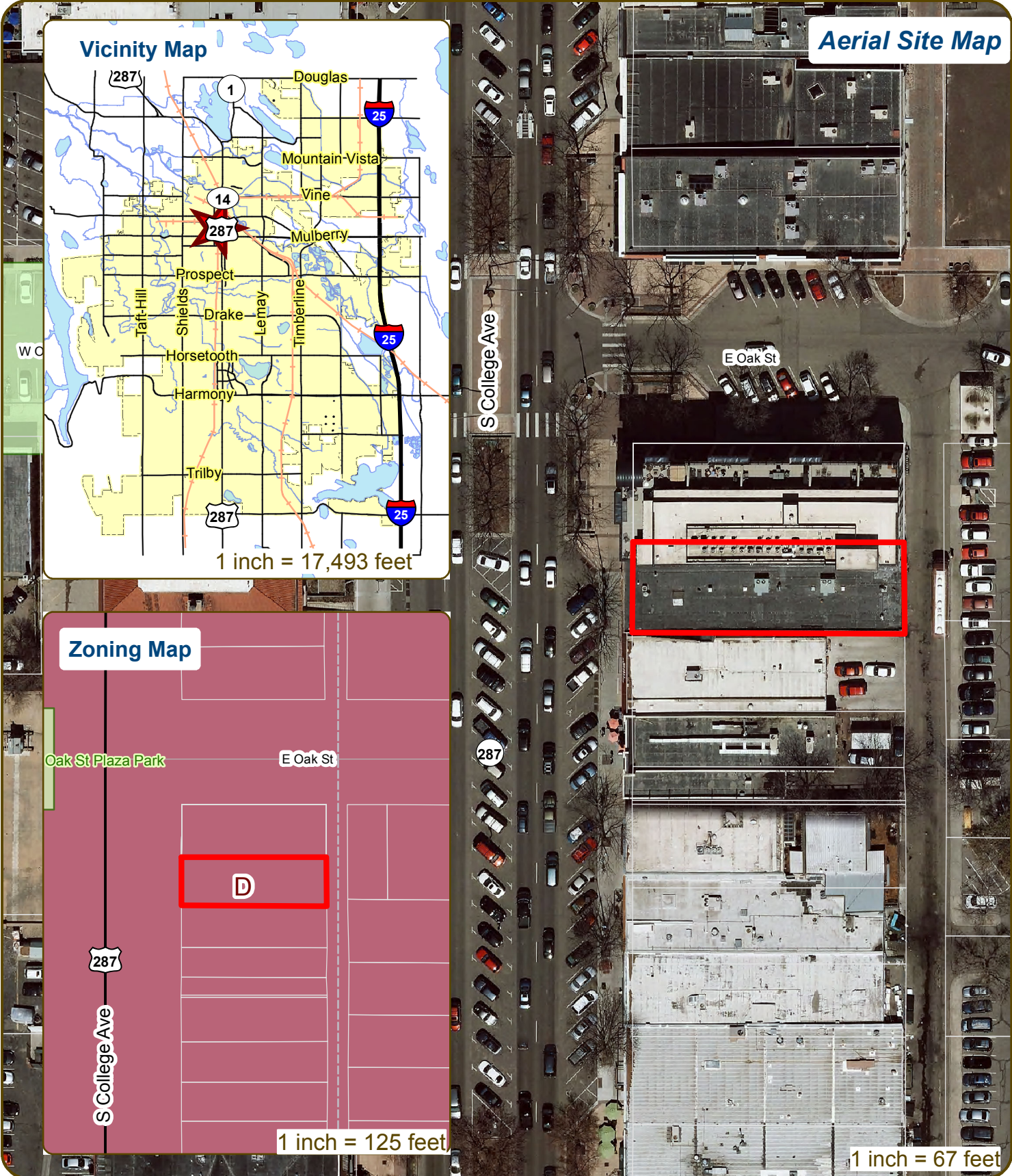


# Aggie Theater Renovations



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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.

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.

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.

Section to be filled out by City Staff
Date of Meeting 10/12/16 Project Planner Clay Frickey
Submittal Date 9/14/16 Fee Paid (\$500) X

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

Project Name AGGIE THEATRE RENOVATIONS

Project Address (parcel # if no address) AGGIE THEATRE, 204 COLLEGE AVE. FORT COLLINS 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) SCOTT MORRILL (OWNER)
JUSTIN LARSON PRINCIPAL ARCHITECT, VFLA (CONSULTANT / APPLICANT)

Business Name (if applicable) LIVE FOR LIVE MUSIC LLC. (DBA AGGIE THEATRE, THE)

Applicant Mailing Address 419 CANYON AVE. FORT COLLINS, CO 80521

Phone Number (970) 224-1191 E-mail Address justin@vfla.com

Basic Description of Proposal (a detailed narrative is also required) BUILDING RENOVATIONS (NARRATIVE ATTACHED)

Zoning DD Proposed Use ENTERTAINMENT VENUE Existing Use ENTERTAINMENT VENUE

Total Building Square Footage 5939 S.F. Number of Stories 1.2 Lot Dimensions ~ 138' X 45'

Age of any Existing Structures BUILT 1906 (110 yrs.) Renovated in 1990

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 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



land planning ■ landscape architecture ■ urban design ■ entitlement

September 14, 2016

# The Aggie Theater

## Preliminary Design Review

### Project Narrative

#### **Introduction**

The applicant is requesting exterior façade and rooftop improvements to transform the The Aggie from nighttime music venue to around-the-clock attraction. The Aggie Theater is located at 204 South College Avenue, within the Old City Center Subdistrict of the Downtown Zone District. Originally constructed in 1906 it underwent a remodel in 1990. The catalyst for this current project is the need for a fire suppression system.

**a. What are you proposing/use?**

The proposed use will not change from the existing use of Entertainment Facilities and Theaters, Bar/Tavern.

**b. What improvements and uses currently exist on the site?**

The Aggie Theater currently exists on the site. The building encompasses most of the lot other than a small sliver of exposed hardscape on the southeast side.

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

Pedestrian access is from College Avenue with a maintenance door on the east side of the building. There is angled parking along College Avenue and a large public parking lot to the east. There is no parking on site.

**d. Describe site design and architecture.**

The proposed improvements include improving entry doors, replacing the brick inset with bifold window system along the College façade. The existing composite wood siding will be replaced with a metal panel system. The parapet will be refurbished with a rail system for the rooftop bar area. At the roof top new restrooms, office, elevator and bar will be provided within enclosed structures. Small exterior stage area and shading elements will enhance roof top area.

**e. How is your proposal compatible with the surrounding area?**

The exterior façade facing College Avenue will have minimal changes. The historic character and materials of the Aggie will remain in place. The majority of the

*Thinking outside of the box for over two decades.*

improvements will occur within the building and out of the line of sight from College Avenue.

**f. Is this property within a floodplain or floodway?**

The site is not in a floodplain or floodway.

**g. Is water detention provided? If so, where? How does the site drain now? Will it change? If so, what will change? What is being proposed to treat run-off?**

No, water detention is not provided. There are no site changes proposed and therefore run-off will remain at the historic release rate.

**h. How does the proposal impact natural features?**

The site is located within the highly urban area of downtown and there are not natural features within or adjacent to the site.

**i. Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

The building currently does not have a fire sprinkler system. One is proposed to be installed with this project.

**j. Utilities**

There are existing utilities to the building. It is understood that water lines may need to be upsized to accommodate the fire sprinkler system.

**k. Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**

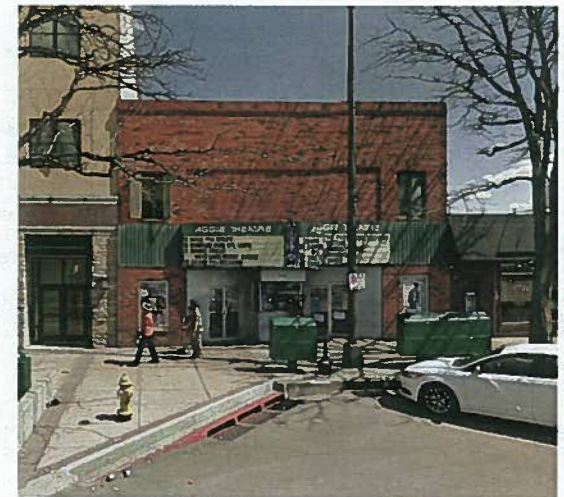
Not that we are currently aware of.

**l. Have you previously submitted an application?**

No

**m. What specific questions, if any, do you want addressed?**

1. What water utility improvements will be required to install the fire sprinkler system?
2. Will storm water treatment be required?



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**AGGIE THEATRE**  
09/14/2016

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Fort Collins, Colorado 80521  
970.224.5828  
www.ripleydesigninc.com

PLAN, AERIAL, STREET VIEWS COURTESY OF GOOGLE MAPS 2016



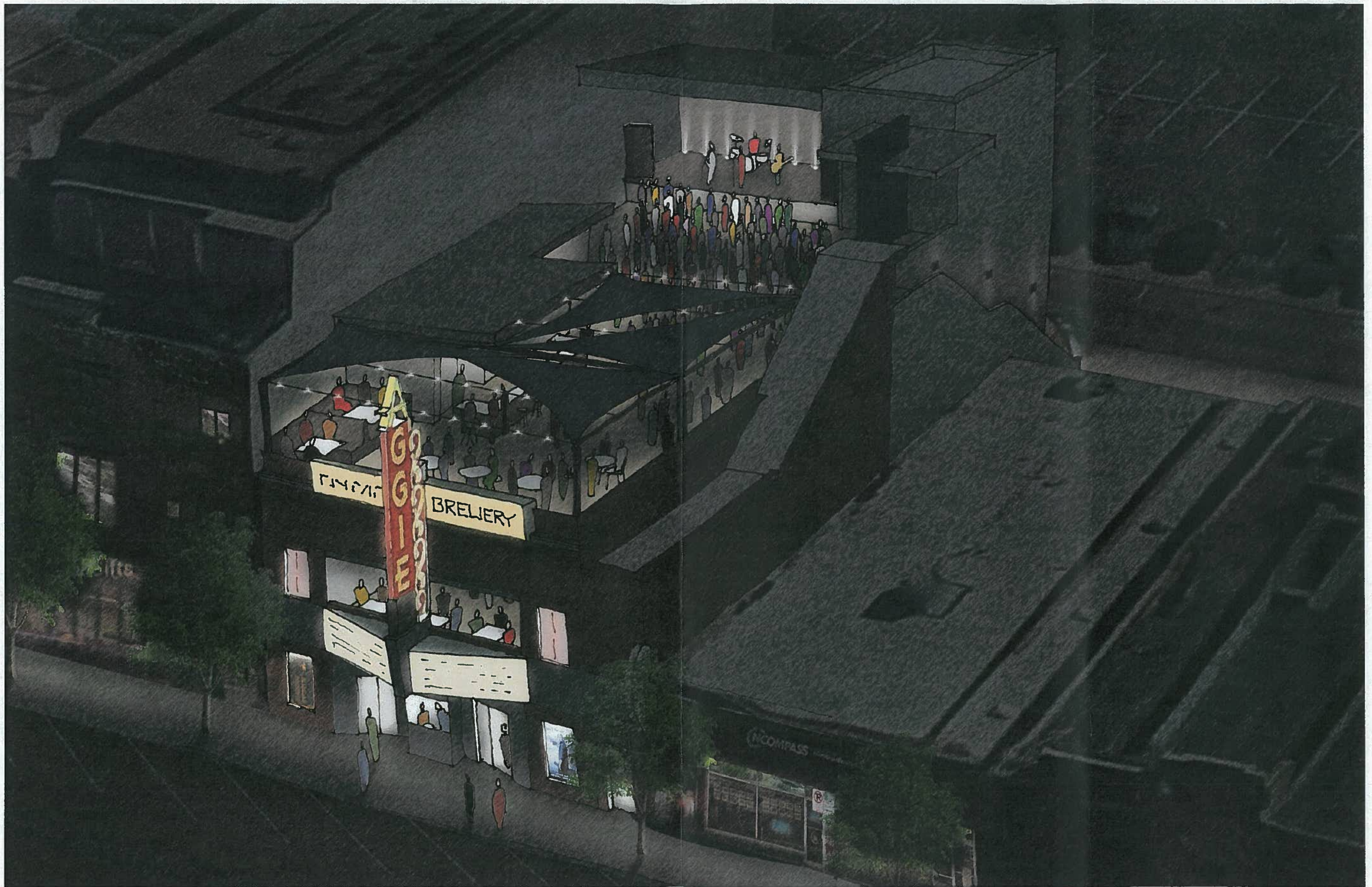
IMAGE COURTESY OF GOOGLE MAPS 2016

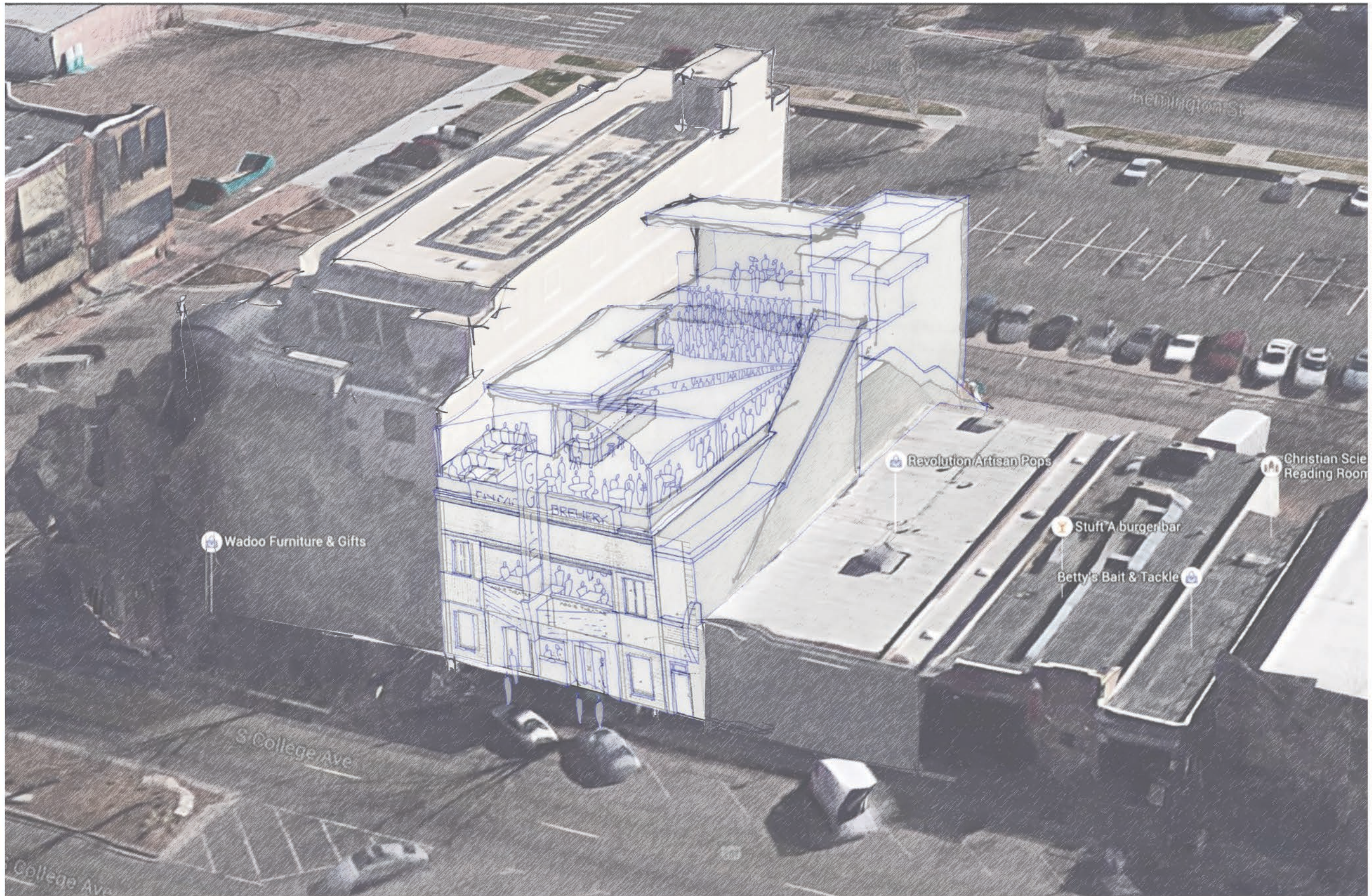
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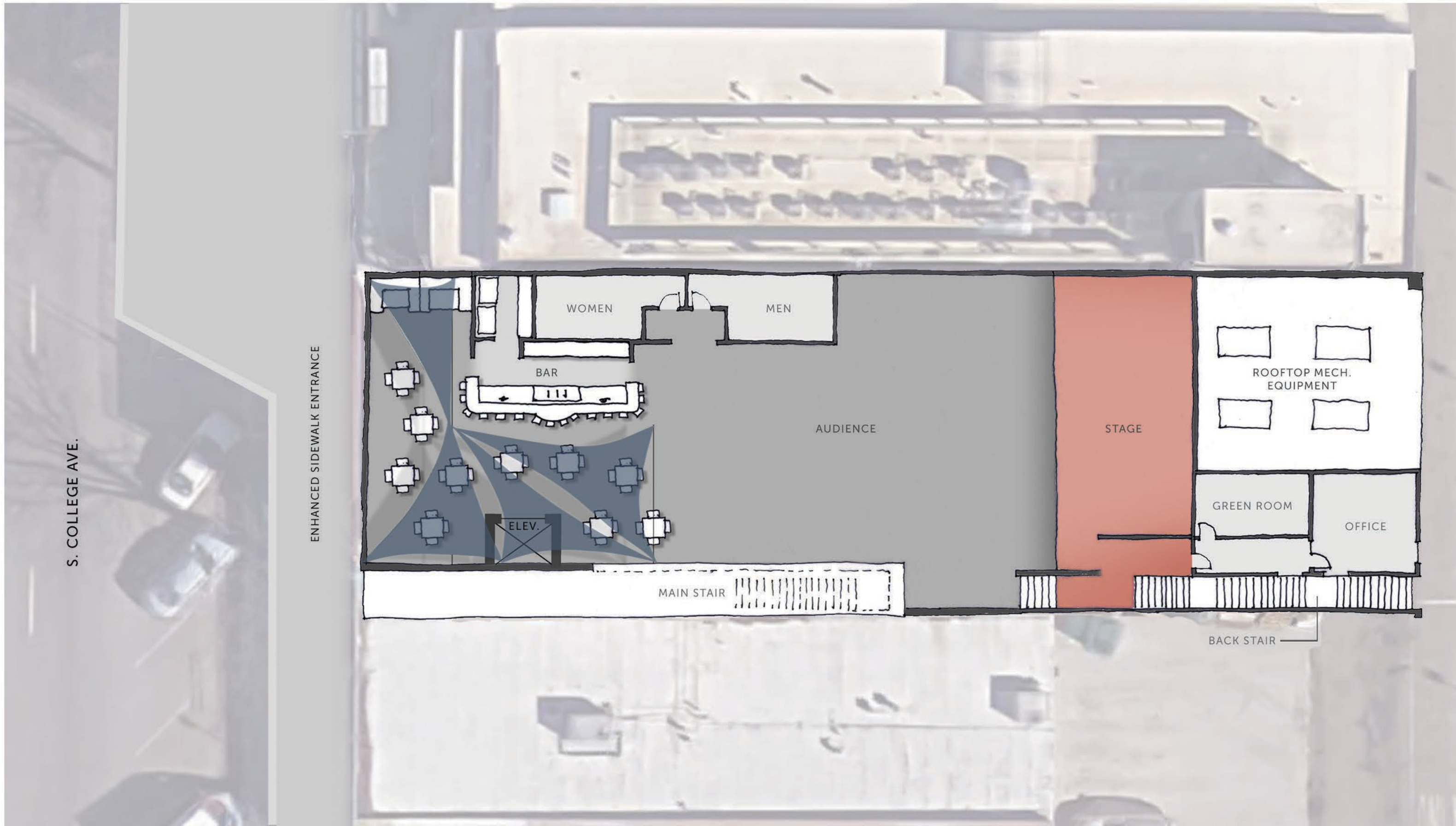
**AGGIE THEATRE**  
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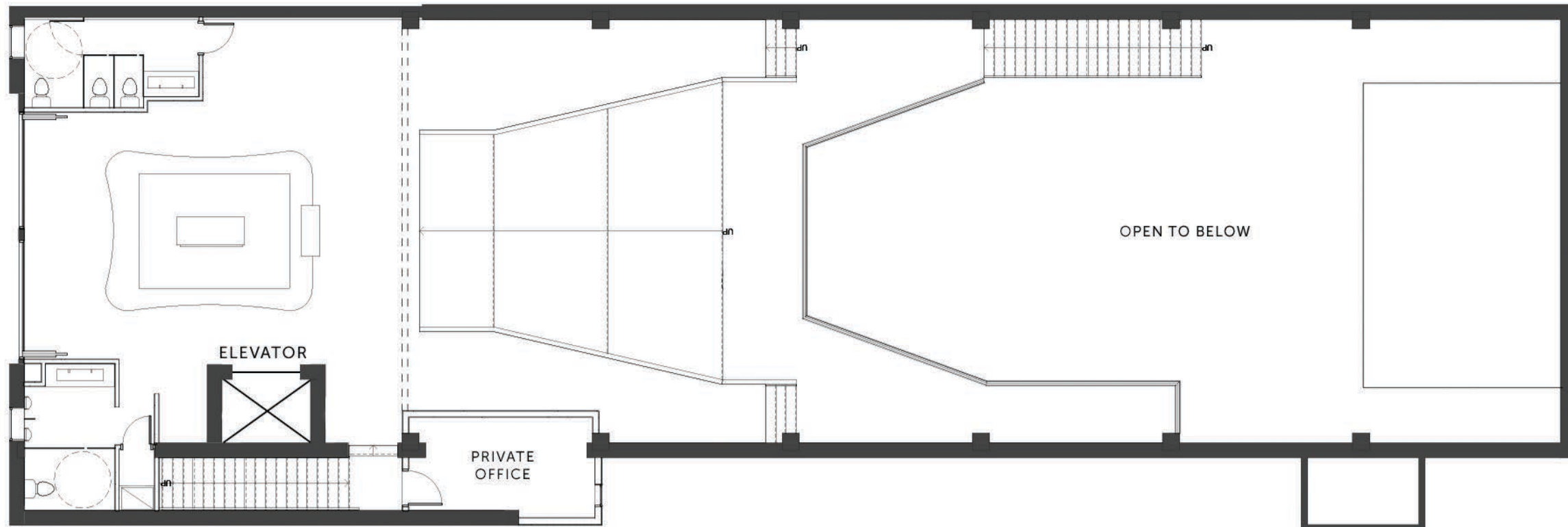
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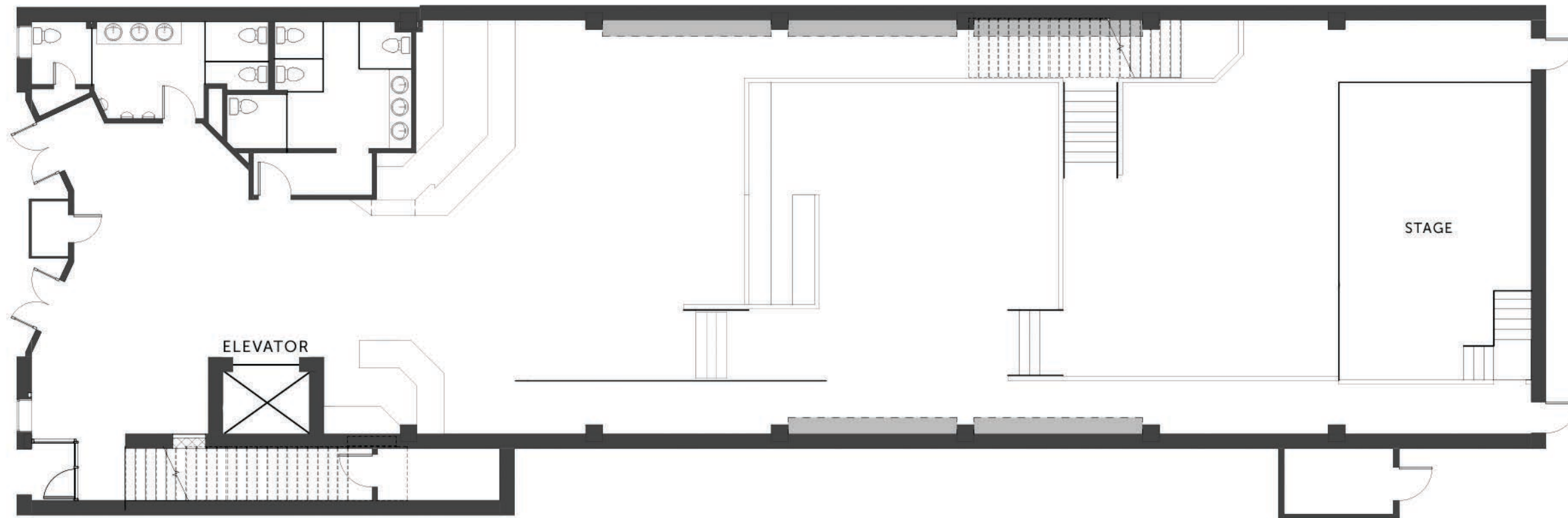




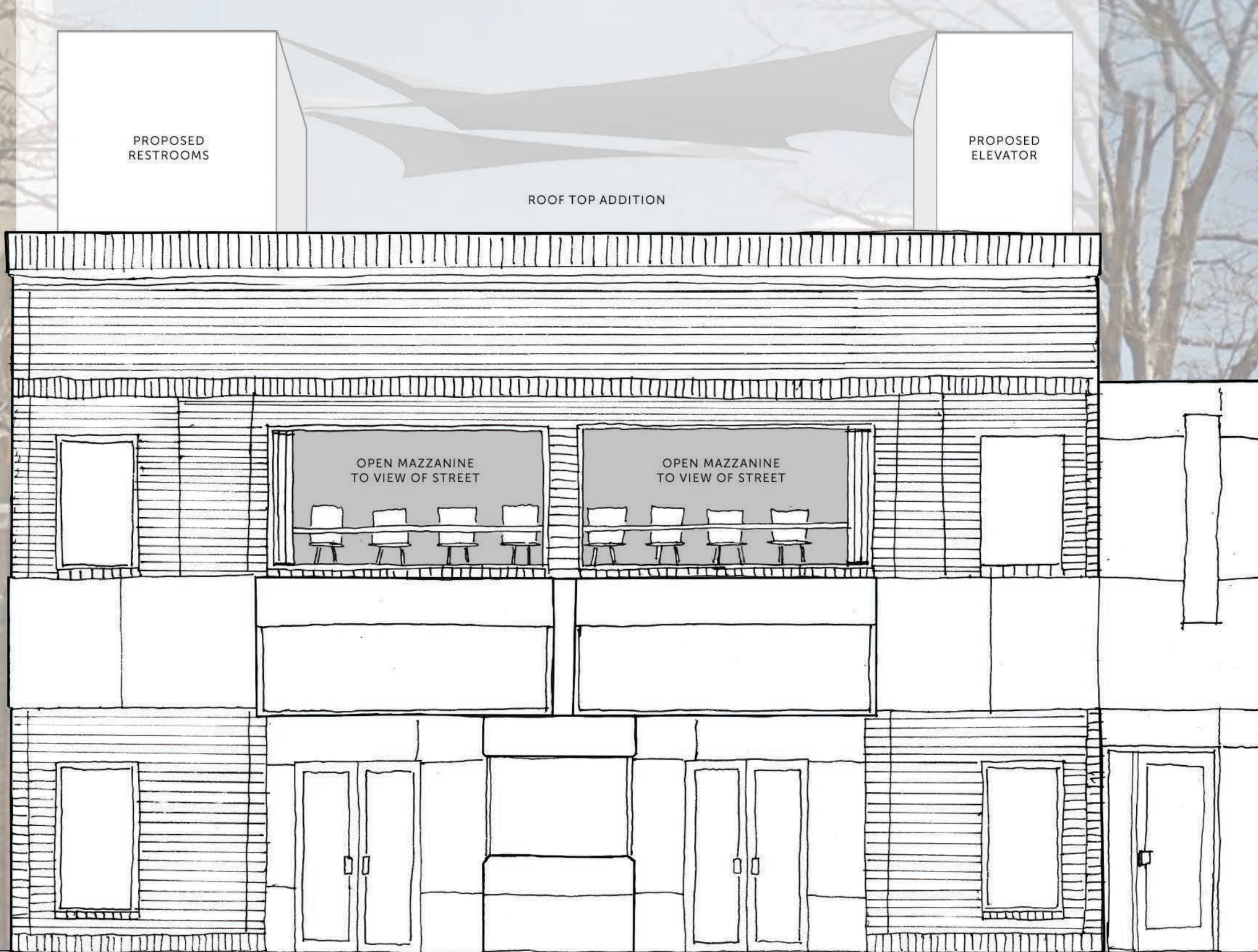




2ND FLOOR MAZZANINE



1ST FLOOR



PROPOSED  
RESTROOMS

PROPOSED  
ELEVATOR

ROOF TOP ADDITION

OPEN MAZZANINE  
TO VIEW OF STREET

OPEN MAZZANINE  
TO VIEW OF STREET