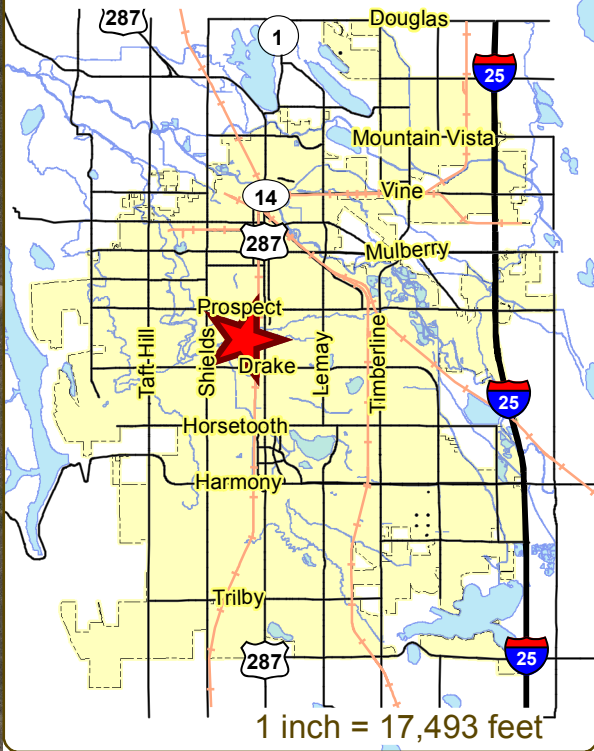


255 Johnson Dr. Mixed-Use

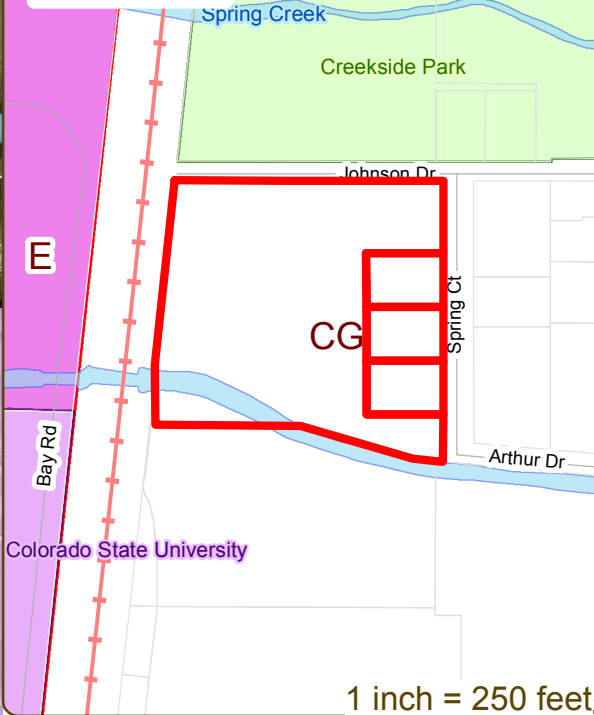
Vicinity Map



Aerial Site Map



Zoning Map



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Development Review Guide – STEP 2 of 8
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 1/8/17 Project Planner Jason Holland
Submittal Date 1/3/17 Fee Paid (\$500) X

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name 255 Johnson Drive

Project Address (parcel # if no address) 255 Johnson Drive, 2005, 2013, 2015 Spring Court
9723106017, 9723106016, 9723106015, 9723106014

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____
Craig Russell: Landscape Architect

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 141 S. College Ave. Suite 104, Fort Collins, CO 80524

Phone Number 970-484-8855 **E-mail Address** crussell@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) Mixed use development with retail and commercial on the ground floor and 195 residential units

Zoning General **Proposed Use** Commercial/Residential **Existing Use** Self Storage

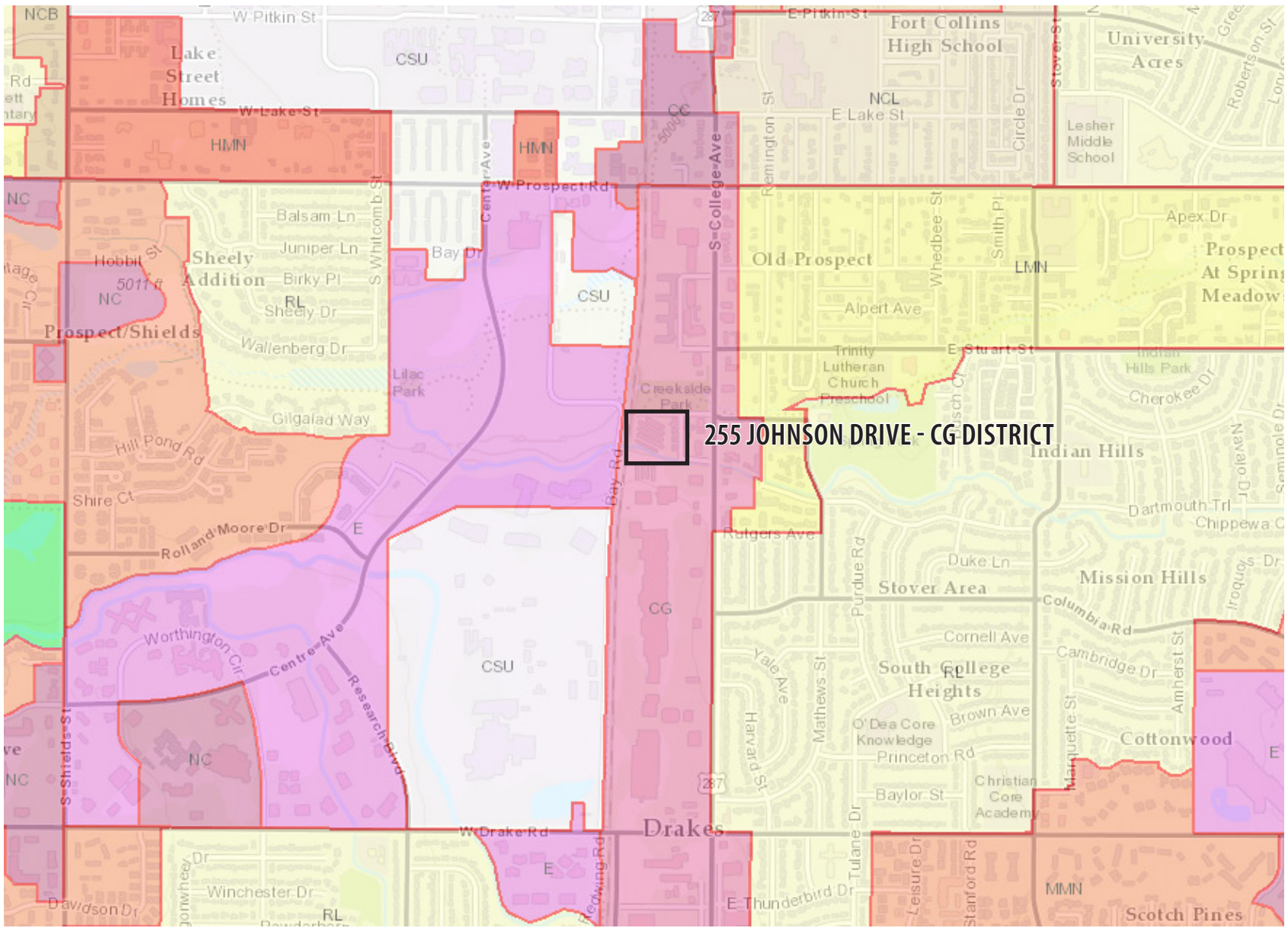
Total Building Square Footage 176,530 **S.F. Number of Stories** 5 **Lot Dimensions** Approx. 346'x366'

Age of any Existing Structures 1954 Warehouse, 1956 & 1957 Houses

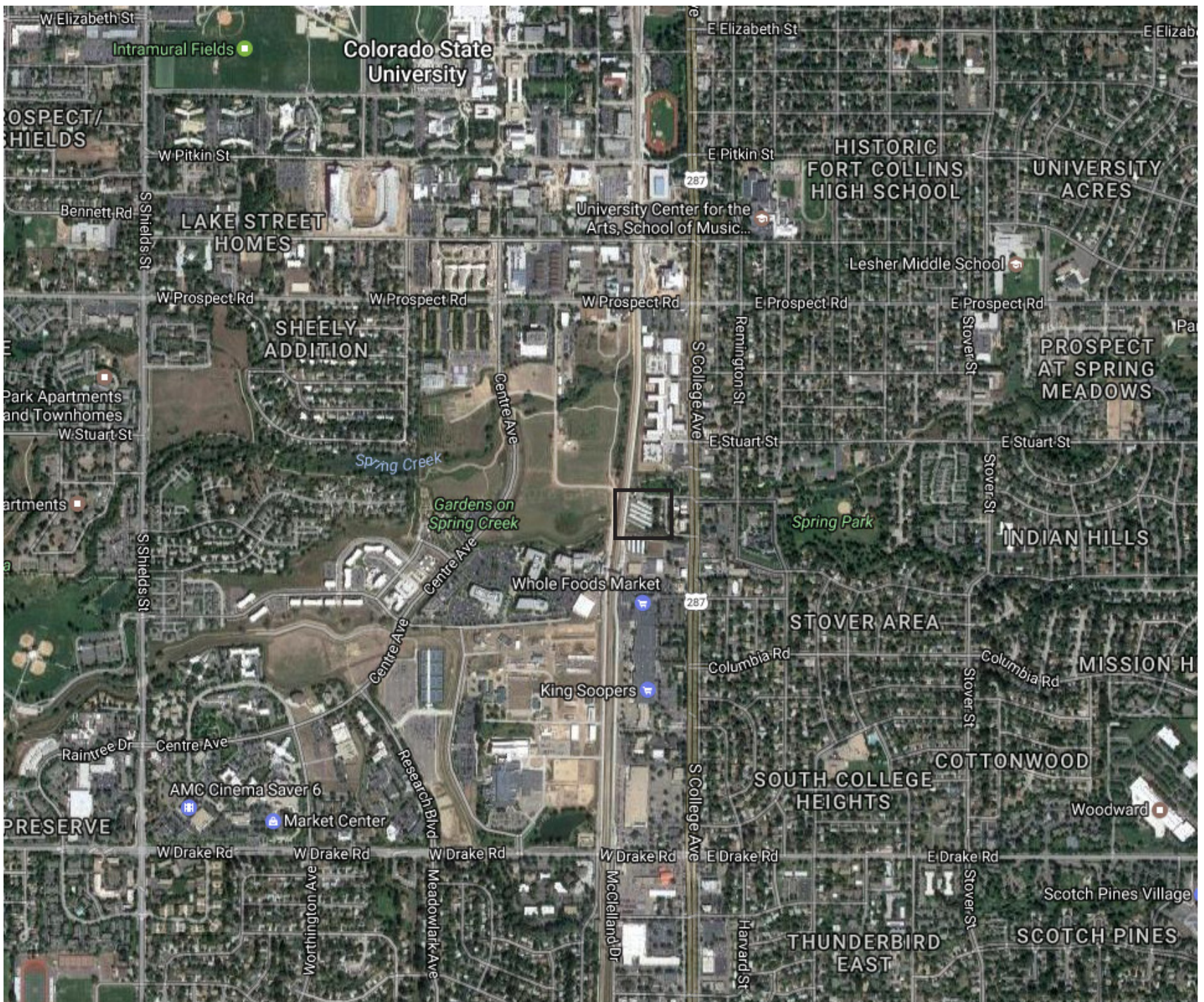
Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

***If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.**

Increase in Impervious Area 14,615 **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



ZONING CONTEXT

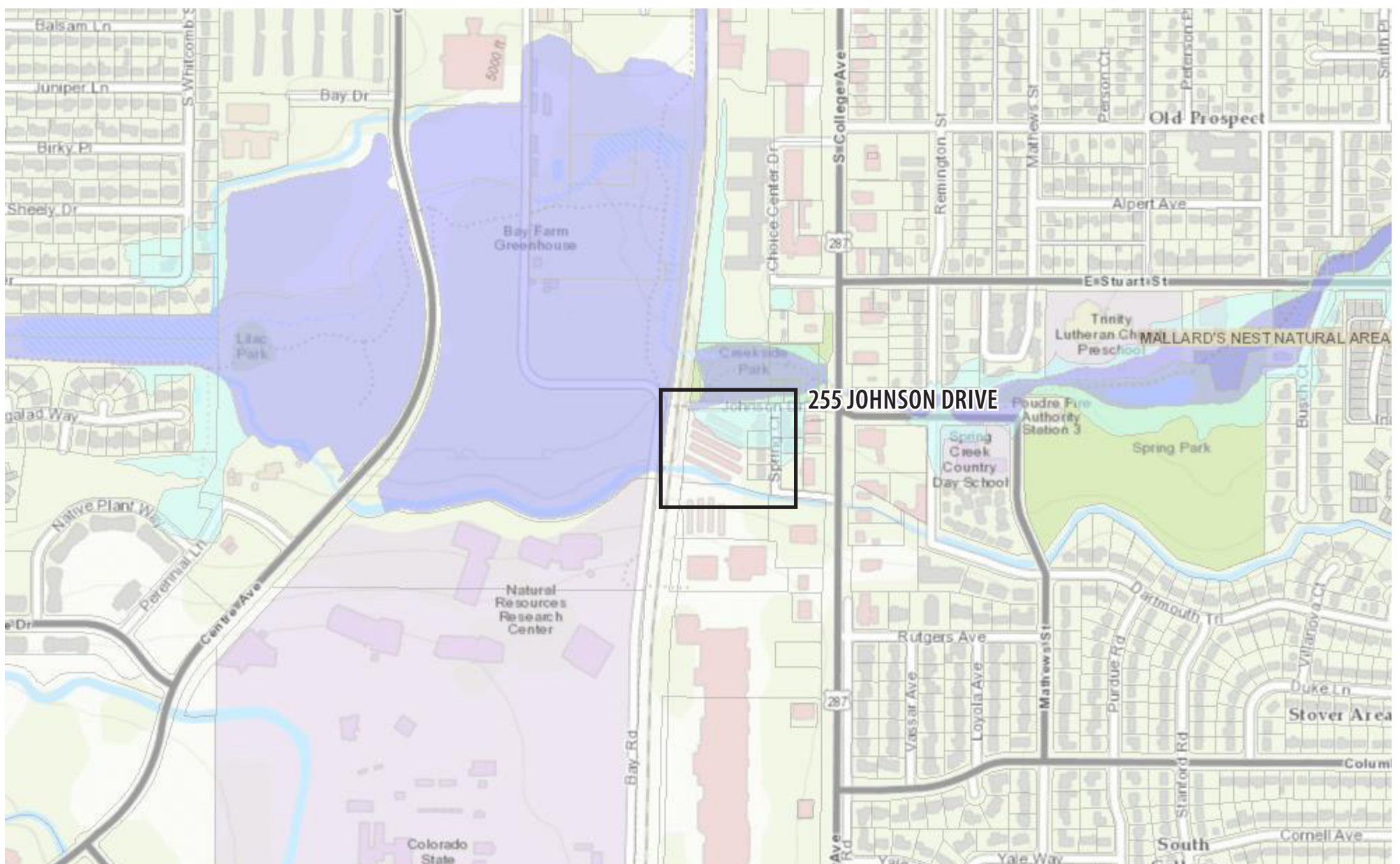


CONTEXT MAP



255 Johnson Drive

Zoning and Context Map



FLOODPLAIN MAP



PROJECT DESCRIPTION

The proposed Mid Town project at 255 Johnson Drive will be a mixed-use development consisting of multi-family housing with ground floor office/ commercial/ retail space accommodating approximately 195 units with a total of 405 beds. Apartment rentals will be marketed to university students who will benefit from the close proximity to CSU, access to alternative transportation, and a wide variety of commercial businesses.

Zoned General Commercial and located within the TOD overlay zone; the proposed project site lends itself to alternative transportation with an emphasis on MAX and bicycle travel. Parking requirement reductions are planned at 30%, utilizing 10% for access to a Transit stop within 1000', 10% for Bicycle and Pedestrian Level of Service A, and 10% for providing transit passes for each tenant. This results in a total vehicle parking allotment of 212 spaces. Johnson Drive Self-Storage currently exists on the site as well as one single family residence and three residential duplexes situated in the current Spring Court Subdivision. All existing residences and Johnson Drive Self-Storage will be removed from the proposed project site.

Site circulation is well established for auto and pedestrian travel with direct access to the Spring Creek Trail, Mason Trail, and College Avenue. A signaled intersection exists at College Avenue and Johnson Drive and site vehicular egress and ingress is proposed at two access drives along Johnson Drive. At present, four hundred ninety-two (492) bicycle parking spaces are provided surpassing the required amount of four hundred-five (405). (List covered and non covered quantities).

The proposed mixed-use building provides garden level parking with 4 floors of multi-family apartment units wrapping all sides of the building. Roughly three thousand nine hundred thirty-four (3,934) square feet of office/ commercial/ retail space will occupy the front northeast corner of the building. Interior courtyard areas will be provided at the second floor within the building envelope offering an outdoor amenity for residents.

The building is anticipated to be treated with high-rise fire code treatments including three stairwells with access to roof tops and fully sprinklered with FDC locations to be determined.

Stormwater detention will be provided to restrict the release rate to the Historic 2-year rate of all the pervious area plus the 100-year rate of the existing imperviousness area. The peak storm runoff is planned to be stored underground within StormTech chambers south of the building. All runoff generated from the roof will be routed internally and discharged directly into these chambers. An outlet pipe is planned to run alongside Spring Court and tie directly into the City Stormwater System within Johnson Drive.

Historically these properties would free release to the north into Spring Creek. Ultimately this historic drainage patterns will be maintained but the type of flow and volume of runoff will be changed.

The area within the building footprint will be routed internally and discharge directly into the isolator rows within the StormTech System. This entire area will be treated for water quality through the use of the Isolator Rows and the drain rock surrounding these rows. The areas outside of the building footprint will sheet flow across landscape at a ratio of imperviousness to perviousness of no great than 1:1.

The Sherwood Lateral irrigation ditch is situated along the southern edge of the property bordered by a steep embankment. The ditch does not serve as a significant corridor for large species of wildlife but primarily host's songbirds and aquatic species when the ditch is flowing. Habitat along the ditch will be enhanced with suitable tree, shrub and plant species working with City.

Buffer widths along the ditch vary from 21' to 75' and alternative compliance for the 50' natural area buffer requirement utilizing the aforementioned habitat enhancement approach. A proposed footpath with stairs, landings, and a bridge to navigate the steep slope will allow pedestrians to safely cross Sherwood Lateral. The footpath will offer a direct route to the MAX station and neighboring commercial properties while improving habitat for the Sherwood Lateral irrigation ditch.

An exceptionally steep slope exists from Johnson Drive to the top of bank of the Sherwood Lateral of approximately 10', with an additional 14' of grade change (approx. 1.5:1 slope) to the properties to the south. This exceptionally steep slope prohibits the construction of an accessible path from the site to the south properties, limiting options to stair access.

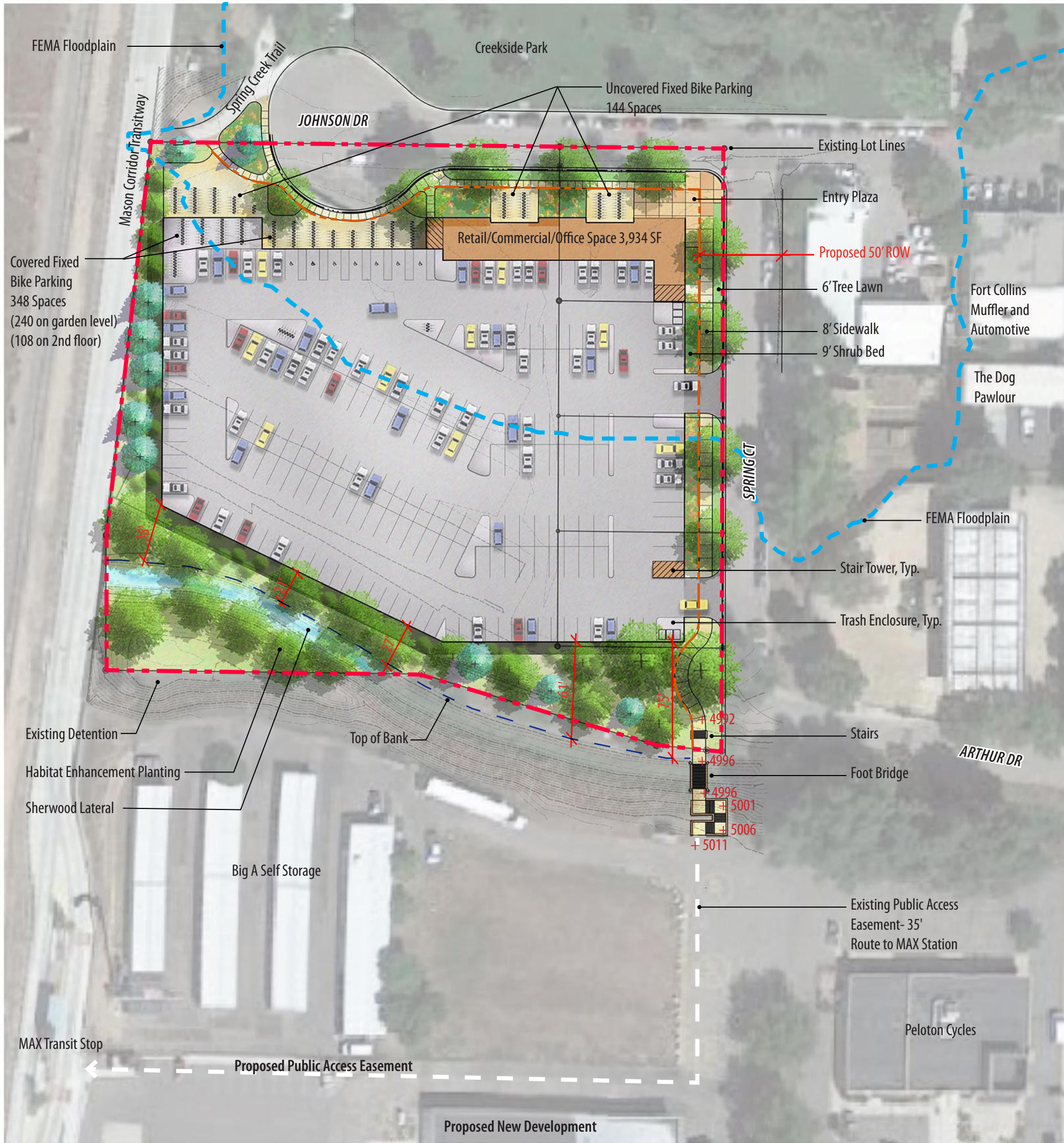
No known applications have been submitted for this property.

Specific questions that would assist the applicant:

- Please outline architectural massing/scale and material variation requirements.
- Please provide feedback on proposed street cross sections and access trail to the south properties.
- Please provide feedback on process for determining bicycle/pedestrian Level of Service A for TOD parking reduction.

255 Johnson Drive

Floodplain Map and Project Description



BED COUNT

DWELLING UNITS BEDROOMS	QTY	PARKING REQUIREMENT	TOTAL PARKING REQUIRED
1 BEDROOM	55	0.75	41.25
2 BEDROOM	95	0.75	142.50
3 BEDROOM	20	0.75	45
4 BEDROOM	25	0.75	75
TOTAL PARKING REQUIRED			303.75

PARKING REDUCTIONS

1,000' OF MAX STATION	10%
TRANSIT PASS EA. TENANT	10%
BIKE AND PED LEVEL OF SERVICE A	10%

LAND USE CHART

SITE AREA	122,093 SF / 2.8 AC
OFFICE RETAIL AREA	3,934 SF
RESIDENTIAL AREA	172,596
TOTAL BUILDING AREA	176,530
TOTAL UNITS	195
TOTAL BEDS	405
BIKE SPACES REQUIRED	405
BIKE SPACES PROVIDED	492
	(348 COVERED - 70%)
	(144 UNCOVERED - 30%)
PARKING REQUIRED (TOD)	303.75
PARKING REQUIRED WITH 30% REDUCTIONS	212
TOTAL PARKING PROVIDED	212
((7) HANDICAP SPACES INCLUDED)	



255 Johnson Drive
Site Plan



BED COUNT

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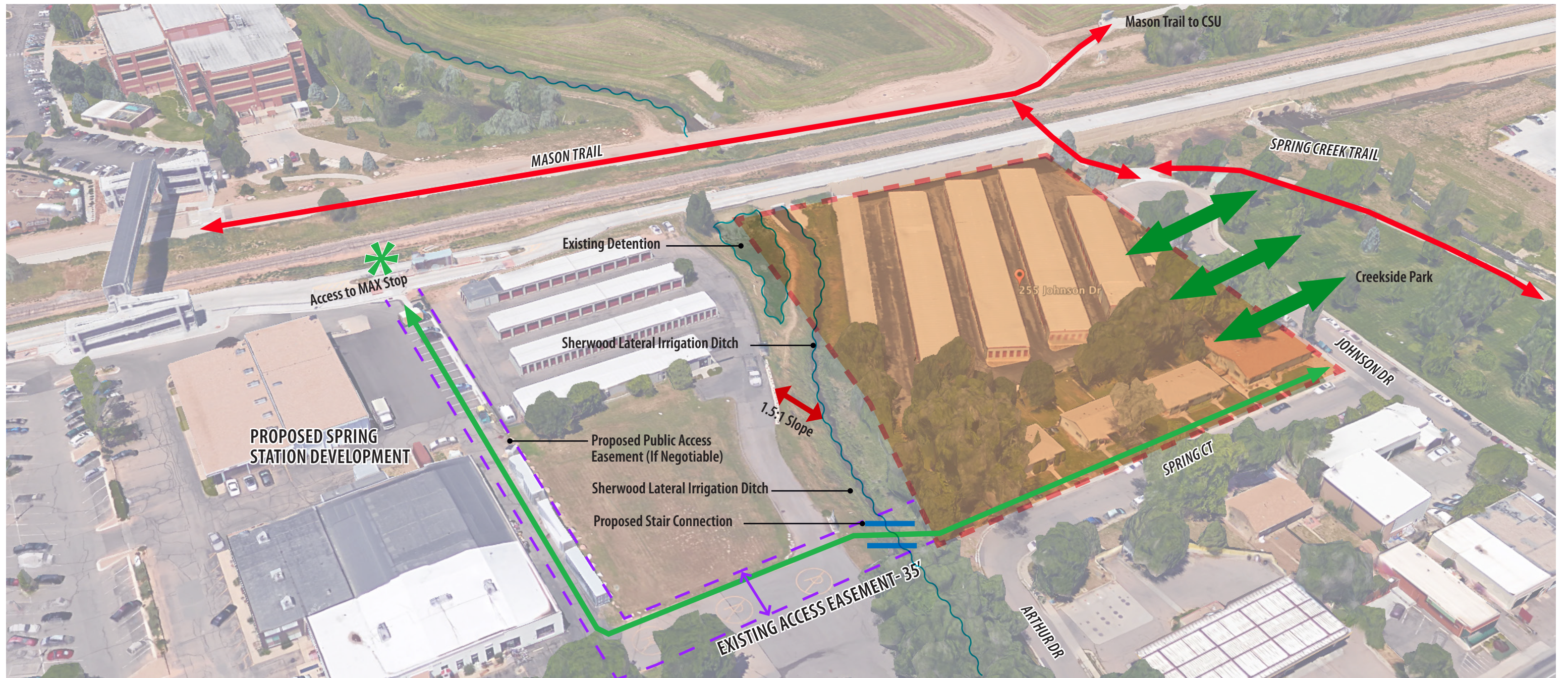
PARKING REDUCTIONS

1,000' OF MAX STATION	10%
TRANSIT PASS EA. TENANT	10%
BIKE AND PED LEVEL OF SERVICE A	10%

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((7) HANDICAP SPACES INCLUDED)	

255 Johnson Drive
2nd Floor Plan



EXISTING DETENTION POND AND 1.5:1 SLOPE

255 Johnson Drive

Site Circulation