies

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 not yet determined it will result in slightly more or less impervious area than existing 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

UCHealth - Poudre Valley Hospital
Main Entrance Improvements
Preliminary Design Review Application
6 February 2020

Introduction

Poudre Valley Hospital (PVH) is part of the UCHealth, an organization dedicated to building a healthier community and providing unmatched patient care in the Rocky Mountain West. Separately, these institutions can continue providing superior care to patients and service to the communities they serve. Together, they push the boundaries of medicine, attracting more research funding, hosting more clinical trials and improving health through innovation.

PVH is a locally owned, private, not-for-profit organization with a strong vision: From Healthcare to Health. The mission of Poudre Valley Hospital is: We improve lives. In big ways through learning, healing and discovery. In small, personal ways through human connection. But in all ways, we improve lives. **PVH** provides evidence-based health care and wellness services and products in Colorado, Nebraska, and Wyoming.

Planned Project

With the 2013 relocation of the ED from the south side of the hospital to Doctor's Lane, PVH patients and visitors are now directed to use the south Lemay entrance at Robertson Street to access the hospital's Outpatient Services, visitor parking and Main Entrance on the southeast side of the hospital. The Main Entrance is east facing and not visible from Lemay. The project reconfigures the drive access, parking and entry canopies along the south and east elevations of the building with the intent of improving wayfinding and directing visitors to the main entrance. This will greatly improve patient and visitor wayfinding through the site with a direct access from Lemay to visitor services. Employee and physician parking will remain north and east of the Main Entrance and visitor parking areas but primarily is located in the existing parking structure located on the west side of Lemay. Site updates and building entry canopy and façade updates will be coincidental to planned interior renovations.

Overall building programming and use will not change with this project. No significant changes to services, patient load or parking demand are anticipated with this improvement project. Affected parking areas are planned to be replaced and improved with the project and additional ADA parking as required will be provided and the new configuration will better meet the city's parking layout requirements.

Anticipated site improvements will impact existing trees within the older parking areas on the site. Trees will be retained where possible, with emphasis on retaining perimeter trees. However, required tree mitigation is expected to be accommodated with the planned site improvements and may need to occur off-site.



POUDRE VALLEY HOSPITAL

Existing Site Plan

“Simplify” Drive Lane and Parking Areas

“Simplify” South Elevation



South
Lemay
Ave

Main
Campus
Entry

Ground
Monument
Sign

Corner
Glass
Accent

Patient
Discharge/
Canopy

POUDRE VALLEY HOSPITAL
Aerial Overview



New Site/Parking Layout

Main
Campus
Entry

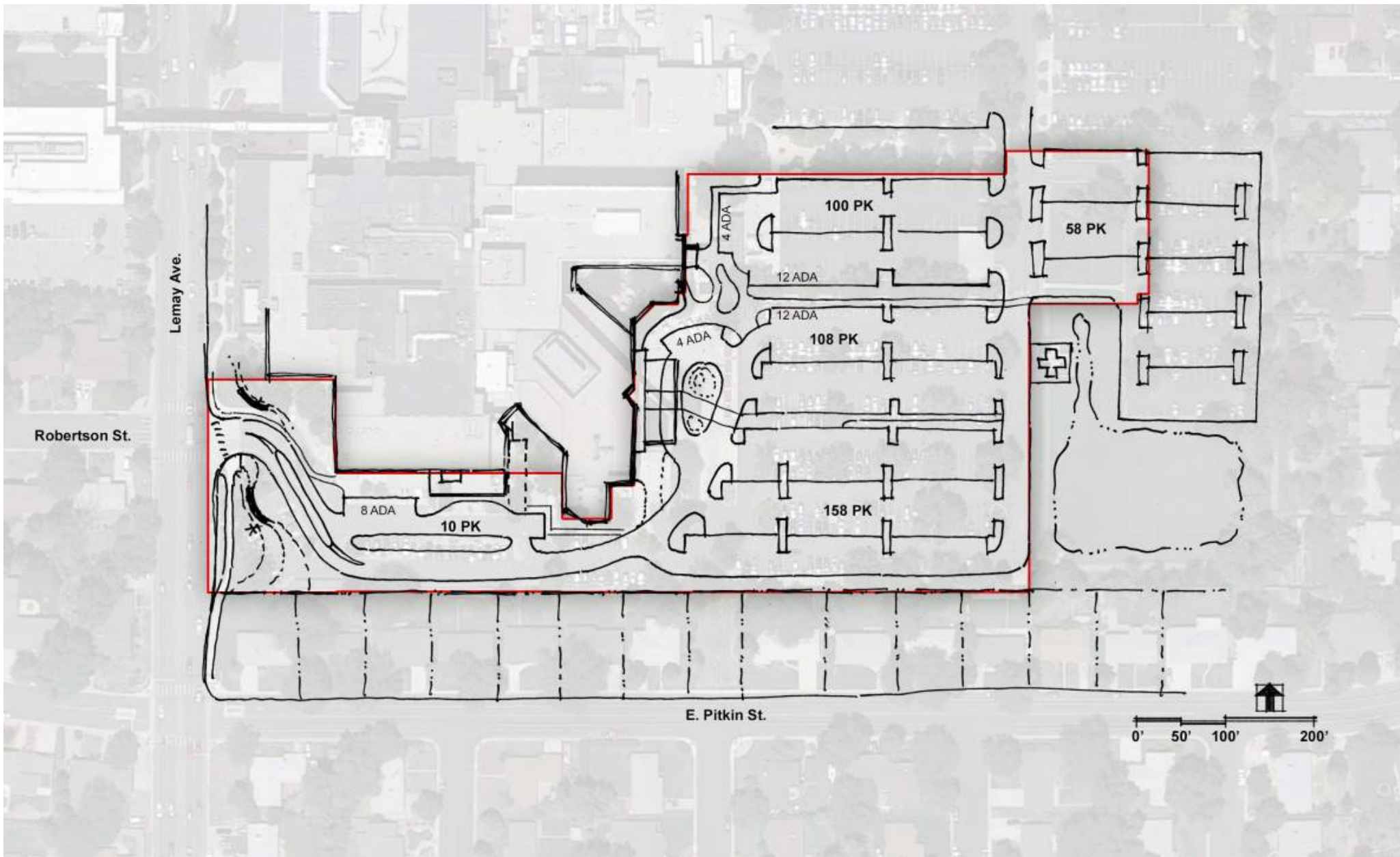
“Simplify”
Drive Lane
and Parking
Areas

Main Entry &
New Canopy
Drop-off
Pick-up Area

New Staff &
Temporary
Public Entry
Drop-off
Pick-up Area

Demo
Building

POUDRE VALLEY HOSPITAL
Aerial Overview

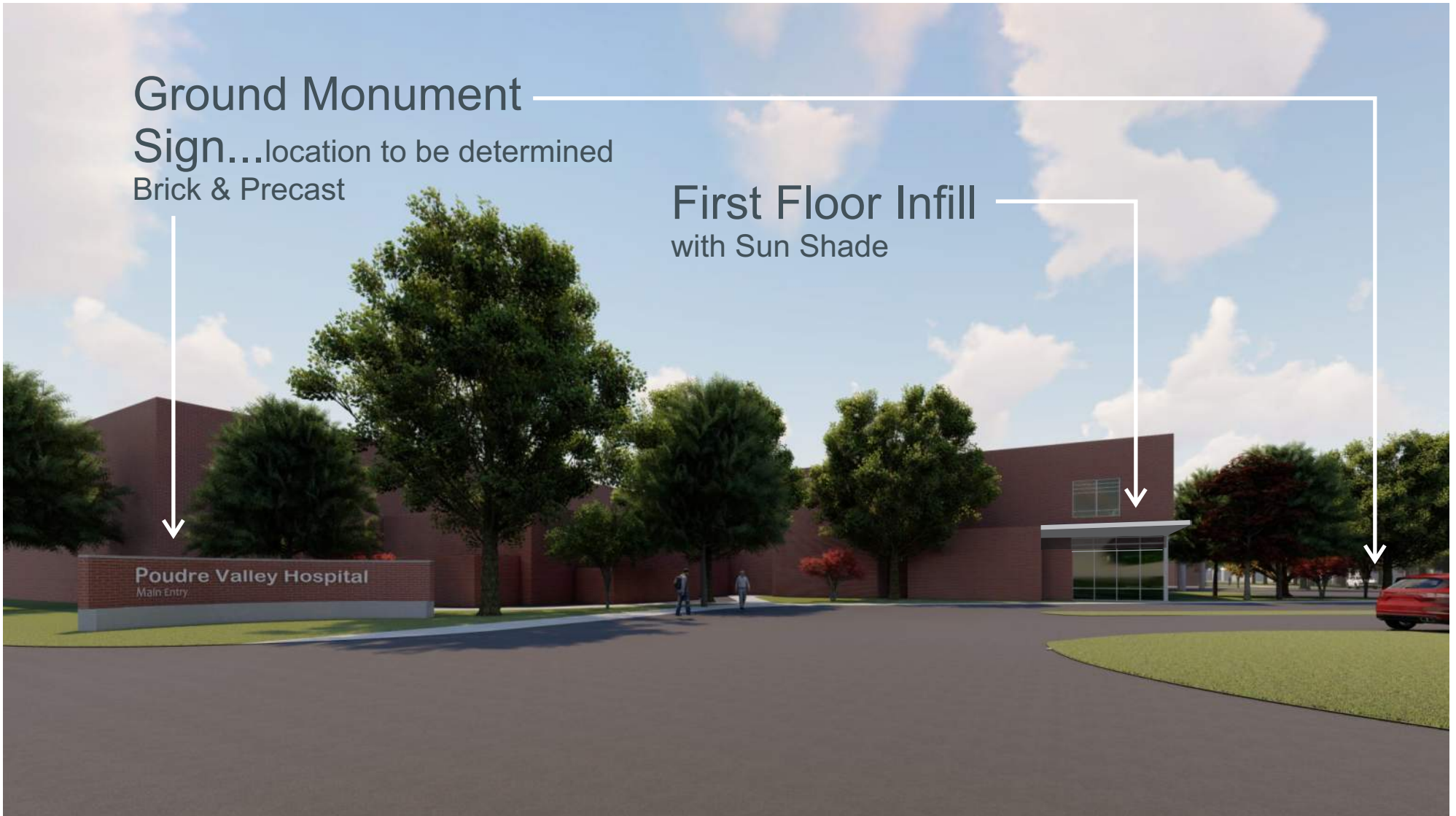


POUDRE VALLEY HOSPITAL
 Site Plan Overview

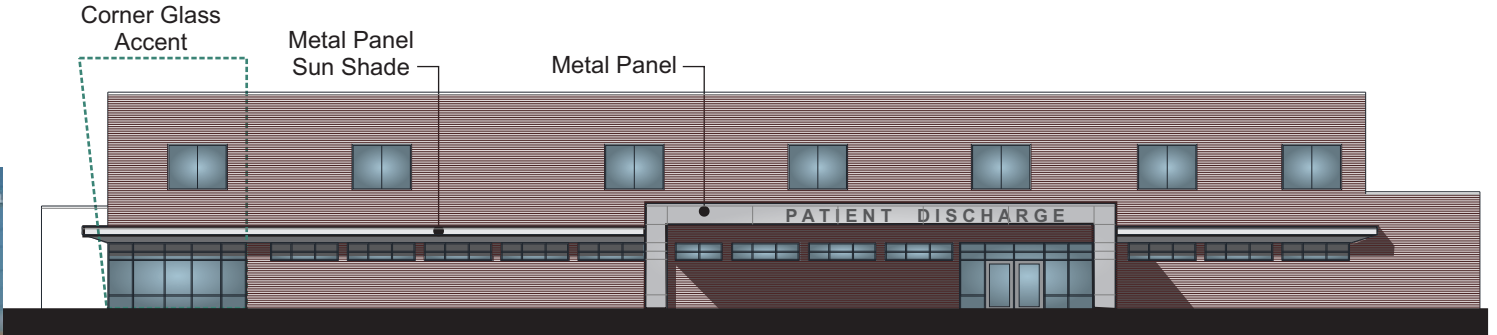


Ground Monument
Sign...location to be determined
Brick & Precast

First Floor Infill
with Sun Shade



POUDRE VALLEY HOSPITAL
Entry Signage with First Floor Infill



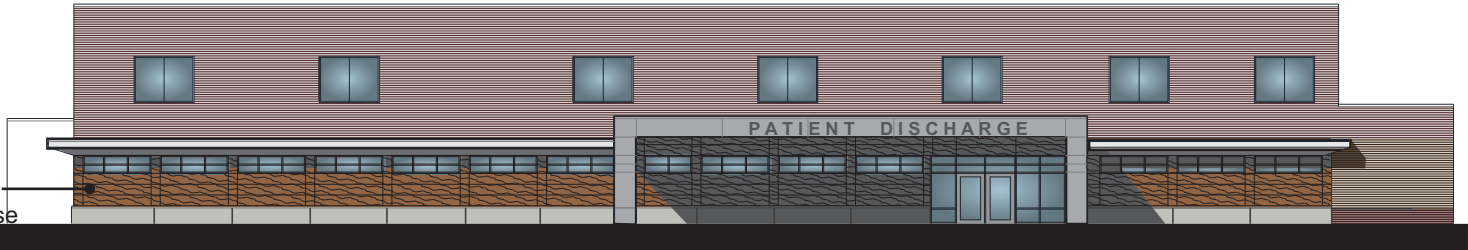
First Floor
Infill

Prep/Recovery
Pre/Post

Patient Discharge
& Canopy

South Elevation

Introduce
Wood Look
w/Precast Base



POUDRE VALLEY HOSPITAL

South Elevation Study

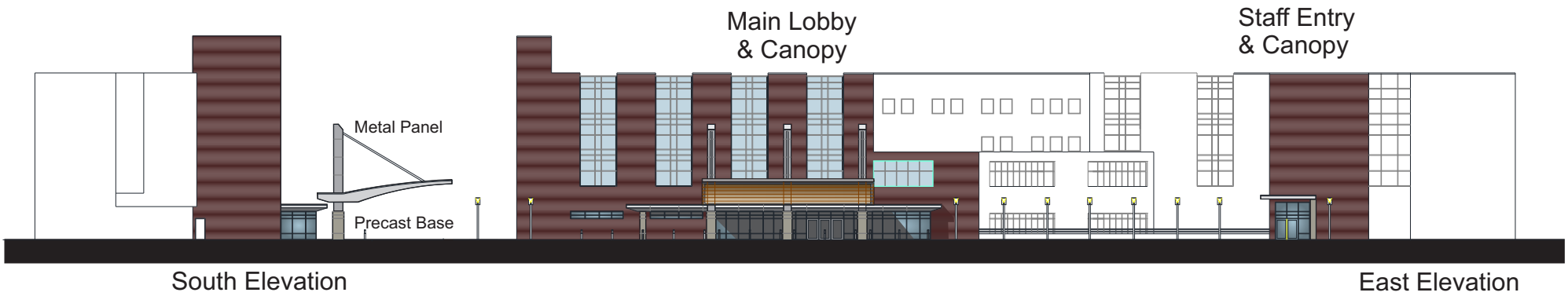
Main Entry &
12' Lobby Expansion

Arched Canopy

Staff Entry



POUDRE VALLEY HOSPITAL
Main Entry & Lobby



POUDRE VALLEY HOSPITAL
Main Entry, Lobby & East Elevation



Staff Entry Vestibule

Canopy

POUDRE VALLEY HOSPITAL
Staff Entry & Canopy