



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.

PDR150001

Section to be filled out by City Staff
Date of Meeting 1/21/15 Project Planner Noah Beals
Submittal Date 1/7/15 Fee Paid (\$500) XX

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

Project Name HTP HARMONY FRONTAGE INFRASTRUCTURE
Project Address (parcel # if no address) TAX I.D. 20-86-10169

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) MARK MELCHI, OWNER
MAU DEVELOPMENT COMPANY

Business Name (if applicable) N/A

Applicant Mailing Address 2123 S. STATE, SUITE 250, ANN ARBOR, MI 48104

Phone Number 734.929.1004 E-mail Address MMELCHI@MAVD.COM

Basic Description of Proposal (a detailed narrative is also required) DESIGN OF ROAD & UTILITY INFRASTRUCTURE FOR FUTURE LAND SALES AND DEVELOPMENT.

Zoning HC Proposed Use OFFICE/RETAIL Existing Use AGRICULTURE

Total Building Square Footage T.B.D. S.F. Number of Stories T.B.D. Lot Dimensions

Age of any Existing Structures NO EXISTING STRUCTURES ON SITE

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 APPROXIMATELY 75% OF SITE WILL BE IMPERVIOUS S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



01.07.15

## **HTP Harmony Frontage Infrastructure**

Preliminary Design Review

### Project Narrative

a) *What are you proposing/use?*

The HTP Harmony Frontage Infrastructure project involves the process of planning and designing the road and utility infrastructure required to create pad ready sites on approximately 13.5 acres of property within the Harmony Technology Park. The parcel of land that will be development ready will be bounded by the following four roads: Harmony Road, Lady Moon Drive, Timberwood Drive and Technology Parkway. The parcel lies within the Harmony Corridor, and the development will include the uses allowed by the Harmony Technology Park Overall Development Plan, Seventh Amendment.

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

The site is currently used for agricultural purposes. Harmony Road to the north and Lady Moon Drive to the east are fully developed roads with utilities, designed within City of Fort Collins engineering standards. Technology Parkway, to the west, is currently paved, with curb and gutter, approximately 50' into the site. Water infrastructure has already been installed for the entire length Technology Parkway. The proposed Timberwood Drive, which will be to the south of the parcel, has yet to be designed and will be as part of the PDP FP process.

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

The HTP Harmony Frontage Infrastructure project will be bounded by 4 public streets as described above. Vehicular circulation onto the parcel will be via curb cuts from three of the streets: Lady Moon Drive will have a right in, right out access across from the new access into the hospital to the east. Timberwood Drive to the south will likely have two full movement access points, which will be located based on the final site layout. Technology Parkway will have a right in, right out access point approximately midway between Harmony Road and Timberwood Drive.

Pedestrian access to the site will be via sidewalks along all roadways, as well as future sidewalks that will be designed as pads become developed on the interior of the parcel.





d) *Describe the site design and architecture.*

**Site Design:** The Harmony Technology Park site and building design guidelines clearly illustrate and define the goals for having consistency throughout the park wherever possible. This is achieved primarily through use of common site features and amenities to create a campus feel for the entire development. The guidelines can be found at: [http://www.harmonytechnologypark.com/downloads/downloads/HTP\\_design\\_guidelines.pdf](http://www.harmonytechnologypark.com/downloads/downloads/HTP_design_guidelines.pdf)

**Architecture:** The architectural design has not been determined, but the goal for Harmony Technology Park is to create a coherent, consistent design, with special focus on site amenities to tie the individual parcels together. The design guidelines described above also control the architectural character of the campus.

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

The surrounding area consists of the following existing buildings/features:

North: Hewlett Packard Campus

West: Intel facility

South: Undeveloped, but planned for primary uses such as office, light industrial and detention areas.

East: The new Banner Health System Hospital

The proposed uses for the Harmony Road frontage include 7.5 acres of retail uses, with the balance developed as primary uses. The retail uses will become an amenity to tenants on the HTP campus, as well as residents, employees and hospital visitors. The site meets the criteria set forth the Overall Development Plan, and will be compatible with the surrounding uses.

f) *Is water detention provided? If so, where? (show on site plan)*

Yes. Detention will be accomplished in a regional basin to the south of Timberwood Drive. It is indicated on the site plan.

g) *How does the site drain now (on and off site)? Will it change? If so, what will change?*

The site currently has an approximate grade change of 5', from a high point on the NW corner, to a low point on the SE. The site will be balanced and graded to provide relatively flat pads for retail and primary uses, and will ultimately be drained into the proposed detention area to the south.



*h) What is being proposed to treat runoff?*

A regional water quality/detention pond will be constructed south of Timberwood Drive and will provide water quality and detention needs for the anticipated future development of the retail pad sites, located north of Timberwood Drive, as well as future anticipated development of parcels to the south of Timberwood Drive. The pond will be designed in accordance with the HTP Masterplan drainage report and Masterplan modeling for the overall HTP Campus. LID and BMP measures will also be utilized for the project, with these measures provided with preliminary and final design. It is anticipated the storm sewer will be stubbed to strategic points within the anticipated internal site area, as well as storm sewer provided within Timberwood Drive to convey runoff south and into the proposed regional water quality/detention pond. Please refer to the attached conceptual utility plan exhibit for details.

*i) How does the proposal impact natural features?*

The site is currently used for agricultural purposes. There are no trees or significant natural features on the site that will be impacted.

*j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?*

There are no existing structures. The new structures will likely have complete fire suppression systems, based on building code requirements.

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

We believe that this development meets the ODP and does not present any unusual hardships for development.

*l) Have you previously submitted an application?*

The previous property owner went through the PDP/FP process for this site in the '90s. The NW corner of the parcel was given approval for an 80,000 sf office building in 2009 that was never constructed. This FP has since expired.

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

We would like to confirm the limits of design/construction required for this infrastructure phase. Since site-specific development plans will be reviewed in the future for specific uses within the parcel, we assume we would submit engineering, utility and landscape plans for Timberwood Drive, the extension of Technology Parkway, the Harmony Road frontage landscaping and sidewalk, and platting for the infrastructure. Private utility connections, sidewalks and landscaping would be reviewed and provided with future



phases of site developments. What other infrastructure design/construction would be required by the City?

Is a traffic study required since the final building sizes and uses are not known or planned at this time?

What process would be required for review of these infrastructure improvements? Will hearings or neighborhood meetings be required?

Site Plan-See attached drawings for the following information:

- a) *Project site boundary and adjacent property uses*  
See site boundary and adjacent uses on attached aerial
- b) *Proposed circulation system, and how it ties into the existing infrastructure (pedestrian and auto)*  
Pedestrian: Public sidewalks along all roads will be constructed to City standards.  
Auto: Harmony Road and Lady Moon Drives will remain as-is, with access from Lady Moon at the location of an existing curb cut. Technology Parkway will be extended to the south to the intersection of Timberwood Drive. Timberwood Drive will be constructed from Technology Parkway to Lady Moon Drive.
- c) *Existing and proposed landscaping (Will trees be removed?)*  
The land is currently used for agricultural purposes. No significant trees or vegetation will be removed.
- d) *Existing and proposed buildings (Will they remain? If they will change, how?)*  
There are no existing buildings. Proposed buildings are indicated on the site plan for preliminary planning purposed only, and will be finalized during the PDP/FP process for each lot.
- e) *Existing natural features (Will these be impacted by the proposal?)*  
Other than discontinuing growing crops, there will be no natural features impacted
- f) *On and off site improvements*  
Off-site improvements consist of a new road infrastructure, utilities and detention area. Existing roads could be impacted by installation of new utilities and tie-ins. Water and sanitary sewer lines and services will be provided with the infrastructure development to accommodate the anticipated future retail pad sites and to tie-in to existing systems to increase reliability of the system(s). It's anticipated that an internal waterline loop will be made in the future, with the loop extending from the west access drive, east through the site, and looping back to the existing waterline in Lady Moon Drive via the east access drive location.



g) *Location of detention, drainage and water quality features*

Detention will be regional for this parcel, and be located to the south of Timberwood Drive. Water quality and LID treatment will be provided through the use of a water quality/ detention pond outlet structure, soft pans/swales, and internal LID basins within the regional facility, which will promote infiltration, in accordance with City requirements, during minor and major storm events. Other LID and BMP features may be provided and shown during preliminary and final design.

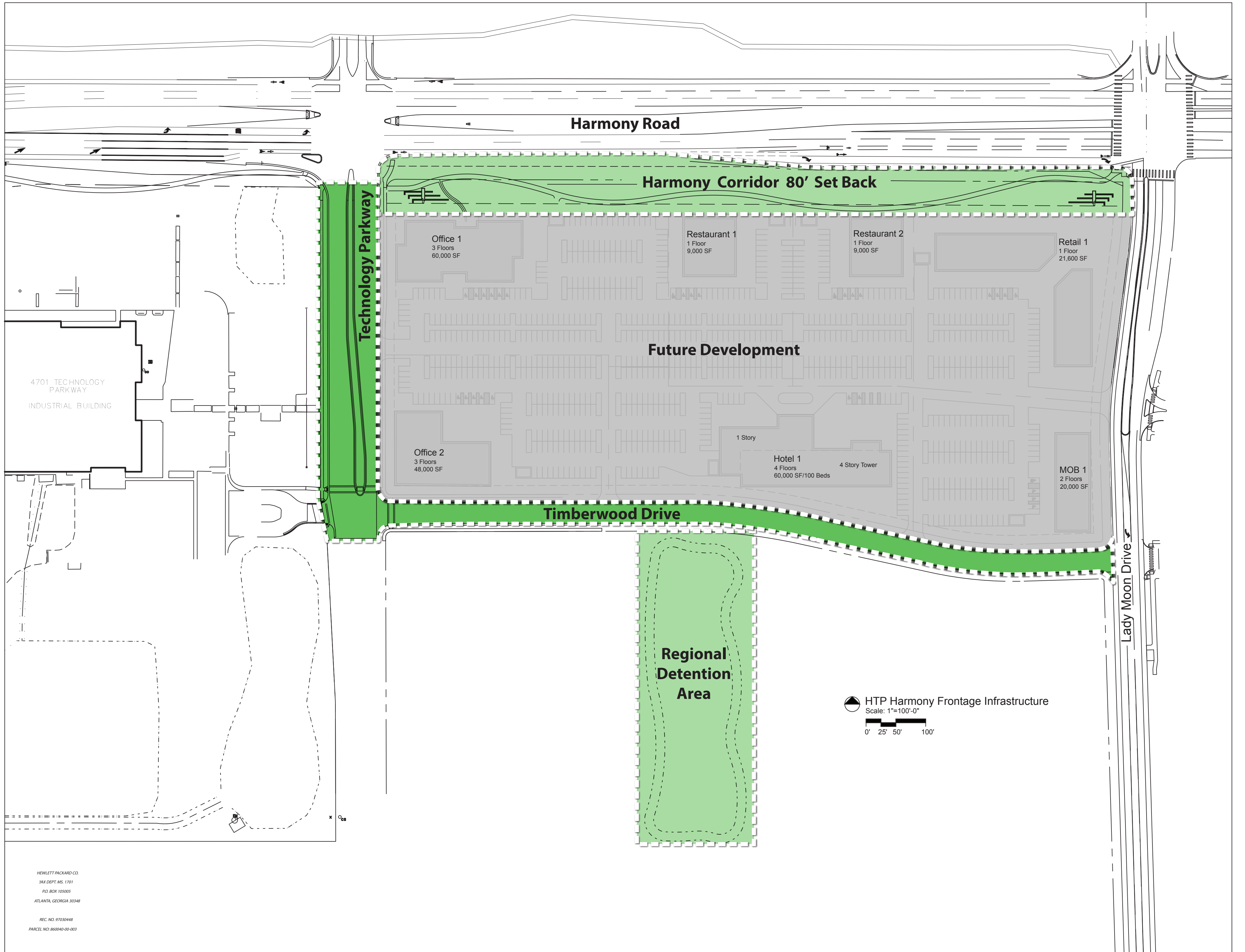
h) *Emergency vehicle access and fire hydrant locations*

Emergency vehicles will have full access to the perimeter of the site via the public roadways. As the individual sites are developed, emergency vehicle routes will be incorporated to allow proper access. Fire hydrants will be located along roadways as required, and within the site as development occurs.





HTP Harmony Frontage Site Context  
Scale: NTS



Harmony Road

Harmony Corridor 80' Set Back

Technology Parkway

4701 TECHNOLOGY PARKWAY INDUSTRIAL BUILDING

Office 1  
3 Floors  
60,000 SF

Restaurant 1  
1 Floor  
9,000 SF

Restaurant 2  
1 Floor  
9,000 SF

Retail 1  
1 Floor  
21,600 SF

Future Development

Office 2  
3 Floors  
48,000 SF

1 Story

Hotel 1  
4 Floors  
60,000 SF/100 Beds

4 Story Tower

MOB 1  
2 Floors  
20,000 SF

Timberwood Drive

Regional Detention Area

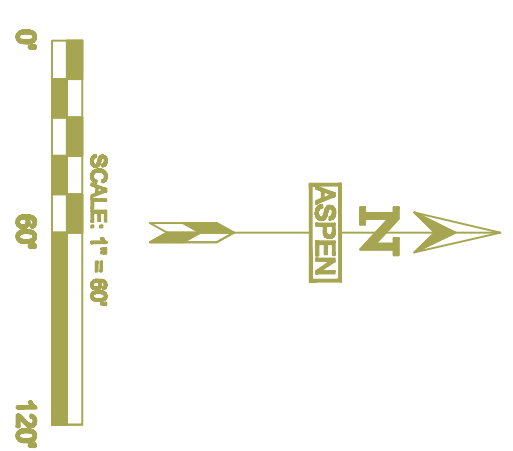
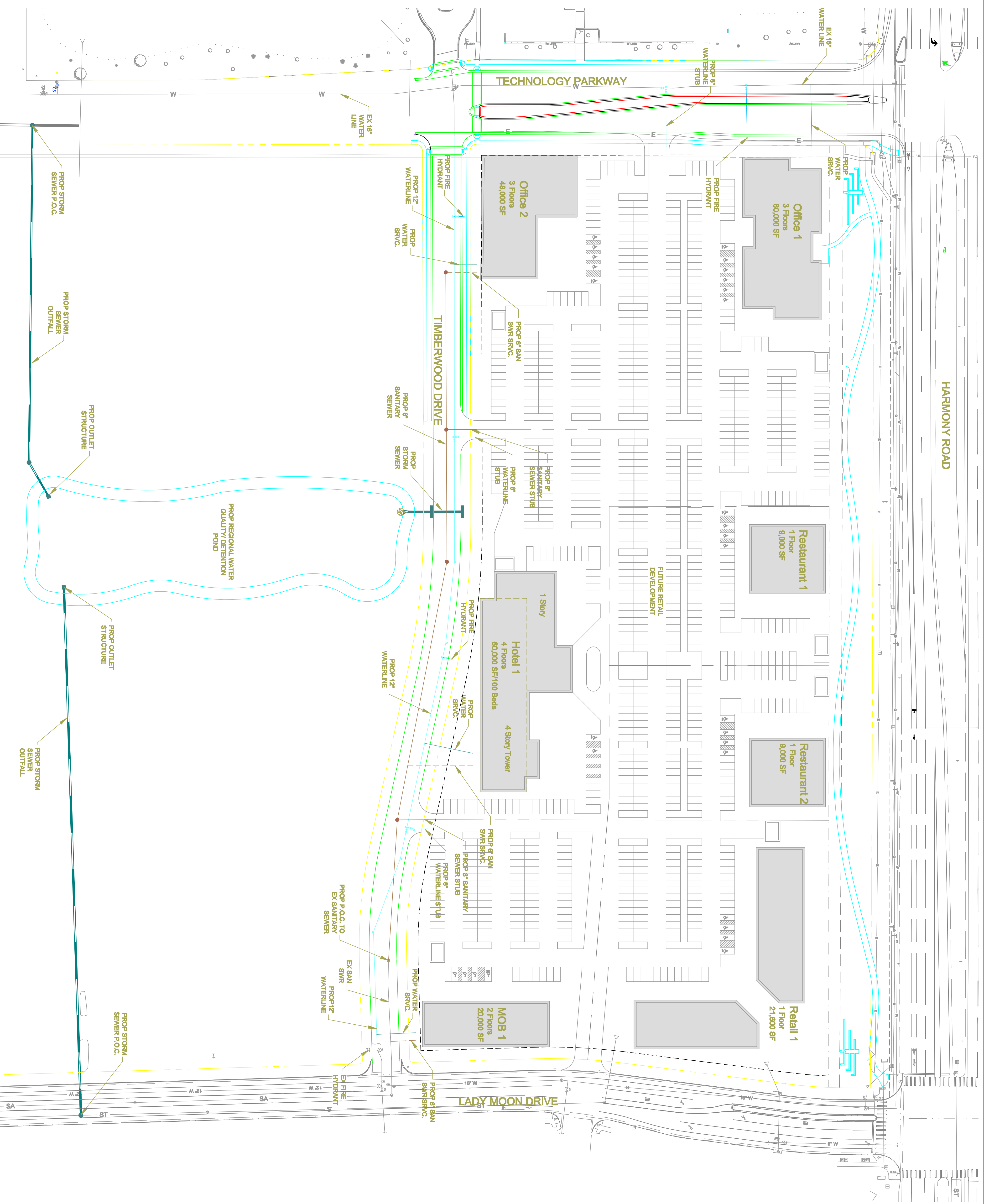
Lady Moon Drive

HTP Harmony Frontage Infrastructure  
Scale: 1"=100'-0"  
0' 25' 50' 100'

HEWLETT PACKARD CO.  
TAX DEPT. MS. 1701  
P.O. BOX 105005  
ATLANTA, GEORGIA 30348

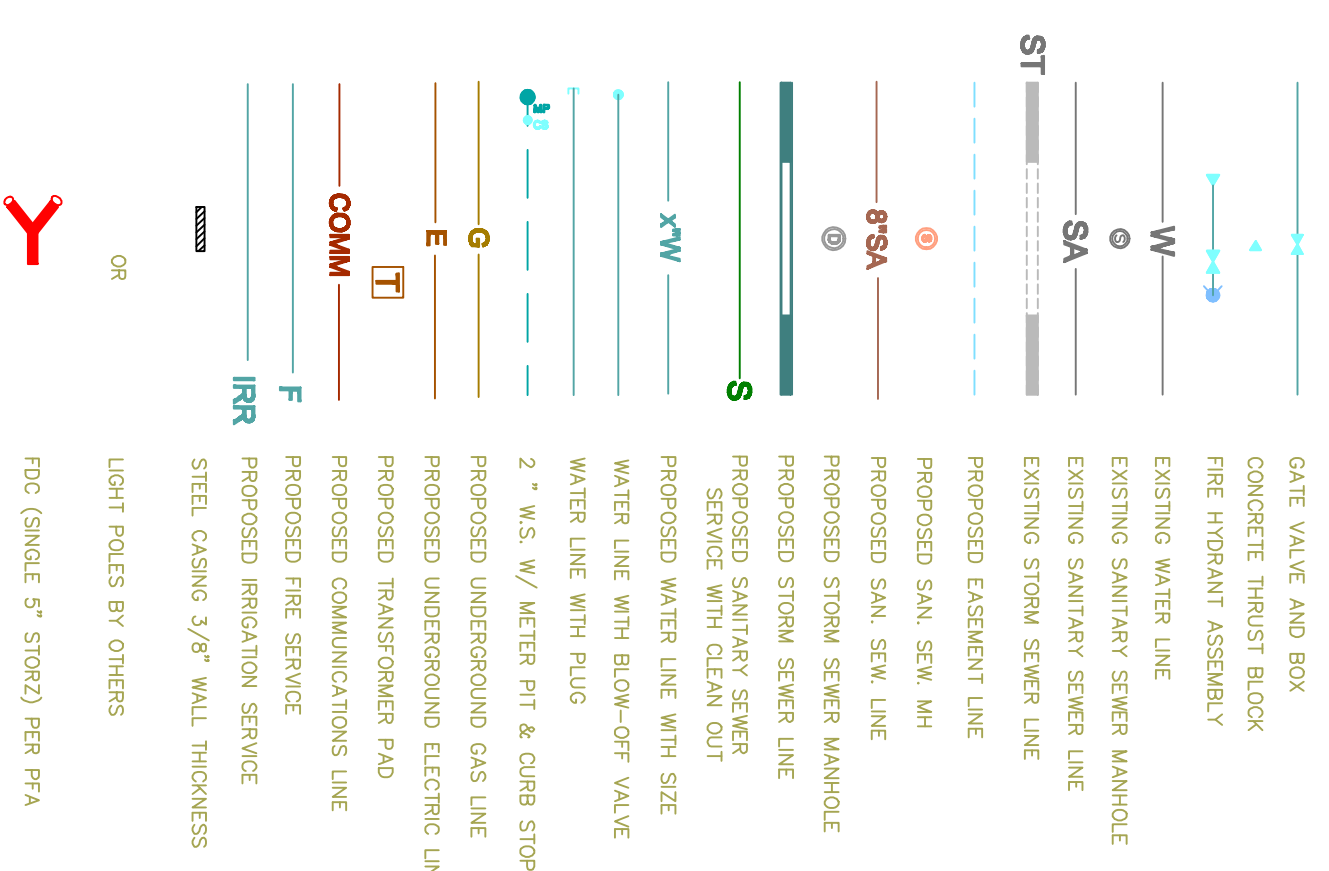
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PARCEL NO. 860040-00-003





**UTILITY NOTES:**

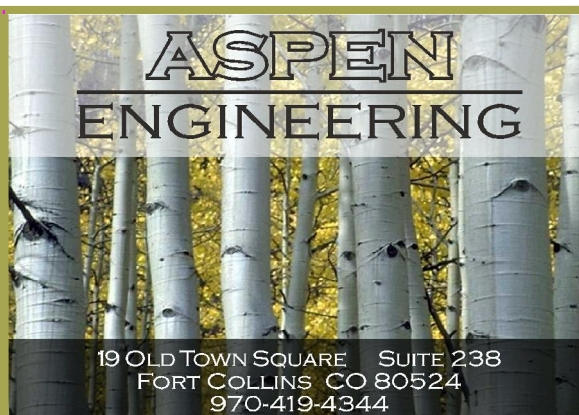
1. THE INTERNAL SITE PLAN LAYOUT IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN WILL BE DETERMINED BY THE UTILITIES AND SHALL BE ALIGNED ALONG TIMBERWOOD DRIVE, BETWEEN TECHNOLOGY PARKWAY AND LADY MOON DRIVE, TO FACILITATE FUTURE DEVELOPMENT OF THE RETAIL PARCELS, AS WELL AS CONSTRUCTION OF A REGIONAL WATER QUALITY/RETENTION POND WITH ASSOCIATED OUTFALL LOCATIONS FOR THE ANTICIPATED DEVELOPED CONDITION OF THE RETAIL PARCELS AND FUTURE DEVELOPMENT TO THE SOUTH OF TIMBERWOOD DRIVE.
2. CONCEPTUAL LAYOUT FOR WATER, SANITARY SEWER, AND STORM SEWER HAS BEEN PROVIDED ON THIS PLAN FOR CONCEPTUAL PURPOSES ONLY.
3. THIS CONCEPTUAL PLAN DOES NOT SHOW ADDITIONAL, ANTICIPATED STORM SEWER FOR INTERNAL RETAIL PARCEL OUTFALL POINTS/LOCATIONS, BUT ASSUMES THE PARCELS WILL DISCHARGE TO SPECIFIC OUTFALL POINTS/STUB LOCATIONS. THE OUTFALL POINTS/STUB LOCATIONS WILL BE DETERMINED BY THE HTP MASTERPLAN DRAINAGE STUDY, WITH NO ON-SITE WATER QUALITY OR DETENTION POND(S) REQUIRED WITHIN THE RETAIL PARCELS. BMPs AND LIDS MAY BE INCORPORATED INTO THE PROJECT AND OTHER ANTICIPATED STORM SEWER INFRASTRUCTURE SHOWN DURING PRELIMINARY DESIGN.
4. CONCEPTUAL LAYOUT FOR SANITARY SEWER AND WATER ASSUMES THAT THE WATERLINE STUB AT THE WEST ACCESS DRIVE WILL BE EXTENDED EAST AND INTERCONNECTED TO THE WEST AND EAST WILL BE EXTENDED AND TIED-IN TO AT THE LOCATIONS SHOWN.
5. IT IS ANTICIPATED THAT THE WATERLINE STUB AT THE WEST ACCESS DRIVE WILL BE EXTENDED EAST AND NORTH INTERNALLY (ALONG THE SOUTH SIDE OF THE NORTH RETAIL BUILDINGS) WITH FUTURE DEVELOPMENT, WITH THE LOOP CONNECTION OCCURRING OUT OF THE EAST DRIVE ACCESS AT LADY MOON DRIVE.



FGC (SINGLE 5\"/>

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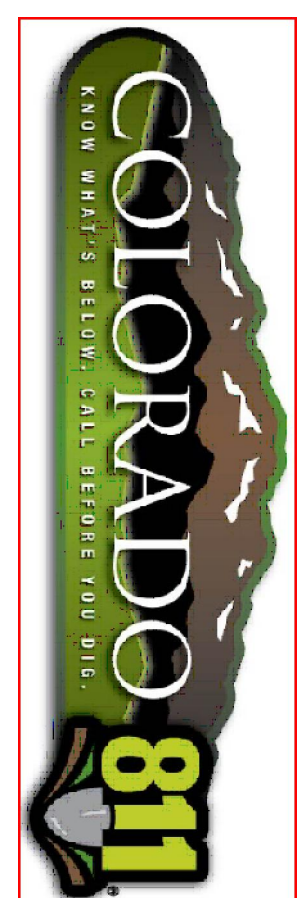


REV. #	DESCRIPTION OF REVISION:	DATE:	REVISED BY:	APPROVED BY:

CHECKED BY: JGooch  
DESIGNED BY: JGooch  
DRAWN BY: JGooch

PROJECT/ LOCATION:  
**HTP NORTH RETAIL & OFFICE CENTER  
HARMONY TECHNOLOGY PARK**  
FORT COLLINS, COLORADO

DRAWING:  
**CONCEPTUAL UTILITY PLAN EXHIBIT**



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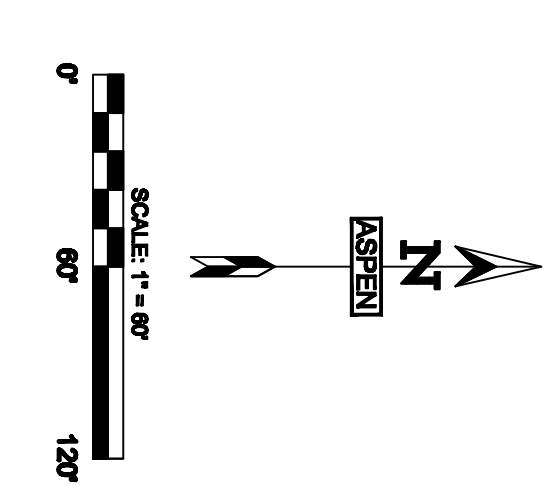
19 Old Town Square, Suite 238  
Fort Collins, CO 80524  
970-419-4544

PRELIMINARY  
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DATE: 01/07/15  
SHEET NO: EX-1

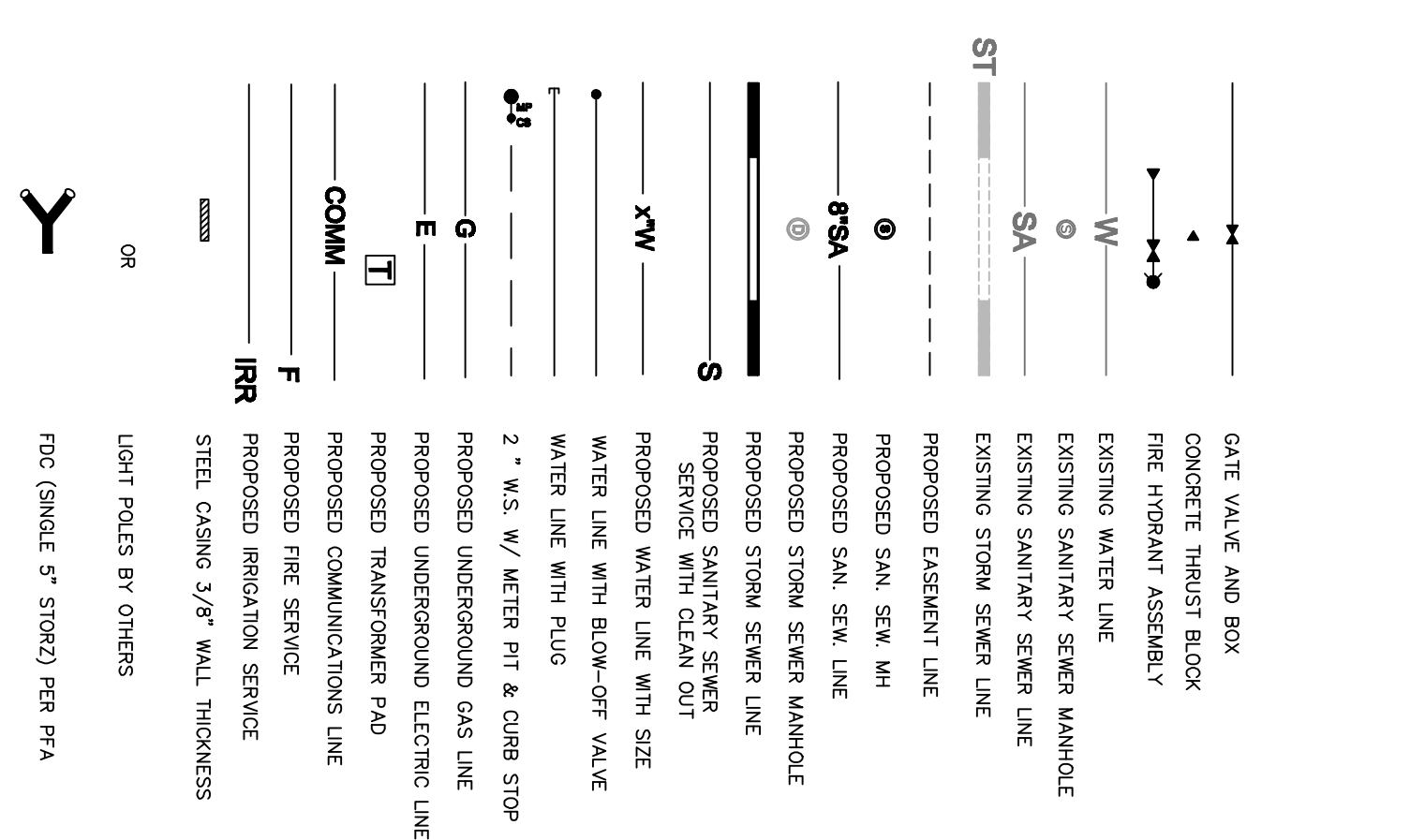
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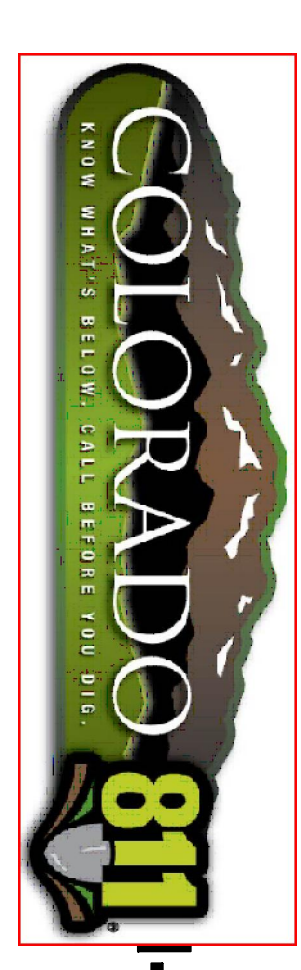


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5. IT IS ANTICIPATED THAT THE WATERLINE STUB AT THE WEST ACCESS DRIVE WILL BE EXTENDED EAST AND NORTH INTERNALLY (ALONG THE SOUTH SIDE OF THE NORTH RETAIL BUILDINGS) WITH FUTURE DEVELOPMENT, WITH THE LOOP CONNECTION OCCURRING OUT THE EAST DRIVE ACCESS AT LADY MOON DRIVE.



STEL GALING 3/8" WALL THICKNESS  
 OR  
 LIGHT POLES BY OTHERS  
 PDC (SINGLE 6" STORED) P93 PFA



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 19 Old Town Square, Suite 238 Fort Collins, CO 80524 970-419-4544	PROJECT/ LOCATION: <b>HTP NORTH RETAIL &amp; OFFICE CENTER</b> <b>HARMONY TECHNOLOGY PARK</b> FORT COLLINS, COLORADO	DRAWING: <b>CONCEPTUAL UTILITY PLAN EXHIBIT</b>	CHECKED BY: 1/0004 DESIGNED BY: 1/0004 DRAWN BY: 1/0004	REV. #    DESCRIPTION OF REVISION:    DATE:    REVISED BY/ APPROVED BY
	PROJECT NO: 1000002 DATE: 01/07/15 SHEET NO: EX-1 1 OF 1	 PRELIMINARY NOTICE TO CONSTRUCT REGISTERED PROFESSIONAL ENGINEER	CALL UTILITY NOTIFICATION CENTER OF COLORADO <b>800-922-1987</b> CALL BEFORE YOU DIG BEFORE YOU DIG, CALL OR GO ONLINE FOR THE LATEST UTILITY INFORMATION	COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.