



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](mailto: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.

PDR 140005

Section to be filled out by City Staff

Date of Meeting 8-27-14 Project Planner Ted Shepard  
Submittal Date 8-13-14 Fee Paid (\$500) ✓ CK 1423

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

Project Name Old Elk Distillery

Project Address (parcel # if no address) 360 Linden Street, Fort Collins, Colorado

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

Business Name (if applicable) Ripley Design, Inc.

Applicant Mailing Address 401 W. Mountain Ave. #100, Fort Collins, CO 80521

Phone Number 970.224.5828 E-mail Address linda.ripley@ripleydesigninc.com

**Basic Description of Proposal** (a detailed narrative is also required) The 100,000 SF mixed use project will be a national destination and will consist of the following uses: restaurant, private dining, pub, distillery, tasting room, retail, music venue, meeting space, and offices.

Zoning R-D-R Proposed Use Mixed Use Existing Use \_\_\_\_\_

Total Building Square Footage +/- 100,000 S.F. Number of Stories 2-3 Lot Dimensions 135' x 900'

Age of any Existing Structures \_\_\_\_\_

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 Approx. 55,000 sf 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

## OLD ELK – PDR CHECKLIST – CITY OF FORT COLLINS

1) Preliminary Design Review Application form and filing fee (\$500).

Included.

2) **Project Narrative** – Please include the following information:

(a) What are you proposing/use?

The 100,000 SF mixed use project will consist of the following uses: restaurant, private dining, pub, distillery, tasting room, retail, music venue, meeting space, and offices.

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

Currently the site is open and relatively flat. The lot is utilized for parking, vehicle storage and staging of materials. A chain link fence currently surrounds the parcel.

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

The development is situated at the SW corner of Willow and Linden. Major vehicular and pedestrian circulation will remain as Willow and Linden Streets and the accompanying sidewalk. Willow Street will be improved with new parking. We understand that an RFP has been awarded to BHA for streetscape design. We will work with BHA and coordinate parking, landscaping and curb cuts. Primary parking for development will be the public on street parking as no parking is required for this development. The existing alley along the western boundary line of the property will also be improved for access as well as a private pocket park. The only anticipated vehicular access to the site, for a service yard, is incorporated from the Willow side at the end of the property far from the Linden Street corner.

(d) Describe site design and architecture.

The proposed development follows the intent illustrated by the City for the River Downtown Redevelopment District. The new building reflects traditional development patterns and aligns with historic buildings at the street edge. A south facing pocket park between the old Depot (currently used as a lumber yard) and the new building is celebrated as an alley link to the retail component of the distillery.

The buildings architecture grows from the pedestrian nature of Linden and the celebration of an existing historic building, the Depot next door. The proposed multi-use building respects the one-story nature of the Depot, following the transitional height requested by the district guidelines, with a similar one story building as a plinth for a crescendo of heights as we get farther from the Depot, to two stories as it approaches the corner, and a higher ornamental tower along Willow. The façade along Linden incorporates a porous retail front and human scale, similar in proportions to Old Town facades.

Starting at one level, the building continues the facade along Linden growing to a second story to terminate at the corner of Linden and Willow with a symbolic corner element, a portal. As the building turns the corner along Willow there is an entry to subterranean catacombs, planned to house a music/event venue. The spirits barrel vault

is placed at the base of an iconic tower that houses the tall stills of the distillery. Along Willow, the factory side is to be followed by a traditional two-story factory made of brick and large windows.

The facility, as a whole evokes, a sense of history influenced by Old Town as well as the industrial nature of the grain silos, the railroad tracks and other buildings/sites being redeveloped. The interior of the building follows a chronological discovery that articulates a reference to the commerce of spirits. Beginning with a small distillery building that grows over time, inviting the entrepreneurial spirit to connect with community and bring other uses to the neighborhood that include a pub, a fine dining restaurant, a music/event venue, community meeting facilities, and office space for the distillery and the other building amenities.

The exterior materials being considered include brick, with stone trim, metal panels, soft awnings, storefront, and industrial looking windows. The building façade will include a water tower, a smokestack, and grain silos to help define the nature of the building use.

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

The existing depot is respected, celebrated and anchored by a pocket park that invites visibility of another side of the historic building. The street scape is improved to match what exists along Linden. All uses are permitted in the RDR zone district.

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

The Applicant would like to pursue an undetained 100-year release due to the site's proximity to the Poudre River. Is the City open to his approach, and if so, what would be required to allow it?

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

The site currently sheet flows from southwest to northeast, into Willow Street, at relatively gentle slopes in the 1%-2% range. Off-site surface runoff is not expected to be a major consideration (City Stormwater – please advise if this is not the case). However, off-site stormwater in the form of underground pipes is a factor that must be considered, at least in the interim condition.

An existing storm sewer running underneath the south edge of Willow Street is assumed to be abandoned and conveys no flows (City Stormwater – please confirm). That is, until the area inlet and manhole in the former Chestnut Street R.O.W. is reached. From this location, not only does stormwater enter the area inlet on the south side of Willow Street, but storm sewer conveys southwesterly upstream flows from a Type R inlet in Jefferson Street adjacent to Black's Glass. It is assumed that additional upstream flow also passes through this location. Can City Stormwater please confirm the quantity of flow, and anticipated time frame for which conveyance through the former Chestnut R.O.W. needs to be maintained? All of the aforementioned flow heads northeast from the manhole on the south site of Willow Street, and travels in a storm sewer behind Ranch-Way Feeds before outfalling into the Poudre River. This is assumed to be the interim outfall for the portion of the site draining to Willow Street.

It is assumed that a future 30" RCP storm sewer will be installed by the City as part of the Willow Street improvements. Said storm sewer is expected to be approximately 14.5' deep, and will include at least one curb inlet and 18" RCP storm lateral along the property's frontage. The 30" storm sewer will flow east into a 72" RCP storm line in Lincoln Avenue, which will outfall into the Poudre River. This is assumed to be the ultimate outfall from the portion of the site draining into Willow Street. Can the City please confirm these assumptions?

Portions of the site may drain towards Linden Street. A double combination inlet and ±3' deep (to invert) 18" RCP storm outlet was installed in 2011 at the south corner of Linden and Willow with the Downtown River District Linden Street Phase Improvement Project. Can City Stormwater please confirm what accommodations were made for drainage from this site? It may be preferable to direct as much runoff as possible to this location given the fact that ultimate improvements are already in place for both 100-year conveyance and water quality treatment.

(h) What is being proposed to treat run-off?

As previously mentioned, it is desired to fully utilize any available water quality capacity in the Linden Street outfall. Regarding storm drainage in Willow Street, it is assumed that ultimate water quality treatment will be provided in Udall Pond #1 via a future diversion manhole in Lincoln Avenue (City Stormwater to confirm). In the interim, on-site water quality treatment will be provided through a permeable interlocking concrete pavement (PICP) system, and possibly underground infiltration tanks, if required. PICP may be explored in areas away from heavy truck deliveries and material unloading, such as the southern 'Urban Corridor' and on-site parking stalls. These facilities will also satisfy the City's LID Ordinance. Treated runoff will discharge into the existing "Chestnut" outfall in the interim condition until the City constructs the ultimate Willow Street improvements and Udall/Lincoln outfalls.

(i) How does the proposal impact natural features?

There are no natural features on the site. Site is currently a gravel storage yard.

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

The existing structures (storage buildings and old offices) have no sprinklers.

All new proposed buildings will have automatic fire sprinklers

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

No.

(l) Have you previously submitted an application?

No.

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

#### ENGINEERING QUESTIONS:

1. Will the City please confirm if the Willow Street typical sections (R.O.W., etc.) from the “Fort Collins Downtown River District” Drawings dated April 29, 2008 remain valid?
2. It is assumed that the existing ¾” water service from Linden Street will be repurposed or abandoned at the main, and that a new (larger) service will tap the existing 12” PVC water main in Linden. A dedicated fire line will also connect to the 12” main in Linden. Will the City allow (or require) multiple water services to the property given the distinct uses?
3. The nearest fire hydrant appears to be at the north corner of the intersection of Linden and Willow. A hydrant also exists at the west corner of the intersection of Lincoln and Willow. Given the absence of water in Willow Street, what are the expectations for new hydrants? Is it feasible to utilize the “mid-block” hydrant and/or 6” line on the Mawson property near the railroad tracks?
4. The existing 8” PVC sewer in Linden Street is not expected to be utilized by this development. New sanitary service is expected to connect to an existing manhole along the 24” sewer main in Willow Street. Will the City allow (or require) multiple sewer services to the property given the distinct uses? Will the types of uses proposed require additional (special) considerations?
5. Does Fort Collins Stormwater or Engineering have any concerns if groundwater is discharged directly into public storm sewer mains?
6. Are there any repayment agreements for any public improvements in which this project would be required to pay?
7. Existing water service size and location? Capacity?
8. Existing sewer service size and location? Capacity?
9. Existing storm system size and location?
10. Any other known utility data?
11. Existing electrical service size and location? Capacity?

3) **Site Plan** – Please consider including the following:

- (a) Project site boundary and adjacent property uses. **Included.**
- (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto) **Included.**
- (c) Existing and proposed landscaping (Will trees be removed?) **Possibly in phase 2.**
- (d) Existing and proposed buildings (Will they remain? If they will change, how?)  
**Existing buildings to remain. Will likely be demolished in the future.**
- (e) Existing natural features (Will these be impacted by the proposal?)  
**No natural feature, property is a gravel storage yard.**
- (f) On and off site improvements **Included.**
- (g) Location of detention, drainage and water quality features **See Engineering comments.**
- (h) Emergency vehicle access and fire hydrant locations **Included.**

# Old Elk Distillery

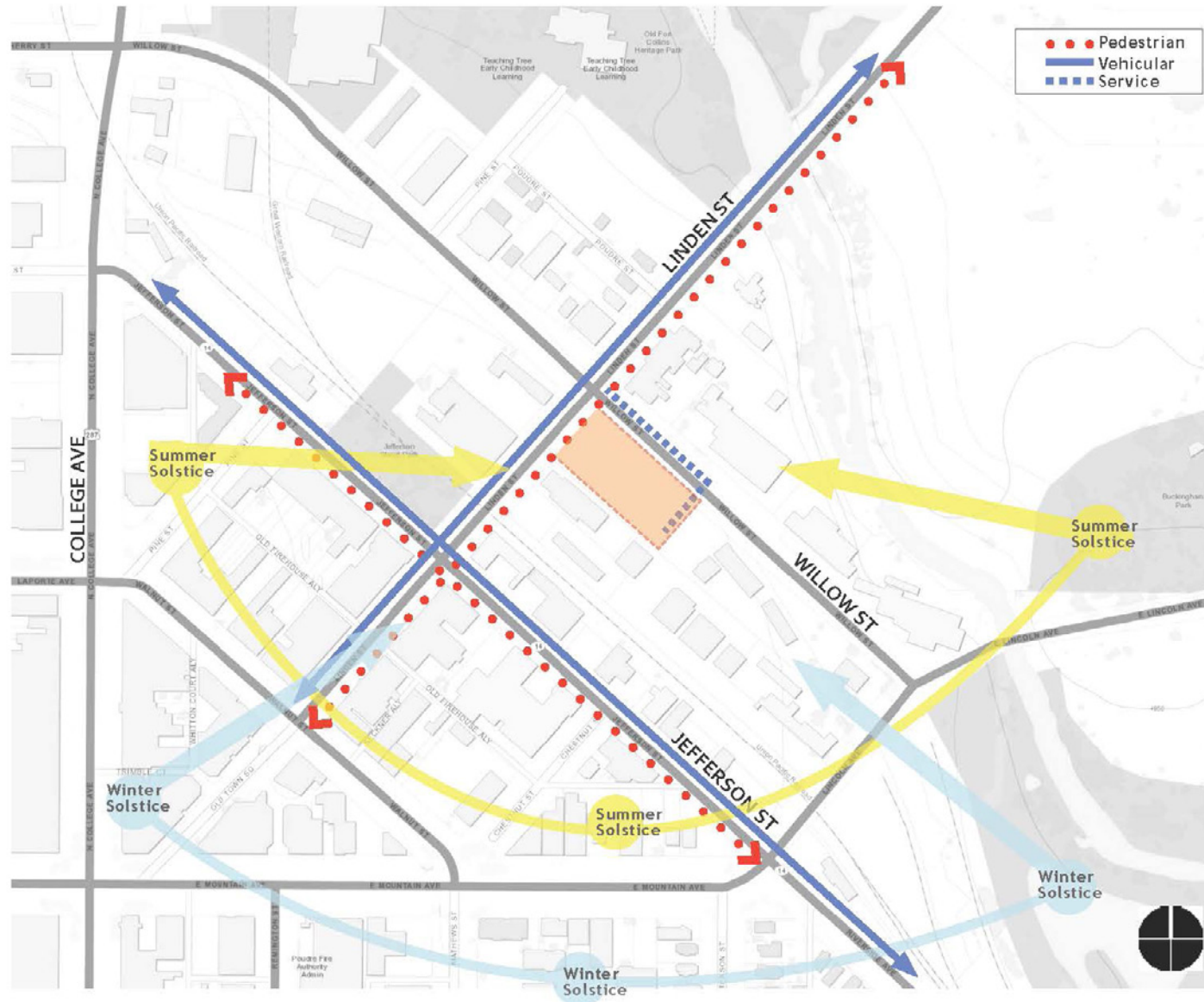
## Preliminary Design Review Package

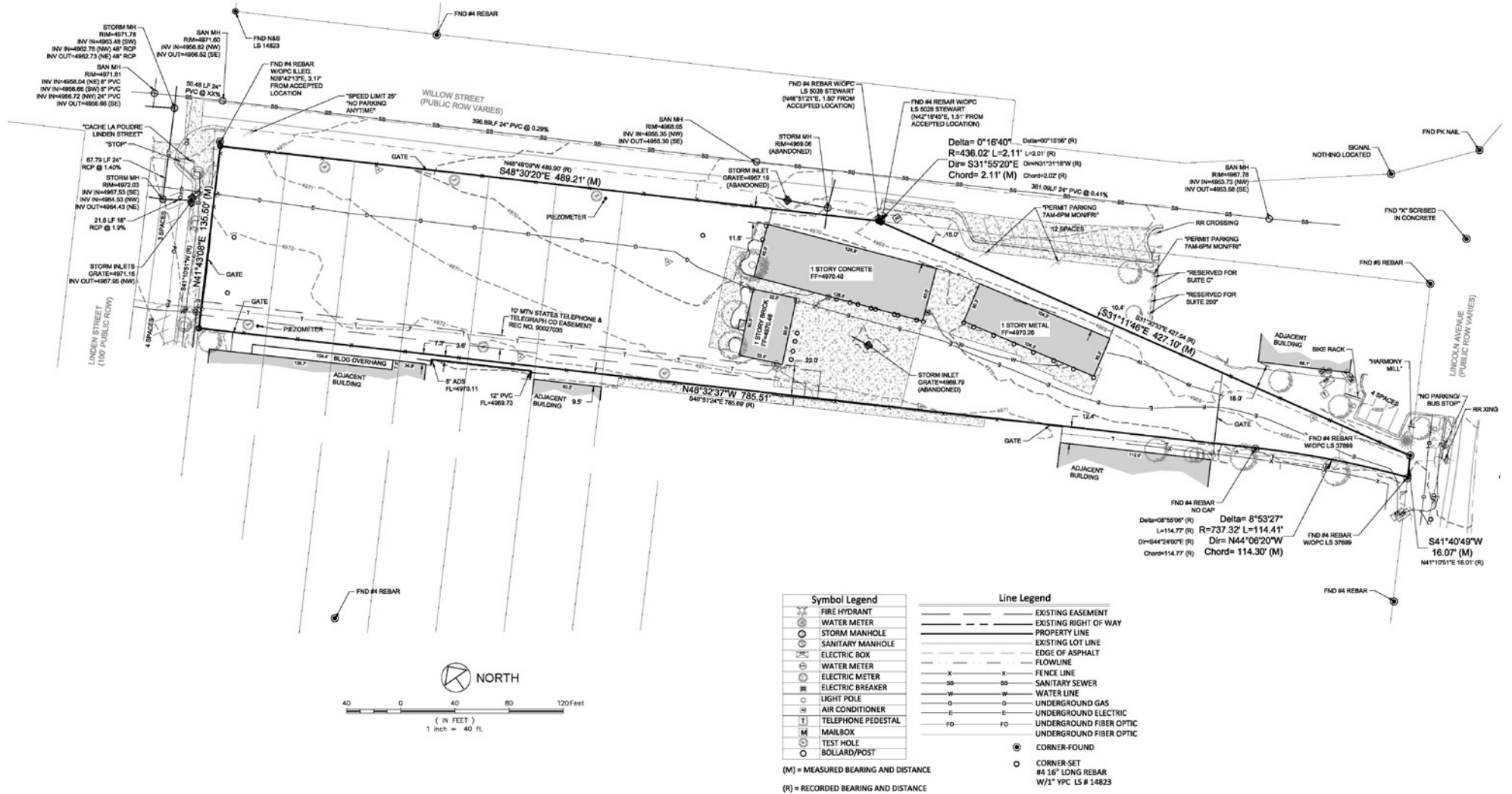


ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN









ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN



# Site Concept



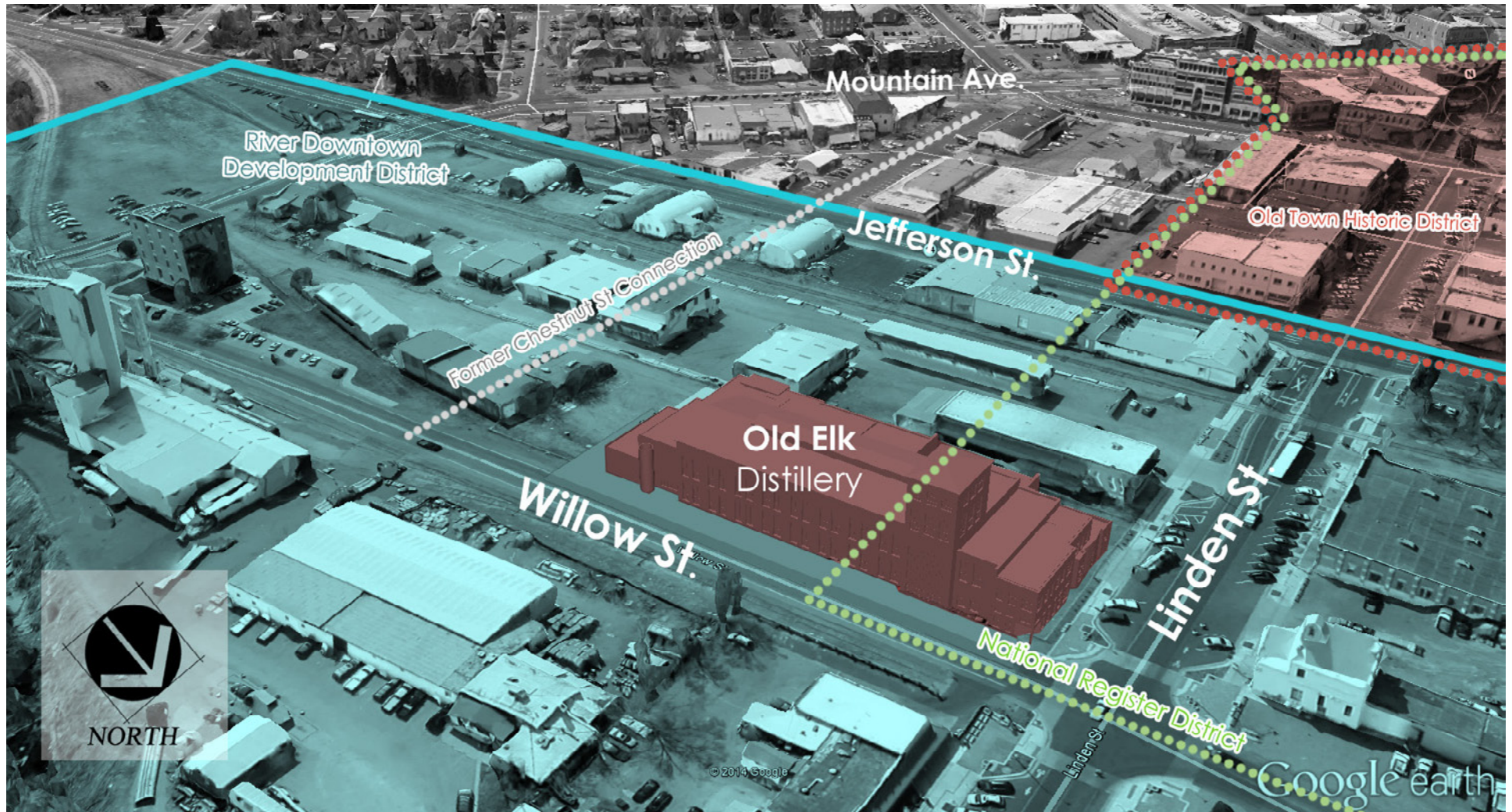
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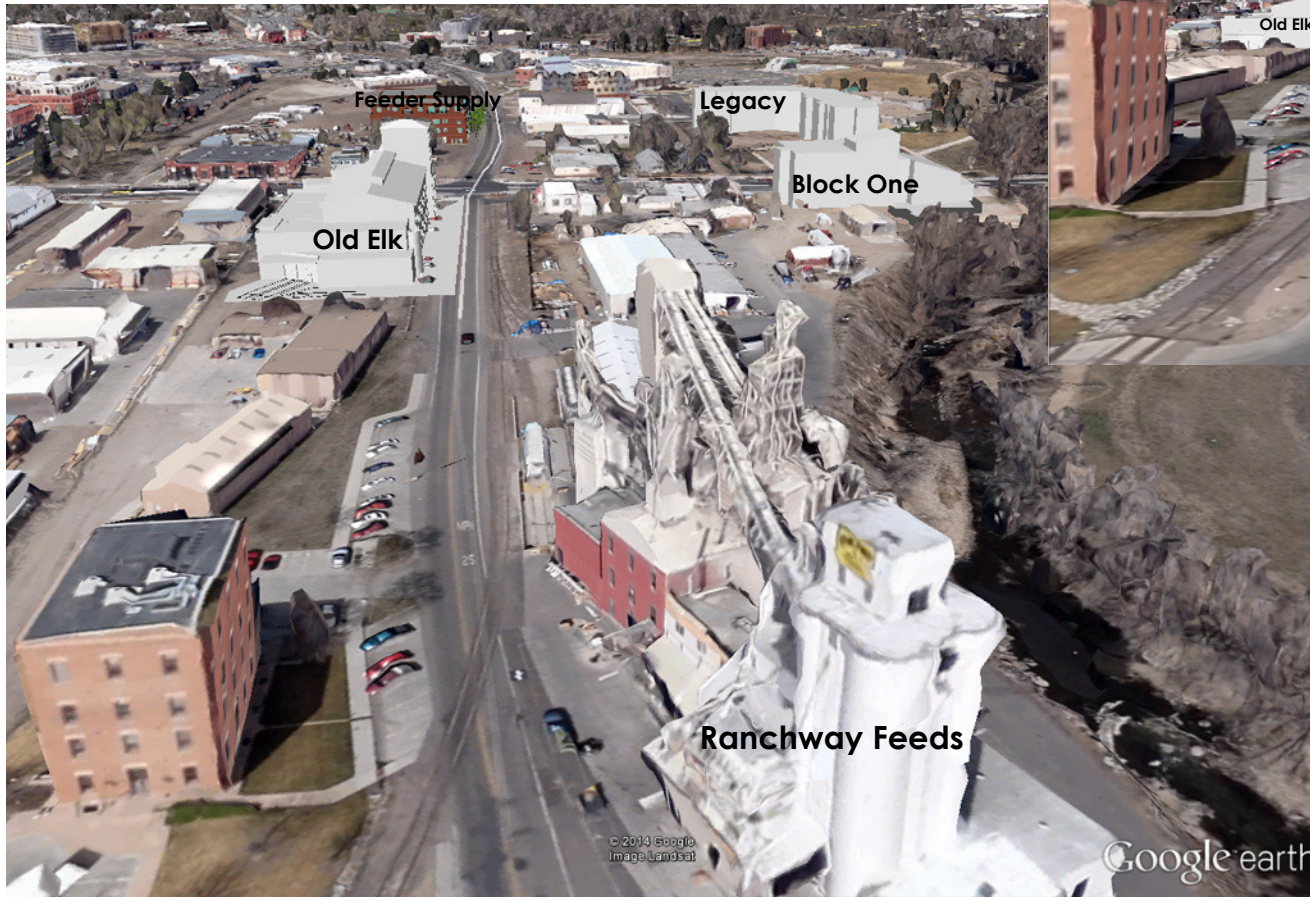
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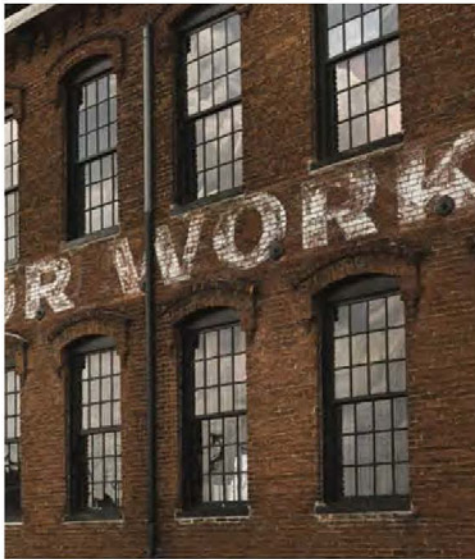




## Massing Context







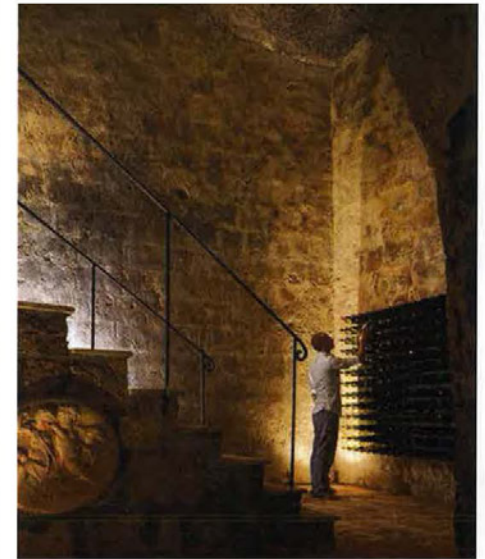
Time(less)



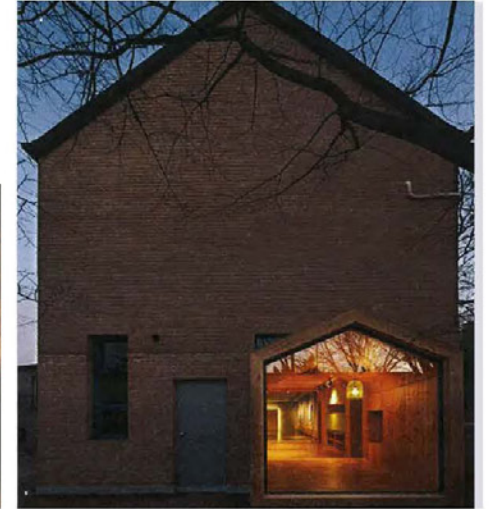
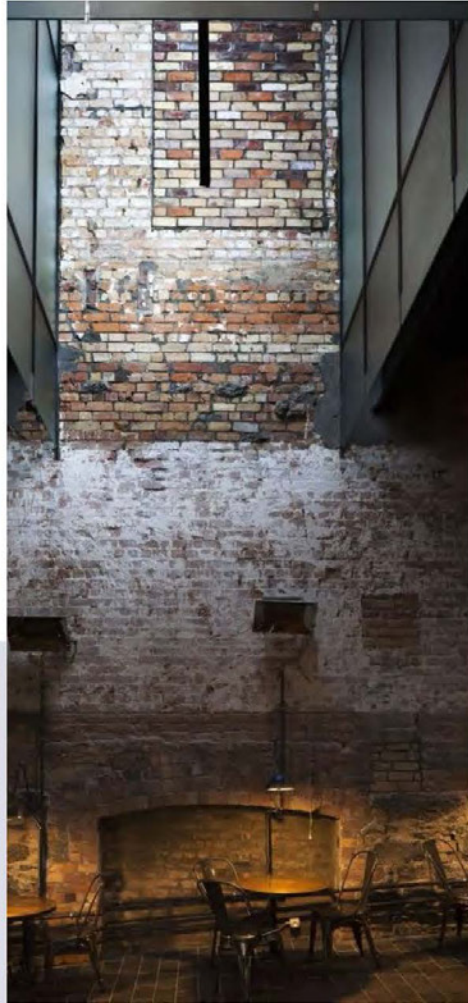
Transparency



Juxtaposition



Discovery





## Conceptual Perspective Looking Southwest

