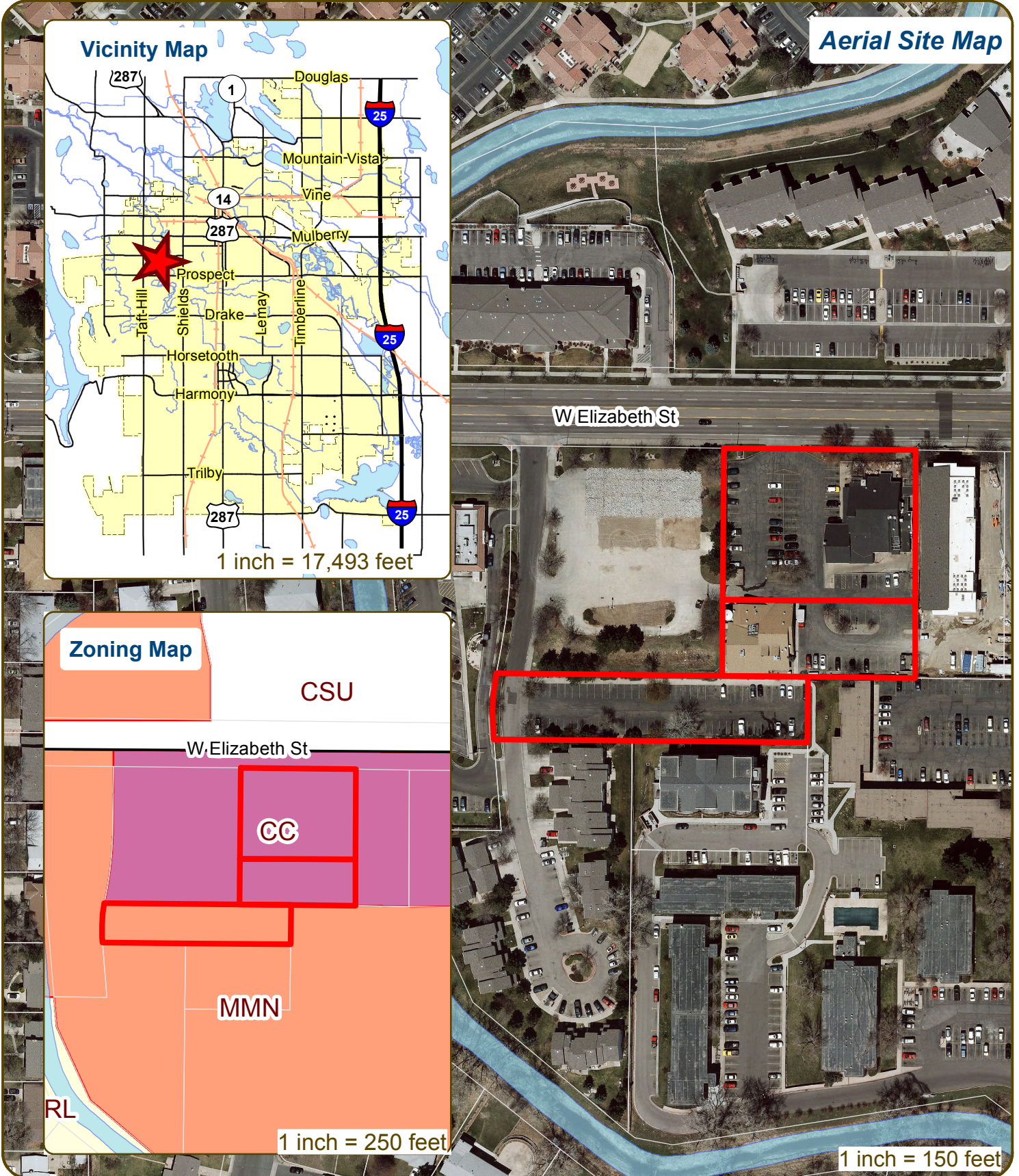


Hub on Campus



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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 September 28 Project Planner Jason Holland
Submittal Date September 14 Fee Paid (\$500) X

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

Project Name Hub on Campus Fort Collins
Project Address (parcel # if no address) 1415 West Elizabeth Street

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Linda Ripley - Ripley Design Inc. - Consultant

Business Name (if applicable) Core Campus Investment Partners LLC

Applicant Mailing Address 2234 W. North Avenue, Chicago, IL 60647

Phone Number 970-224-5828 E-mail Address linda.ripley@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) mixed-use development including student oriented housing, retail and structured parking

Zoning CC Proposed Use residential/retail Existing Use CB Potts restaurant/bar

Total Building Square Footage 310,878 S.F. Number of Stories 5 Lot Dimensions _____

Age of any Existing Structures photos included

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 at this time 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

Hub on Campus Fort Collins

Mixed-Use Development - Preliminary Design Review

Project Narrative

Introduction

Core Spaces is a full-service real estate development and management company who leverages the firm's financing structures and extensive experience to build industry-leading assets on prime, urban sites across the country. The company was founded by Marc and Brian, who were partners in a real estate development and management company that consisted of a \$627 million portfolio, which was sold to a REIT in 2012, at which point Core Spaces was formed. Since its inception, Core has developed almost 2.9 million square feet of class-A assets of various types across the country.

What are you proposing/use?

The Applicant is proposing a mixed-used development located on West Elizabeth Street on the site previously occupied by CB Potts restaurant and tap house. The proposed development on 1.93 acres will include student-oriented housing with 8,000 square feet of retail along the Elizabeth Street frontage. The housing component includes 212 dwelling units with 395 beds in studio, 1, 2, 3 and 4-bedroom configurations. The project will provide 384 parking spaces in structured parking located on the south side of the site, away from the Elizabeth Street frontage.

a. What improvements and uses currently exist on the site?

Existing structures on the site currently include the CB Potts restaurant and bar as well as a tap house located further south on the site. The Applicant is proposing to demolish all of the existing structures. See photos provided.

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

c. Describe site design and architecture.

d. How is your proposal compatible with the surrounding area?

Access is from West Elizabeth Street and a local street located to the west. Pedestrian circulation is limited to the street frontage along West Elizabeth Street and at the parking structure entrance on the local street located to the west.

Thinking outside of the box for over two decades.

This low rise mixed-use project consisting of retail and student housing would be a great complement to the University and surrounding community. The building's face along West Elizabeth Street would be set back to allow a comfortable scale for pedestrians and create an active street frontage. The intent would be to provide a promenade experience along West Elizabeth Street by providing appropriate vegetation, outdoor seating and small areas for social gatherings to create a campus feel and a comfortable neighborhood vibe.

The retail anchoring the northwest corner of the site would further support the University's anticipated growth and vitality of the neighborhood. Project materiality is intended to be a modern blend of local fabric while providing architectural language for current applications. Overall, the project will supplement the local context, recognize its relationship to the University and enrich the architectural community along West Elizabeth.

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

Kimley-Horn and Associates, Inc., will serve as the civil engineering consultant for the project. The City of Fort Collins "Amendments to the Urban Drainage and Flood Control District Criteria Manual" (Criteria Manual) and the "Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual" Volumes 1, 2, and 3 (Drainage Manual), with latest revisions, were used to prepare the storm water approach and calculations.

The 1.93-acre project consists of three separate parcels, currently developed as a restaurant, brewery, and associated parking lot. The site is bound to the east and south by multi-family residential buildings and to the west by a recently developed commercial/retail center. The site has frontage along W. Elizabeth Street, where it is assumed existing storm water drainage outfalls. The site is part of the Old Town Drainage Basin, storm water runoff flows to Spring Creek, ultimately tributary to the Poudre River. Based on the NRCS soils map the expected soils on site are mainly Altvan-Satanta Loams having a hydrologic soil group rating B. Currently developed, the site is approximately 88.5% impervious. The site is located within City of Fort Collins Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 08069C0978G, revised May 2, 2012 and is designated as an area outside the 500-year floodplain.

Proposed Conditions

The proposed development includes a mixed use building, consisting of both multi-family residential as well as retail space along W. Elizabeth Street. In addition, a connected four-story parking garage is proposed southwest of the main structure. Based on the preliminary site plan the expected impervious ratio is about 72%. The weighted impervious percentage was calculated using values provided in Table RO-3 within Volume 1, Chapter 5, Section 2.7 of the Drainage Manual.

Runoff generated by the site will be captured by storm inlets located throughout the development along with roof drains for the proposed building. The storm sewers will be properly sized for a minor storm event (10-year storm) per Volume 1, Chapter 6, Section

4.2 of the Drainage Manual. Adequate provisions will also be made to pass a major storm event (100-year storm) through the development. Since there is a net decrease in percent impervious from existing conditions to proposed, it is not expected that detention will be required for the development with respect to storm water release. This condition assumes that the proposed development will maintain drainage patterns in a similar manner to that which is existing.

Water Quality and BMP Selection

Although there are no expected detention requirements, the proposed development will be required to meet all applicable water quality design criteria referenced in Volume 3, Chapter 3.0 of the Drainage Manual.

The water quality volume required in permanent best management practices is calculated below (per Volume 3, Chapter 3, Section 3 of the Drainage Manual):

$$WQCV \text{ (Watershed Inches)} = a(0.91I^3 - 1.19I^2 + 0.78I)$$

$$I = \text{Composite Tributary Imperviousness } [\%/100] = 0.72$$

$$a = \text{Coefficient of drain time (} a = 0.8 \text{ for 12-hour drain time)}$$

$$WQCV \text{ (Watershed Inches)} = 0.8[0.91(.72)^3 - 1.19(.72)^2 + 0.78(.72)] = 0.227 \text{ inches}$$

$$\text{Volume} = \frac{(WQCV)}{12} A$$

$$WQCV = \text{Watershed Inches (calculated above)}$$

$$A = \text{Tributary Area (acres)}$$

$$\text{Volume} = \frac{(WQCV)}{12} A = \frac{0.227}{12} 1.9 = 0.036 \text{ ac-ft} = 1,570 \text{ CF}$$

Per Volume 3, Chapter 3, Section 3.1 of the Criteria Manual 75% of any newly developed or redeveloped area must be treated using one or a combination of low impact development (LID) techniques. The drainage manual recommends a four step process for treating the required water quality volume as shown below. Due to site constraints, the feasible BMP options are limited to those of underground nature.

1. Employ runoff reduction practices - The redevelopment on an urban site provides limited opportunities to employ runoff reduction practices. The site has been developed to install landscaping wherever pavement (or building) is not required for the functionality of the site.
2. Implement BMPs that provide a water quality capture volume with a slow release The majority of site will be treated by a volume based underground BMP per Volume 3, Chapter 4, Section T-11 of the Drainage Manual.
3. Stabilize Drainage Ways – Not applicable. This development is not adjacent to a stream, nor does it directly impact the downstream water body (Spring Creek).
4. Implement site specific and other source control BMPs –Trash and recycling containers will be provided on site. The majority of vehicular parking will be located inside the parking structure to reduce potential for contamination discharges.

Thinking outside of the box for over two decades.

The proposed device is still being specified, but an ADS StormTech system is an option being considered. Location of the system is also still being finalized, but the initial intent would be to place the system under the drivable green fire lane access.

h. How does the proposal impact natural features?

The Applicant's consultant will be evaluating existing trees on the site in order to prepare a Tree Mitigation Plan.

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

For purposes of Building Code compliance, the project will be divided into three (3) "buildings", as defined in the building Code.

- One "building" is the four-level (three story) open parking structure that will occupy the panhandle at the west end of the site, where the site accesses the Public Way through the paved easement at the west end. This building will host an S-2 occupancy (a Low Hazard Storage occupancy) and will be constructed of architectural precast concrete building elements, with fire-resistance ratings requirements necessary for Construction Type II-B construction ("Non-Combustible, Unprotected", 0-Hour ratings). This part of the project will not include fire-suppressive elements (sprinklers).
- The second "building" is the first floor of the retail, parking structure, residential, and gymnasium structure that will occupy the northern portion of the land that accesses the Public Way on West Elizabeth Street. This building will host M, S-2, R-2, and A-3 occupancies ("Mercantile", "Low Hazard Storage", "Residential" and "Assembly") and will be constructed of architectural precast concrete building elements, with fire-resistance ratings requirements necessary for Construction Type 1-A construction ("Non-Combustible, Protected", 3-Hour Ratings). This part of the project will include fire-suppressive elements (sprinklers) in accordance with IBC section 903.3.1.1.
- The third "building" is the second through sixth floors of the retail, parking structure, residential, and gymnasium structure that will occupy the northern portion of the land that accesses the Public Way on West Elizabeth Street. At the second floor level, this upper part of the structure will be separated from the single floor below by three-hour rated construction. This building will host an R-2 occupancy ("Residential") and will be constructed of wood stud and joist construction, with fire-resistance ratings requirements necessary for Construction Type III-B construction ("Non-Combustible, Unprotected", 0-Hour ratings, generally). This part of the project will include fire-suppressive elements (sprinklers) in accordance with IBC section 903.3.1.1.

There will be a twenty foot wide fire lane completely encircling the building that fronts on West Elizabeth Street. Firefighters and trucks will be able to approach the parking structure on the panhandle from the west via the paved easement at that end of the site and from the east from the fire lane at the south side of the residential building.

Enclosed exit stairways in the parking structure will be completely separated from the rest of the structure by 1-hour rated construction. Enclosed exit stairways in the

residential, retail, assembly structure will be completely separated from the rest of the structure by 3-hour rated construction.

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

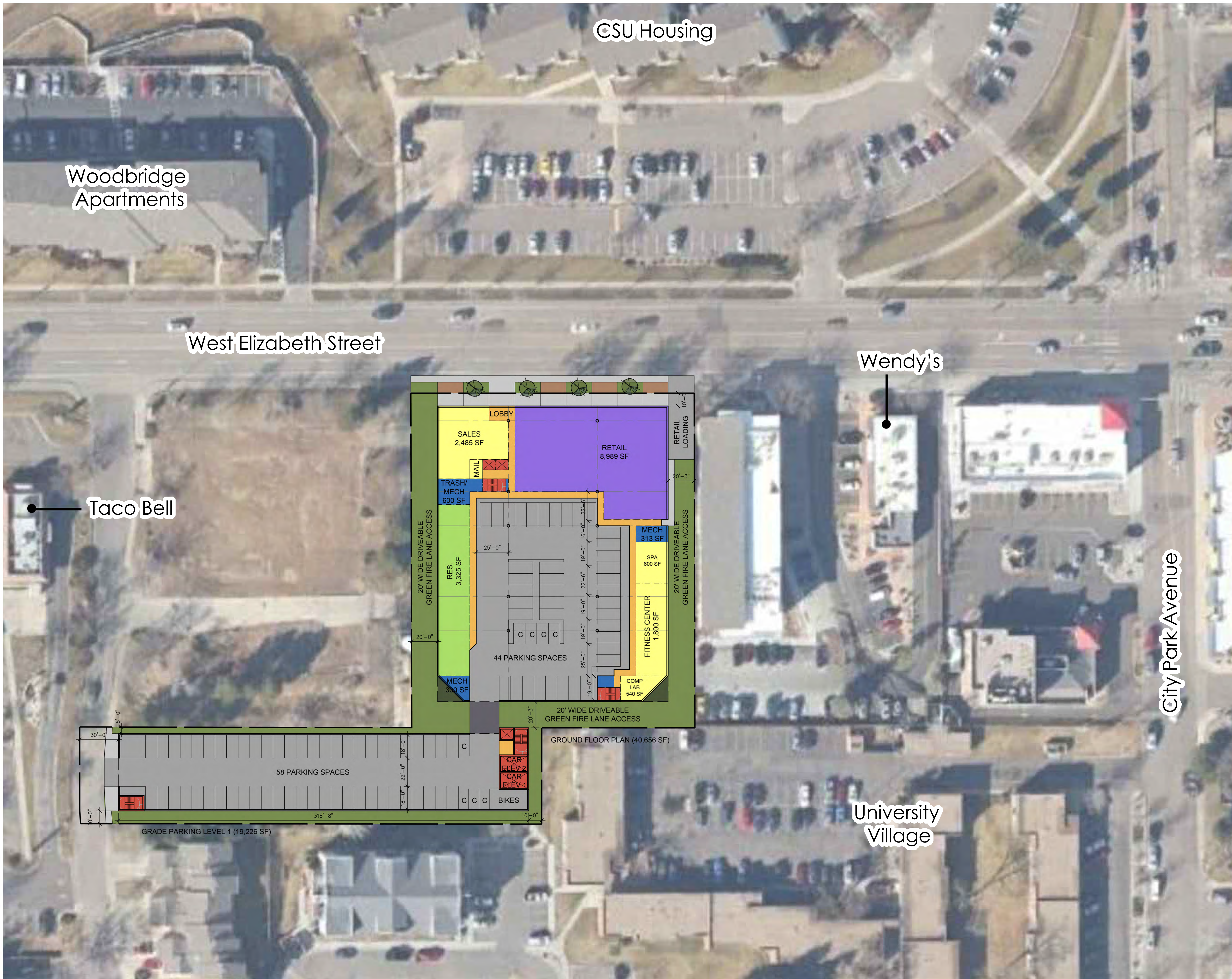
Not that we are currently aware of.

k. Have you previously submitted an application?

No

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

- Does the proposed plan meet emergency service and fire protection requirements? Please provide specific information regarding fire access requirements and/or alternative ways of complying with emergency service and fire protection requirements.
- The retail spaces along West Elizabeth Street, have a higher floor to ceiling height than the residential spaces, resulting in a mezzanine level which is primarily occupied by an additional level in the parking structure, however, a small amount of residential space also occurs on this mezzanine level. The front of the building facing West Elizabeth Street is clearly 5 stories tall; however, the side elevations which are the same height would appear to be 6 stories tall. We believe facing the parking structure with residential units improves the visual quality of the project. Does the staff have any issues with the appearance of 6 stories as viewed from the side? Would a Modification be required? Would staff support the Modification?
- The primary outdoor amenity space is planned to be on the roof. The elevator and stairs will be enclosed providing protected access out to the roof top amenity area. Are there any issues with the enclosed access above the fifth floor? Are there any other issues with roof top amenity areas?



PROJECT DATA:

SITE AREA: (83,990 SF)	1.93 AC
BUILDING AREA:	315,176 SF
BUILDING COVERAGE:	71.3%
F.A.R.:	3.75
PARKING PROVIDED:	384 STALLS

TOTAL AREA BREAKDOWN:

RETAIL AREA:	8,989 SF
RESIDENTIAL:	138,676 SF
AMENITY:	6,975 SF
CORRIDOR:	21,449 SF
STAIR/ELEV:	9,755 SF
MECH/TRASH:	3,979 SF
PARKING AREA:	125,353 SF
TOTAL BLDG AREA:	315,176 SF

City Park Avenue

CSU Housing

Woodbridge Apartments

West Elizabeth Street

Wendy's

Taco Bell

University Village

GROUND FLOOR PLAN (40,656 SF)

GRADE PARKING LEVEL 1 (19,226 SF)

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



scheme: 05

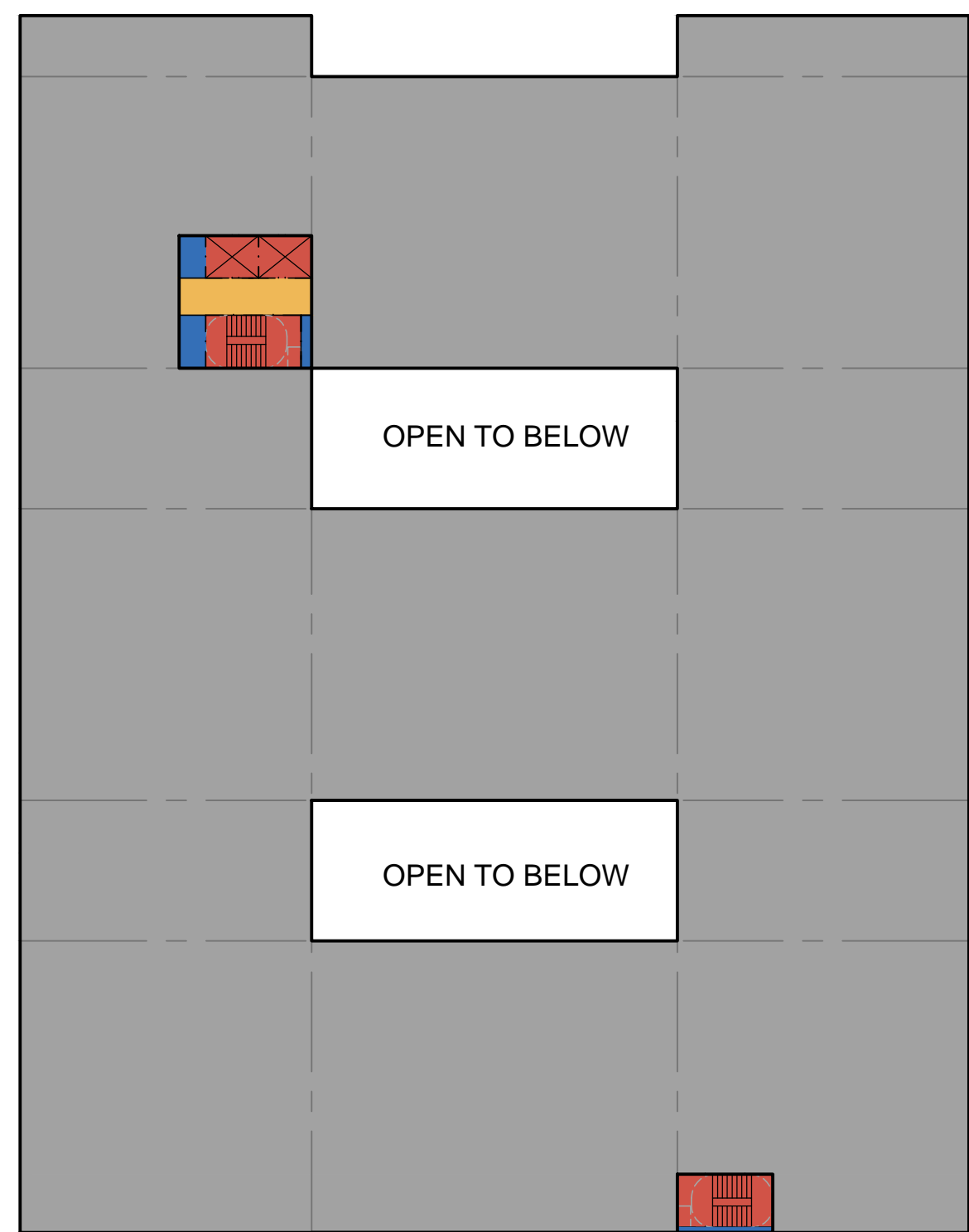
Conceptual Site Plan / Ground Floor Plan

Colorado State
Ft. Collins, CO

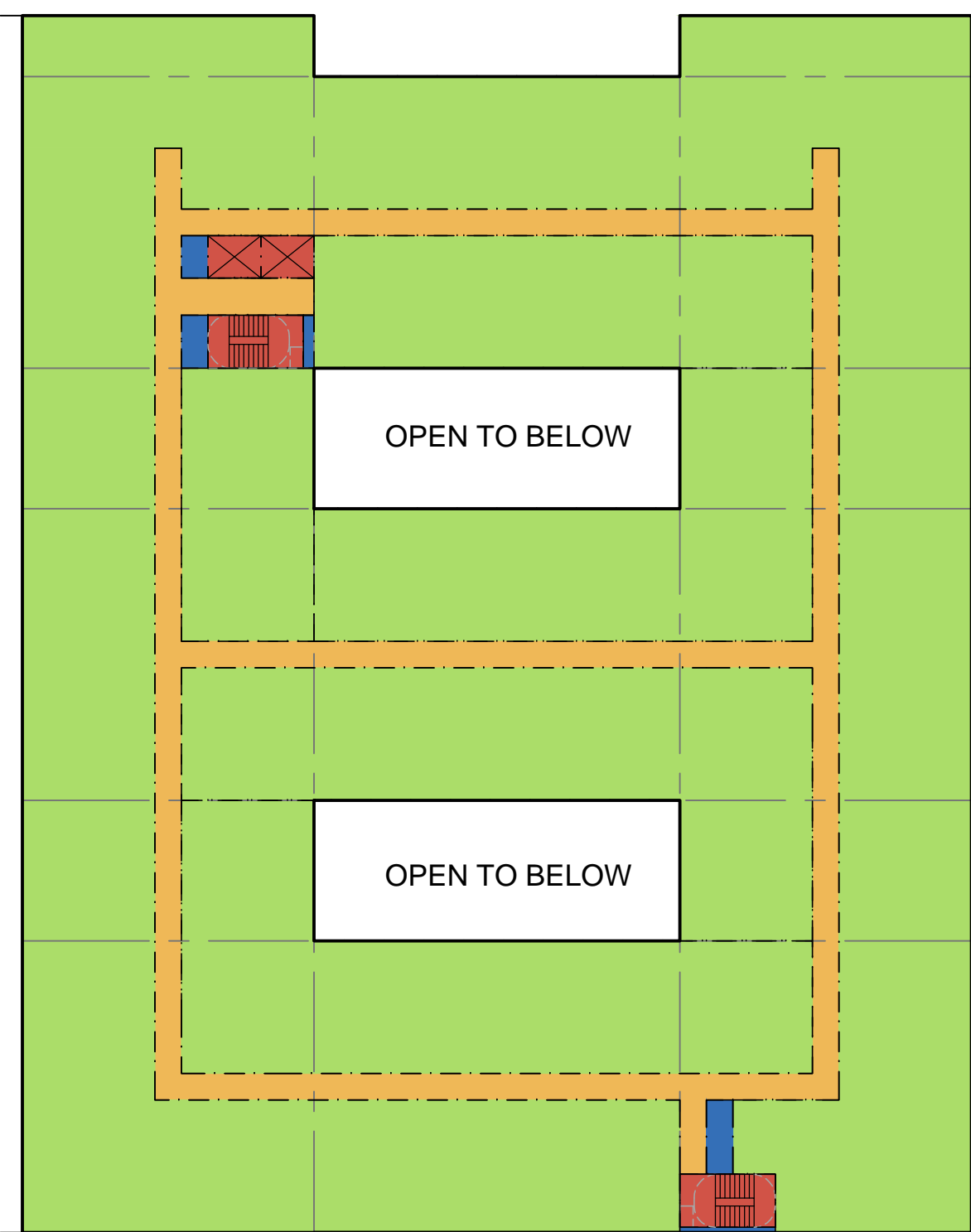
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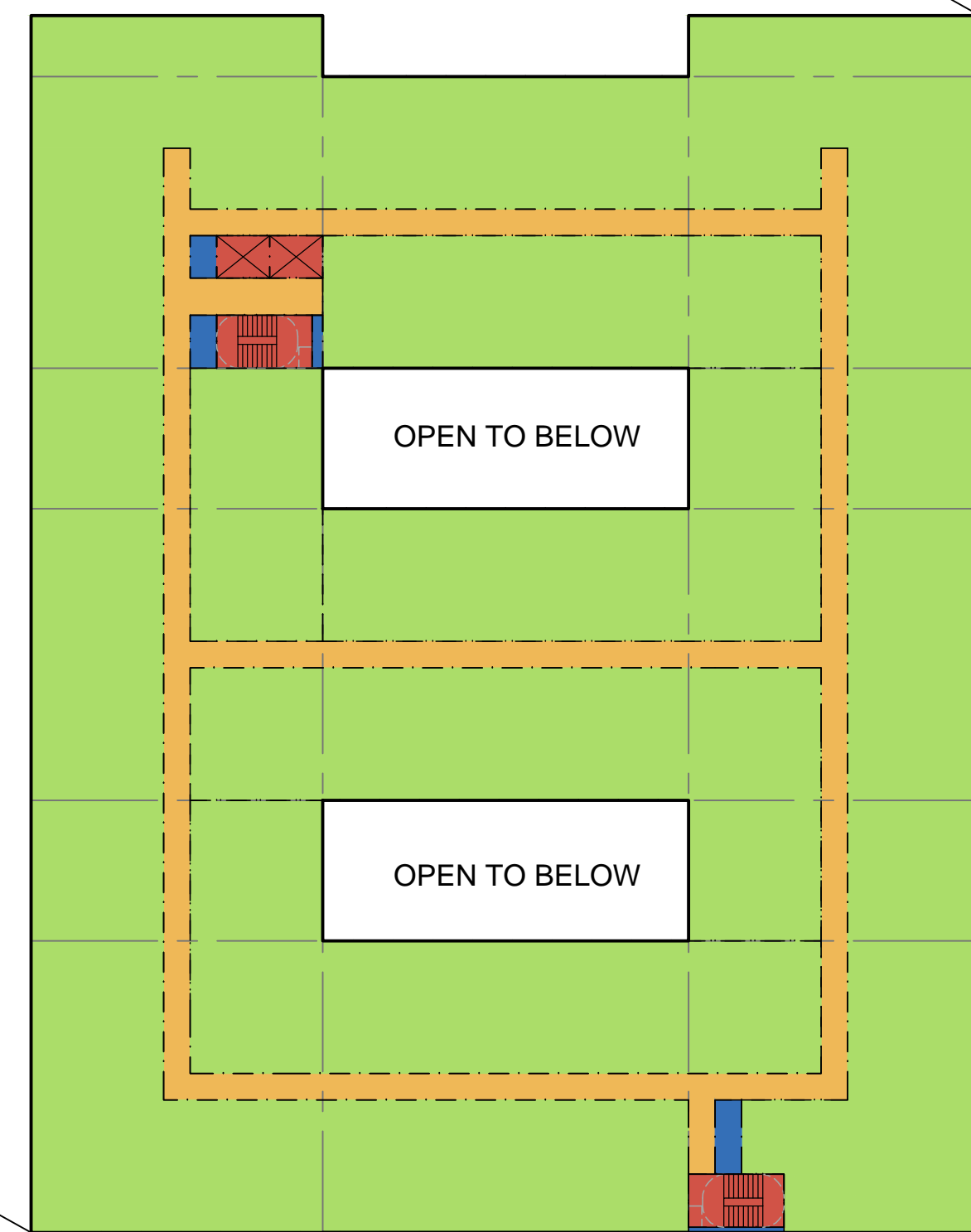
SHEET
1



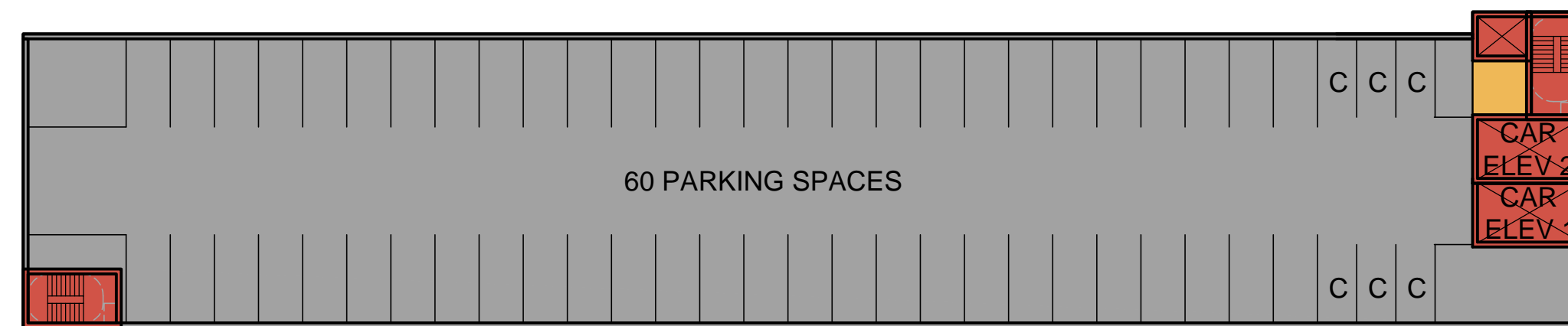
ROOF PLAN (823 SF)



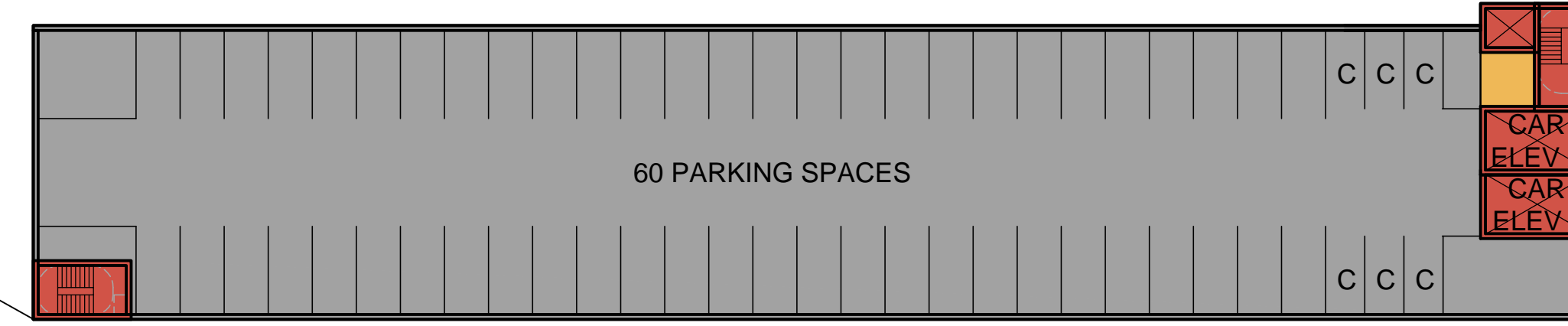
4TH & 5TH FLOOR PLAN (36,630 SF)



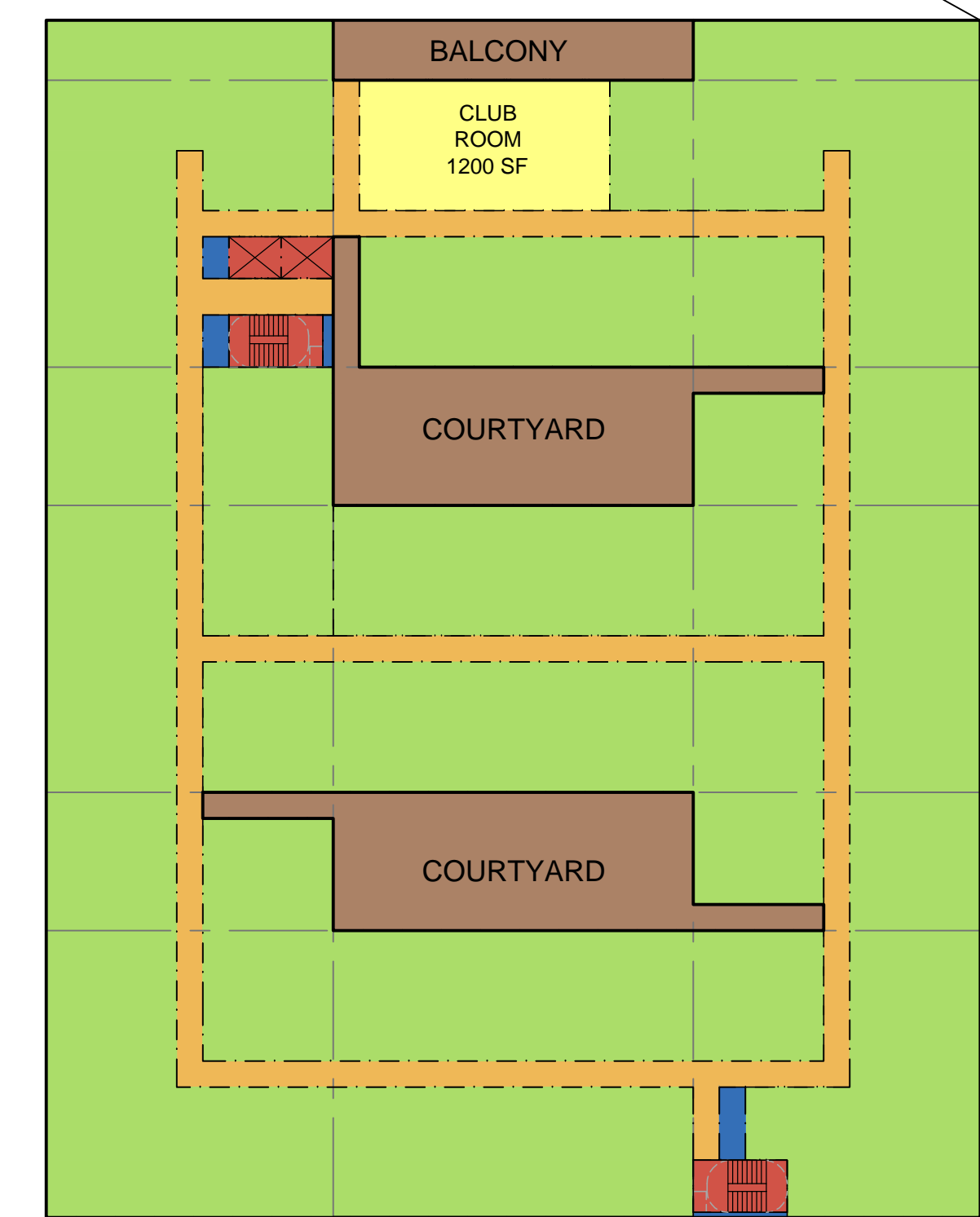
3RD FLOOR PLAN (36,630 SF)



PARKING LEVEL 4 (19,226 SF)



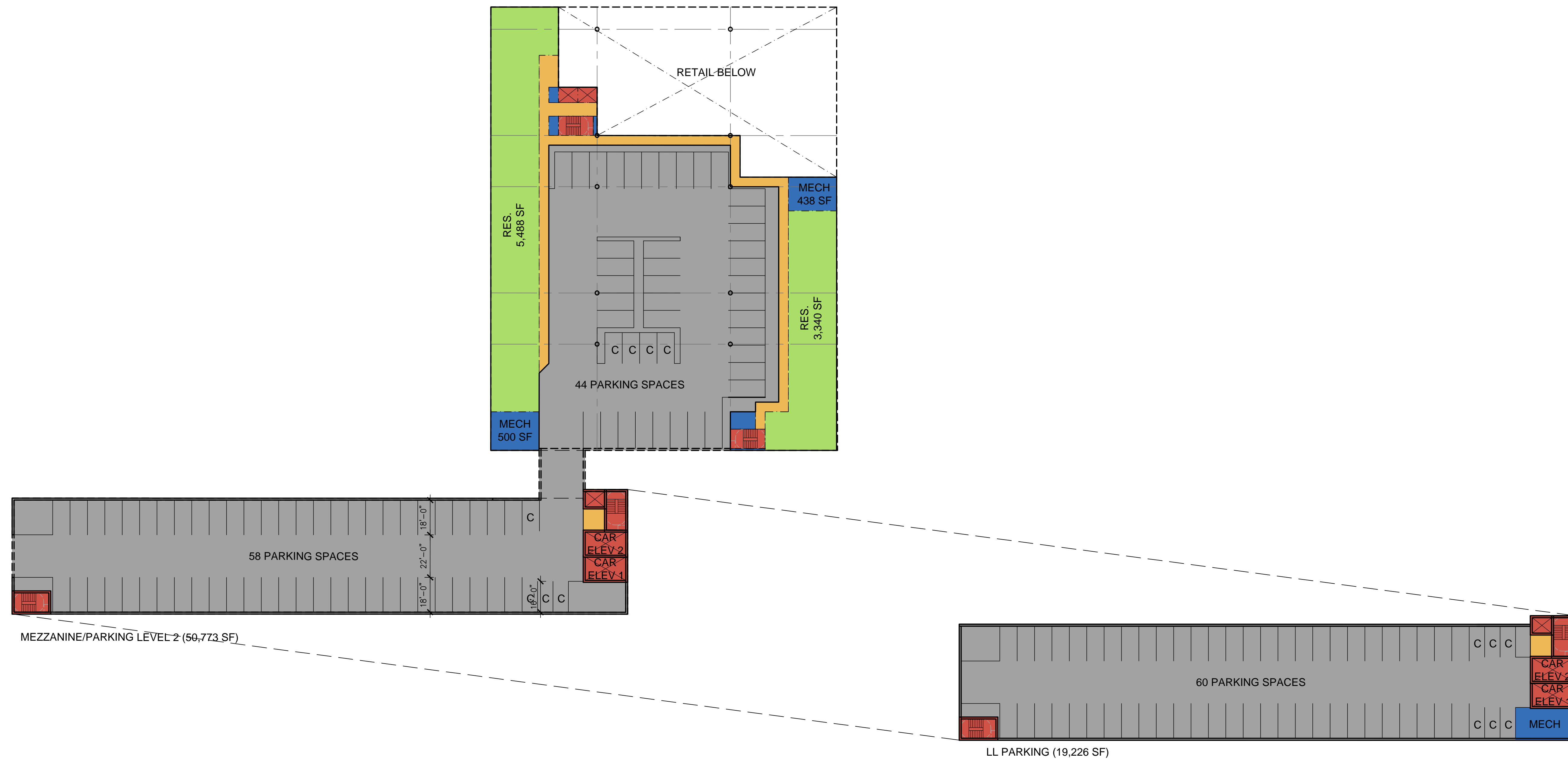
PARKING LEVEL 3 (19,226 SF)



2ND FLOOR PLAN (36,130 SF)

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MEZZANINE/PARKING LEVEL 2 (50,773 SF)

LL PARKING (19,226 SF)



scheme: 05

Lower Level & Mezzanine Plans

Colorado State
Ft. Collins, CO

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

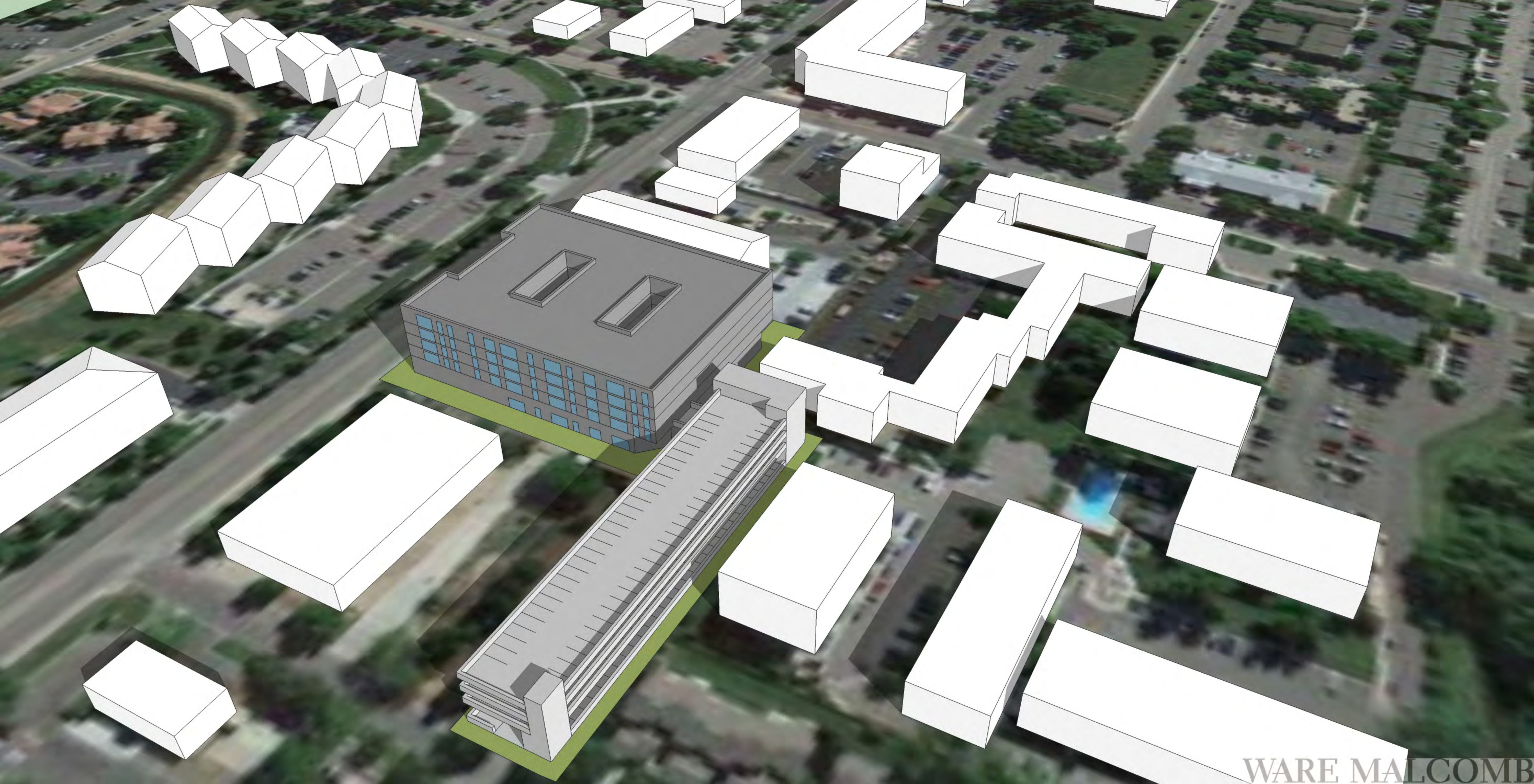


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SHEET
2





CB & POTTS

ADDITIONAL PARKING BEHIND BREWERY →



C.B. & POTTS
TAP HOUSE

PARKING IN REAR

C.B. & POT
RESTAURANT & BREWER



Five rectangular windows on the upper level of the building.

HANDICAP ACCESSIBLE







A small, square tower-like structure with a series of windows, located on the upper level of the building's left side.

A square tower-like structure with a louvered vent, located on the upper level of the building's center.

Two satellite dishes mounted on the roof, with associated mounting hardware and cables.

A small, tan-colored utility box or electrical cabinet located on the ground level near the building's base.

A larger, grey utility cabinet or electrical enclosure with two doors, located on the ground level.

A small, grey utility shed with a gabled roof and a door, located on the ground level.

A paved parking lot with yellow painted lines, a concrete curb, and a gravel area in the foreground.













ROCKY MOUNTAIN FENCE
303-288-4648



CB & POTTS

BREWERY & TAPHOUSE





CB &



755



Pizzeria











EMERGENCY EXIT ONLY
ALARM WILL SOUND



NOT AN ENTRANCE
ALARM WILL SOUND

EMERGENCY EXIT ONLY
ALARM WILL SOUND

C.B. & POTTS
TAP HOUSE

PARKING IN REAR →

C.B. & POTTS
RESTAURANT & BREWERY
BIG HORN BREWERY

C.B. & POTTS
RESTAURANT & BREWERY
BIGGER BETTER FRESHER

USDOT 1044018

C.B. & POTTS

485-EPE

CA