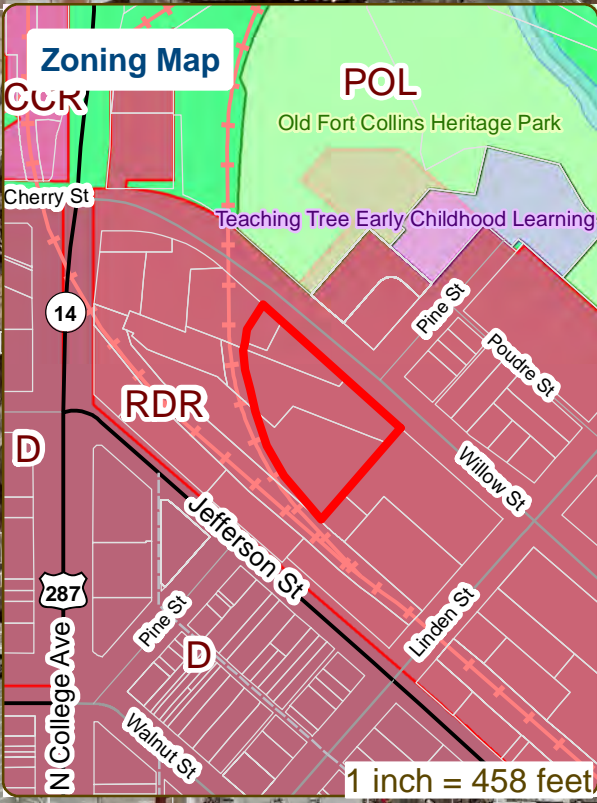
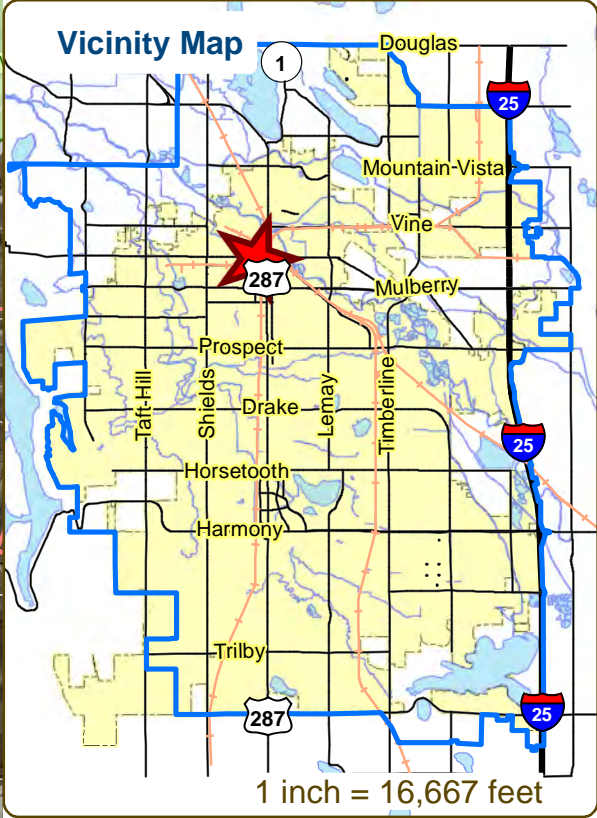
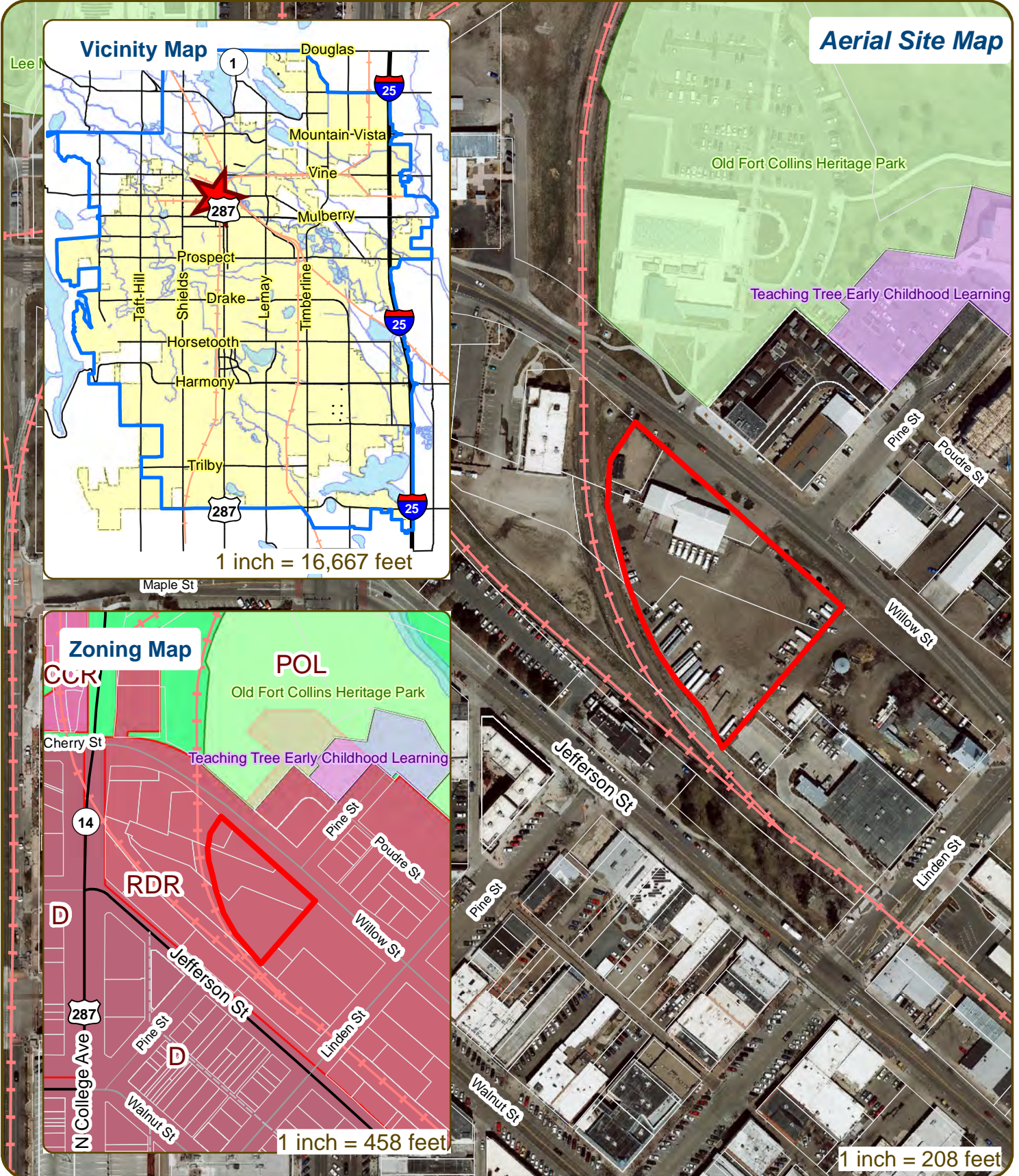


# Willow & Pine Multi-Family



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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 5 pm, two weeks prior to the 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 Willow & Pine

Project Address (parcel # if no address) Parcel #s 9712210010, 9712207025 & 9712207018

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Dave Derbes, owner's representative

Business Name (if applicable) Peakstone Development

Applicant Mailing Address 1430 Twin Oak Court, Fort Collins, CO 80525

Phone Number 970-227-7427 E-mail Address dave\_derbes@yahoo.com

Basic Description of Proposal (a detailed narrative is also required) Multi-family residential (152 units) with associated amenities and parking

Zoning RDR Proposed Use Multi-family Residential Existing Use Truck yard & shop

Total Building Square Footage 126,500 S.F. Number of Stories 4 & 5 Lot Dimensions Irregular, 382'x284' (2.04 acres)

Age of any Existing Structures Unknown

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.

Increase in Impervious Area Unknown - existing impervious area has not been determined 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)*

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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



**PDR Application:**

This is the first PDR application for this site for this developer.

**Existing Conditions:**

Current use of the site is a truck yard and shop for Schrader Oil Company. The site is generally level with a fenced yard, small metal industrial building, and deteriorated asphalt paving. A spur of the Burlington Northern Santa Fe railroad borders the rear of the site. There are no significant natural features. The existing building and facilities will be removed.

**Proposed Use:**

The project is proposed as for-rent apartments with a mix of studio, 1-bedroom, and 2-bedroom units (152 total). Two-story live/work units will front along Willow Street. Additional uses will include amenities for the residents. These are undetermined at this time, but will likely include spaces such as a fitness room, rooftop deck, lounge, etc.

**Site Circulation/Parking:**

Parking will be provided on grade and under the building behind the building at the rear of the property. The number of on-site spaces is anticipated to meet, or exceed, city standards. Access will be provided off Willow Street near the access drive to the Northside Aztlan Community Center and Heritage Park. A second vehicle access will be provided from Linden Street via an existing alley access/easement. Primary pedestrian access will be from Willow Street, with the main building entry placed on the axis with Pine Street. Placing the parking to the rear of the site screens the parking from the street and allows placement of the building along Willow Street to reinforce the developing streetscape and to provide pedestrian interest. The addition of diagonal parking along Willow Street is anticipated, extending the alignment established by the Millhouse Apartments.

**Building Design:**

The L-shaped building will front on Willow Street with a wing extending back along the east property line. The east wing will be comprised of 4 stories of residential units over parking (5 stories total). The wing along Willow Street will step down to 4 stories with live/work units along the Willow Street frontage. The building will be further broken along Willow Street into two masses separated by a linkage element aligning with Pine Street. It is envisioned that the two major masses will be treated differently architecturally to read as two distinct buildings. The building entry/linkage element will be set back from the property line to allow for a small plaza, useable by residents and the public. This entry amenity could be further enhanced by incorporating a peninsula between diagonal parking spaces within the right-of-way. A step-back is proposed at level 2 as required by the district guidelines. Materials and details have not been developed at this time, but we intend to select materials that are compatible with the district and in compliance with the guidelines.

**Drainage and Detention:**

Currently drainage appears to be primarily internal to the site. An existing concrete pan and inlet located in the center of the site connects to a storm sewer to the east. Currently, no detention is planned for the project as detention requirements are unclear. The applicant would like the city to clarify water quality and detention requirements (if any).

**Fire Sprinklers:**

It is assumed that the existing building is not sprinklered. The new building will be fully sprinklered in accordance with NFPA 13.

# SITE PLAN

**SITE AREA**  
88,852 SF  
2.04 ACRES

**ZONING**  
RIVER DOWNTOWN  
REDEVELOPMENT (RDR) DISTRICT IN  
TRANSIT-ORIENTED DEVELOPMENT  
(TOD) OVERLAY ZONE

**RESIDENTIAL**  
4 & 5 STORY  
126,465 GSF

**PARKING RATIO:**  
- 0.94 SPACE/UNIT  
- 0.78 SPACE/BED

**PARKING RATIO (W/ ON-STREET  
PARKING):**  
- 1.09 SPACE/UNIT  
- 0.91 SPACE/BED

**REQUIRED PARKING:**  
STUDIO/1 BED (.75/ UNIT) = 91  
2 BED (1/ UNIT) = 31  
TOTAL REQUIRED PARKING = 122

TYPE	UNITS	BEDS	%
STUDIO	44	44	29
1BR	57	57	38
1BR (TH)	20	20	13
2BR	31	62	20
	152	183	

PARKING	SPACES
<b>ON-SITE</b>	
SURFACE	109
COMPACT (24%; 40% max)	16
GARAGE	18
<b>SUB-TOTAL</b>	<b>143</b>
<b>ON-STREET (ANGLED)</b>	23
<b>TOTAL (WITH ON-STREET)</b>	<b>166</b>

**PARKING RATIO NOTE:**

**MAX FLATS**  
64 SPACES  
1.0/UNIT; 0.65/BED

**OLD TOWN FLATS**  
84 SPACES  
0.89/UNIT; 0.71/BED



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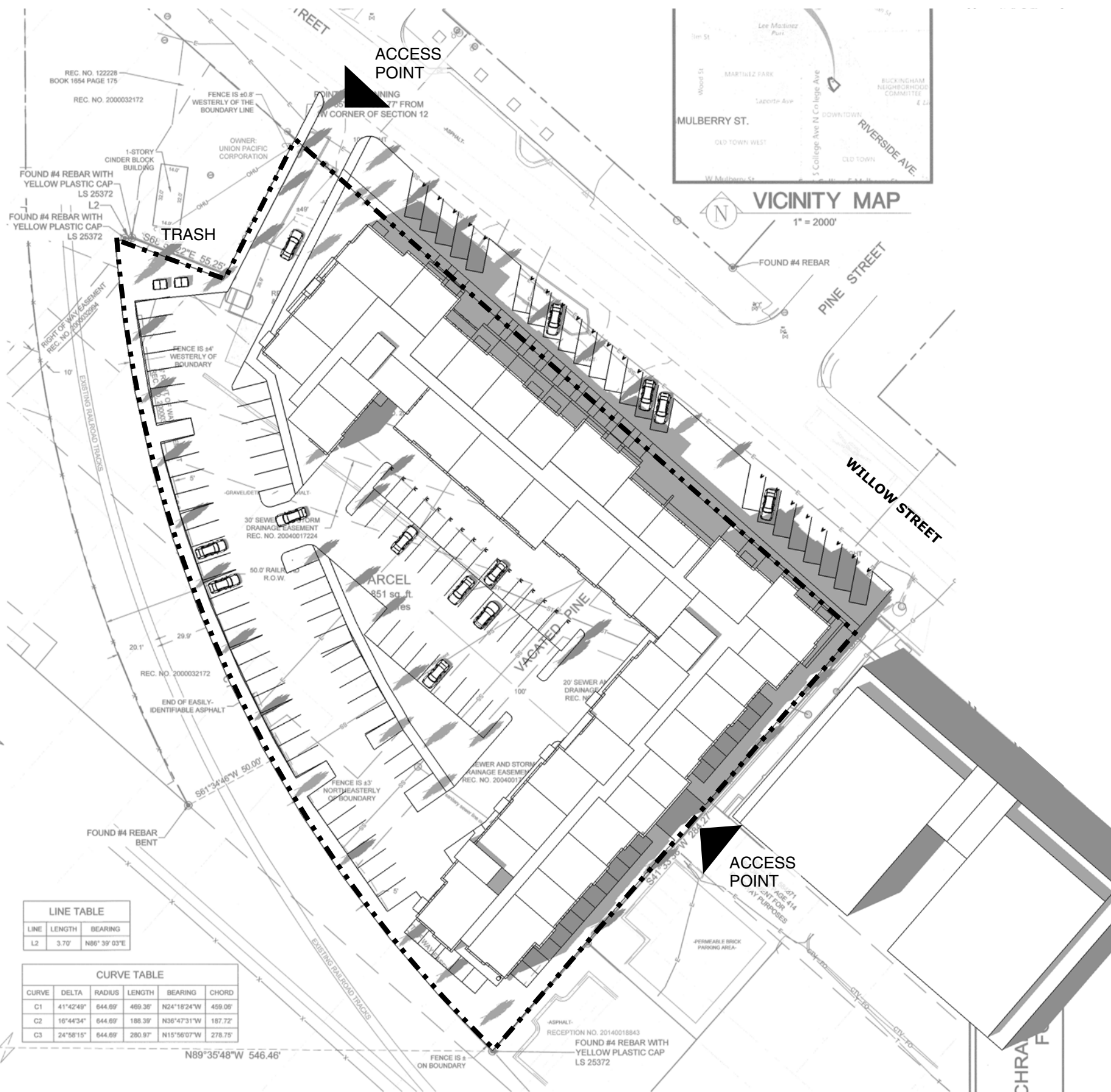
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**LINE LEGEND**

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	SECTION LINE
---	BURIED CABLE
---	BURIED ELECTRIC
---	BURIED GAS
---	WATER LINE
---	BURIED TELEPHONE
---	BURIED FIBER OPTIC
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	FENCE LINE
---	EDGE OF ASPHALT
---	CURB FLOWLINE
---	EDGE OF GRAVEL

**SYMBOL LEGEND**

+	FOUND SECTION CORNER
+	FOUND PROPERTY MONUMENT
+	SET 1" OF #4 REBAR WITH 7" ALUMINUM CAP STAMPED S 0" W.C. AND L.S. NUMBER
+	CALCULATED POSITION
+	CONTROL POINT
+	BENCHMARK
+	ELECTRICAL BOX
+	BREAKER BOX
+	ELECTRICAL VAULT
+	FIRE HYDRANT
+	WATER VALVE
+	INLET GRATE
+	LIGHT POLE
+	ELECTRICAL METER
+	GAS METER
+	WATER METER
+	SANITARY SEWER MAN HOLE
+	STORM SEWER MAN HOLE
+	PAINT RAILROAD CROSSING
+	TANK
+	UTILITY POLE
+	MONITORING WELL

**LINE TABLE**

LINE	LENGTH	BEARING
L2	3.70'	N86° 39' 03"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	41°42'49"	644.69'	469.35'	N24°18'24"W	459.09'
C2	16°44'34"	644.69'	188.39'	N36°47'31"W	187.72'
C3	24°58'15"	644.69'	280.97'	N15°56'07"W	278.75'



# FLOOR PLANS

- KEY:**
- STUDIO  
468 SF
  - 1 BEDROOM  
600 SF
  - 1 BEDROOM  
(2 STORY)  
720 SF
  - 2 BEDROOM  
860 SF

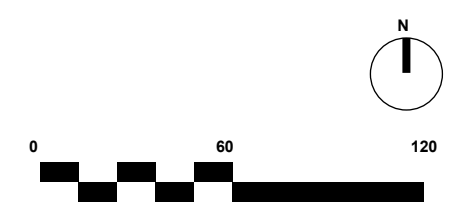


GROUND FLOOR PLAN



# FLOOR PLANS

- KEY:**
- STUDIO  
468 SF
  - 1 BEDROOM  
600 SF
  - 1 BEDROOM  
(2 STORY)  
720 SF
  - 2 BEDROOM  
860 SF



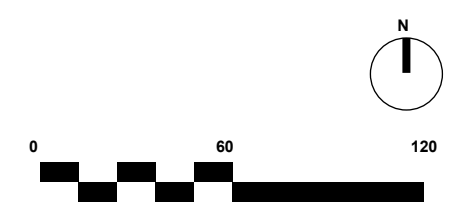
2ND FLOOR PLAN

# FLOOR PLANS

- KEY:**
- STUDIO  
468 SF
  - 1 BEDROOM  
600 SF
  - 1 BEDROOM  
(2 STORY)  
720 SF
  - 2 BEDROOM  
860 SF



TYPICAL FLOOR PLAN



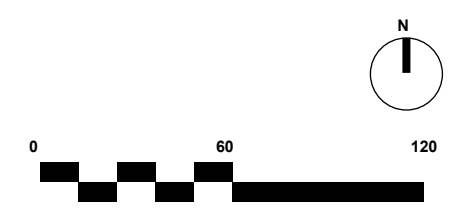


# FLOOR PLANS

- KEY:**
- STUDIO  
468 SF
  - 1 BEDROOM  
600 SF
  - 1 BEDROOM  
(2 STORY)  
720 SF
  - 2 BEDROOM  
860 SF



5TH FLOOR PLAN





# AERIAL PERSPECTIVE



AERIAL VIEW FROM EAST





AERIAL VIEW FROM WEST









# ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

