



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

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. 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.

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.

Section to be filled out by City Staff
Date of Meeting March 15 Project Planner Clay Frickey
Submittal Date March 1 Fee Paid (\$500) X

BOLDED ITEMS ARE REQUIRED\* \* THE MORE INFO PROVIDED, THE MORE DETAILS YOUR COMMENTS FROM STAFF WILL BE.\*

Project Name - The Sugar Beet District Project

Project Address- 750 East Vine Drive -Fort Collins, Colorado 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Mickey Willis
Sugar Beet District Project and NetZero Colorado, PBC – founding partner

Business Name (if applicable) NetZero Colorado, PBC

Applicant Mailing Address 150 Fairway Lane Fort Collins, Colorado 80525

Phone Number 970-690-9661 E-mail Address mickwillis@aol.com

Basic Description of Proposal (a detailed narrative is also required) approximately 30 acres infill site with a combination of Industrial, Transitional and LMN (Low Density Mixed-use Neighborhood) with building plans of TBD square feet after Design Charrette completion.

Zoning - I, T and LMN Proposed Use – C,I,E, LMN and other Existing Use – mostly undeveloped land

Total Building Square Footage- 0 S.F. - Number of Stories 0 - Lot Dimensions - Irregular

Age of any Existing Structures - None

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 35% in imperv/ semi-imperv area TBD 500,000 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

# The Sugar Beet District Project Narrative

[www.sugarbeetdistrict.com](http://www.sugarbeetdistrict.com)

## **(a) What are you proposing/use?**

The intent for the Sugar Beet District project will be to build a new business ecosystem in an infill redevelopment area of somewhere between 27 and 127 acres just north of the Cache la Poudre River and adjacent to the former Fort Collins Sugar Beet Factory. However because the time to get authority from property owners is less than 3 weeks this PDR application will only relate to approximately 30 acres of the overall proposed project area. This is a site in Transition from it's historic roots of the Sugar Beet Industry of Old to the new Clean Energy Economy Campus of the Sugar Beet District project proposed today. It has been explained to us that at a later date we can amend this project site to include other properties that are in the designated PDOD Map Boundary.

The project land can accommodate approximately 1.5 to 2 million square feet of development, including commercial industry, retail, offices, residential, and artisan live-work spaces. The initial land development Phase One will design and build an estimated \$40 million in public infrastructure that will generate more than 500 direct, indirect and induced construction related jobs. While building construction in Phase Two of the estimated \$265 million dollar mixed-use development project will provide another approximately 600 living wage long term jobs. Phases Three will provide an additional 300-500 new direct positions in manufacturing-related employment. The project will also have pocket neighborhoods of small cottage home designs around and connected to community greens that complement the existing area neighborhood of Alta Vista.

The goal here with the Sugar Beet District project is to plan, design and create a better, more sustainable clean energy mixed-use development project that is as innovative as our Fort Collins community of residents. We will bring in the best talent in the nation to hold design charrettes with our already 1.5 million square feet of building reservation customers that were hand picked and by invitation only. The design process of course is to create something special that can be best achieved with future customers and residents who have the same great passion for change and who value a clean energy campus for live, work and play. It has been important to pick customers who have something special to contribute to the project and who also value community building placements that share optimal energy resources, while creating intentional communities with their project neighbors. The combination of a very skilled public and private development team, pre-sales, design charrettes and access to the PDOD pilot program process will ensure us all that together we can create a very special place when done right will set a new standard for sustainable community planning with a greater sense of place.

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

No permanent buildings just undeveloped land. There are however temporary structures with no foundations that are personal property bird cages of the Rocky Mountain Raptor Program. These cages were approved by the City as temporary structures that will be broken down and moved to their next RMRP location. They are flight cages for federally protected Birds of Prey (Eagles, Owls, Hawks and such) while they recover from injury.

The adjacent DDA owned building that is not a part of this PDR application is a site with parcel no. 97014-23-901 has a 28,000 square foot building that was once the Platte Valley Lumber Building and is now the arts building and warehouse for not-for-profits. This building is a real turd of a structure that does not meet City Land Use Code and likely un-polishable. It has no sidewalks, curbs and gutters like because the plan was to coordinate in the future with surrounding development. The Larimer County public records has no further info on this metal frame/sided Butler type building.

The adjacent Larimer Board of County Commissioners corner property is also not a part of this PDR application with parcel no.97014-63-901 operates as the Larimer County streets and bridge department's local fleet facility with a combination of an estimated building total 35,631 square feet.

Like the DDA this site is also not up to City codes and is waiting to coordinate with future planning of project like the Sugar Beet District project as the use will likely change. The public records for this property have no published information available on the age or actual size of these block and steel buildings.

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

This is a blighted infill site with many opportunities to improve on the inadequate public transportation facilities of the area. The purpose of a clean energy sustainable campus plan is to connect the surrounding area to and through this project via car, bike, bus, feet and more. The current street connections are numerous with minor arterial on the south (East Vine), west (Redwood Street), north (Conifer) and a major arterial on the east (LeMay) with a new 4 lane 115 foot major arterial being designed through the middle of the the Schlagel and Snyder properties from east to west with bike lane and sidewalks. The nearby neighborhood of Alta Vista has deeded ROW access to the Sugar Beet District project and area with public streets called Main Street and Alta Vista Rd. I recall that the City's Master Transportation Plan calls for a new horse and bike trail along the Lake Canal that would help connect this area to downtown, CSU and beyond. Our project goal as a community development project would be to work with the neighbors to help coordinate new and enhanced connections of all types.

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

The reason for the project's name of the Sugar Beet District Project is because these properties played an important role in this Colorado region's agricultural economic success with the Fort Collins Sugar Factory operation and facilities. We are not bringing back the sugar industry but we are planning on interpreting its successful community story to connect needed local jobs to residential pocket neighborhoods nearby in and around the project. The commercial building designs guidelines will incorporate a brick, glass and steel industrial look with new sustainable building materials for a new clean energy economy style that looks like the best sugar factory buildings features of old.

The architecture partners of the Sugar Beet District are the Kubala Washatko Architects, Inc. of Cedarburg,Wi. and they have great skills at sustainable engineered building designs that can be seen at [www.tkwa.com](http://www.tkwa.com). In the past the Fort Collins Sugar Factory made agreements with its employees that if they would commit to work at the factory for 5 years then the factory would give them a lot in either the Buckingham, Andersonville or Alta Vista Neighborhoods. The residential goal of the Sugar Beet District is also to help create attainable houses for the people who will work in the project while helping to create a 24 hour sense of place.

Our community plan will include a very complete design charrette process lead by our development team and charrette consultants and architects of DPZ (Duany Plater-Zyberk). The pocket neighborhoods that we will propose will be small cottage size homes around green courts near to the existing neighborhoods of Redwood Village and Alta Vista but with modern infrastructure and connecting curbs, gutters and sidewalks that are also less reliant on the automobile.

The lack of updated infrastructure with inadequate public facilities has created an opportunity to design/build the site infrastructure to a more sustainable design approach that will benefit the project site and surrounding community. This SBD is perfect for employment because the site already has dual redundant public water and electric utility services to, through and surrounding these properties. In the late 1980's the City Electric Utility did build and connect thirteen 10 foot by 10 foot concrete underground electric utility vaults that can power-up any type industrial manufacturing plant within weeks and not the traditional months to years. The City utility had once anticipated that a clean energy or beer manufacturer would soon locate here, however no project has made a move to utilize these improvements until this proposed Sugar Beet District project. Our team plans to control the site and building designs in order to better balance energy and building uses with building placement for maximum passive solar gains where possible.

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

The surrounding uses are a mix of industrial to the south with the former Sugar Factory Buildings that are now the City Streets and Transportation facilities and the Brewery District of New Belgium and Odells. The project area has industrial users already with the Larimer County Road and Bridge Facilities, the Rocky Mountain Raptor Program and many of the community performing art set building facilities for rehearsals. On the west border of the development site is a combination of old and new commercial uses, with mixed-use neighborhoods and commercial student housing. The north boundary has multi family and commercial with some shops and a convenience store fuel facility. The east side of LeMay Avenue is 226 acres of vacant land zoned MMN for now with an industrial boom crane business user. The reality of the area is that there are a variety of uses that today have no relationship to each other's use and/or purpose and that are obsolete to the growing subareas future plans. The current uses in the area will likely work together with the Sugar Beet District project to design and create solutions to lack of current curbs, gutters and sidewalk issues at the same time.

The Sugar Beet District project site is so different from all others in Fort Collins because it is the largest vacant infill site within the Downtown Development Authority boundary and it is considered blighted by the Federal, State, County and City governments. This important infill site has commercial, industrial, employment incentives with industrial level infrastructure in place and being planned for the area. Given the industrial level infrastructure in place or planned for the area we feel the proposed combination of uses is the most appropriate use for this area of near north downtown. While the current zoning is half Industrial and the other zoned LMN Low Density Mixed-use Neighborhood it seems obvious that any large scale residential project use would waste industrial grade public infrastructure and development incentives in place to create needed jobs for the community. We understand that Article 3 of neighborhood compatibility is important to transition areas like these and with an inclusive working relationship with the community we are confident that we can find the balance that satisfies us all.

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

The site plan does have some creative stormwater management designs just south of the proposed Suniga Road but this areas Hydraulics and Hydrology has changed over the recent years and are now being further improved with the City's construction of NECCO (North East College Corridor Outfall) system. During project design/engineering and as NECCO is being completed this project team will work with staff to employ stormwater techniques on and off site that take a community approach to Dry Creek and SBD project stormwater management. These are community issues that can best be solved together without an increase of risk to public safety.

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

The project area falls under the FEMA Dry Creek Floodplain regulations that once predicted that 276 cfs came onto this project site from the west stormwater runoffs as historical flows. Within the past 5 years the City moved 200 cfs of the claimed 276 cfs to the west side of College Avenue with North College improvements. Additionally the Aspen Heights student housing project built their portion of the NECCO Stormwater Detention Pond in 2014-15 and reduced the pond release to a low of 50cfs according to engineer reports by Mary Wonhrade P.E. Civil Engineering. The City has not yet built their share of the agreed to portion of the detention pond and therefore had to install a temporary conduit system that feeds the 50cfs detention runoff into the Lake Canal irrigation ditch. Based on Colorado Water Board Law this temporary stormwater solution legally designated the City of Fort Collins as a sanitation facility which is now liable for all of Lake Canal future ditch breaches. Our hope is that NECCO will resolve that issue for the City and these temporary pipes will be removed and with it the City's liability to Lake Canal. We have had discussions with some of the Lake Canal Board members and have been assured that we can have their participation in a Lake Canal redesign through these properties if needed.

Once NECCO is completed and the new civil engineering CLOMR has been submitted by the City to FEMA for a new FIRM Map designation of the area we will be able to create solutions that work best for all. One solution could be that we agree to feed site stormwater into NECCO at the development site in different locations along the NECCO route that would include stormwaters from the Alta Vista neighborhood that has no place to detain on site as it was built in 1902 and never had

the proper civil engineering curbs gutters and sidewalks for stormwater management. The SBD site and the Alta Vista neighborhood stormwater risk has already been reduced by the recent NECCO detention pond up stream and will continue to improve from NECCO and the projects site engineering of future curbs, gutters and sidewalk channeling. It would likely work best to not have to use precious infill land for onsite detention with surface craters when a better solution could be to expand the future NECCO detention pond downstream proportionally. We did this solution at the Mason Street North project site that worked well for all parties.

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

The project team has had the idea of using semi-enclosed bioswales as a solution to treat run-off stormwaters. With our desires to be an example of sustainability design in all areas of project development we plan to collect rainwater and melted snow from the roof and parking spaces feed into bioswales planted with local prairie vegetation to increase the purification potential for rainwater management.

Besides their biological function, semi-enclosed bioswales act as adjoint performance, installation and exhibit spaces for the Arts Center in addition to gardens for rest and recreation. Furthermore, they provide spatial and visual access to the malting operation, brewery and distillery as well as the creek's experiential richness from Vine Drive.

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

There are little to no natural features of the proposed project site with exception of some Cottonwood and Russian Olive trees. The RMRP had an environmental assessment done on the site and they found no wetland or environmental sensitive areas on the property. We recently arrange for the City to do 2 to 3 Environmental Assessment Phase 1's at different locations on the proposed project site to be sure that there are no issues.

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

No permanent buildings with this PDR application and the RMRP bird cages have open slates as a roof that allows nature to come in year round.

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

Yes. Ultimately this proposed Sugar Beet District project and PDR application will grow to cover other properties that are not a part of this submittal today but are within the PDOD Boundary Map. We understand that other there are inadequate public facility issues of transportation and with the proper planning together we will solve those by design engineering the affected area.

The adjacent properties of Larimer County facility has been there for years and so had the former wood working building that is now a DDA property. I understand that the last environmental inspections Phase 1 were clean, but the past few years' uses may have created other unforeseen site conditions that we will have to deal with as there is no stormwater site management on either property.

Other issues of the site is the current condition floodplain map is waiting for the City to complete their portion of the area community stormwater improvements and submit LOMR timely to FEMA for FIRM reclassification. We understand that the areas hydrology and hydraulics were done by Aspen Heights engineers and that this area is no longer in floodway or 100 year floodplain. Cool! A problem however still exist that a few years back the stormwater staff pushed through regulatory changes with City leaderships help that required development projects to not go forward even if the improvement where completed but the final paperwork was not yet approved by FEMA with a new FIRM map. Therefore even though the real world conditions of a site and areas risk to public safety has been removed the project will still be by regulation held up for a signature on a paperwork that has been approved but not changed the FIRM map on record. The stormwater improvements in this projects area are regional not project specific and waivers should be issued timely instead of delayed while waiting for others to do their share.

**(l) Have you previously submitted an application?**

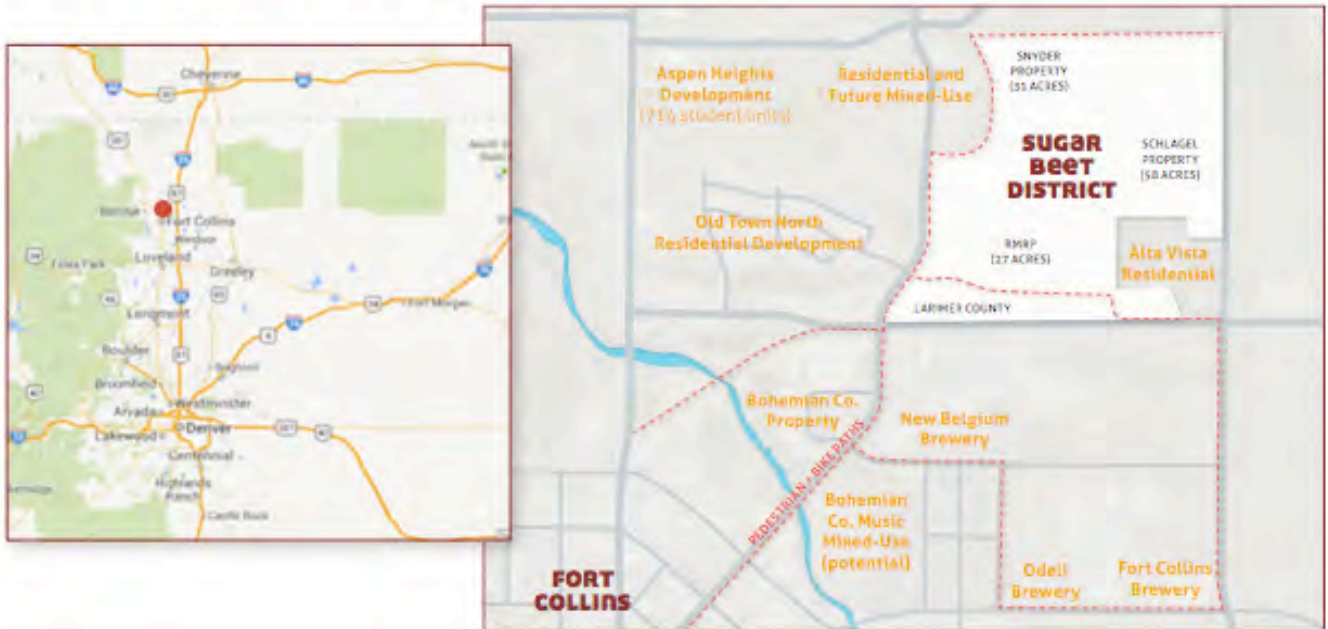
No

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

I would like to explain why these following questions are more important to this project than they are to most. The reason is because these infill sites are difficult enough without added delays and when using EB-5 Program project funding the requirement by the USCIS for job creation deadline is 2 years and no more without incurring criminal charges and fines for the project development team. We know that you all will work well with the project team to create something special here in the City of Innovation because this is what you all have skills and desires to make happen as community planners.

1. Because of the PDOD process Is it fair to expect that the City Community Planning and Neighborhood Services and other City departments will be more flexible and creative with regulations in order to achieve the new creative direction of the PDOD program?
2. Will the City Stormwater Department give us a waiver that will not hold us up because the City has not completed the NECCO or built their share of the water quality detention pond at Aspen Heights or other?
3. Will the City provide us with the CLOMR and LOMR that they filed with FEMA before beginning this current stage of NECCO improvements to the area? If not why not?
4. Will the City not delay a timely filing of all the CLOMR, LOMR and other needed stormwater documents in order to record the FEMA FIRM Map and grant the project a waiver and permission to move project forward before final FEMA sign off ?
5. Will the City grant the Sugar Beet District infrastructure requirement waivers due to the area's infill Inadequate Public Facilities complications of the area that others are most responsible for timely completing? If not why not?
6. Will the Community Planning and Neighborhood Services Department confirm that they agree and understand that the Sugar Beet District project plans and boundaries will change before the community design charrette process and we will be allowed to amend our application to include these properties timely as long as they are within the PDOD boundary map of 2017?
7. Will the City assure the Sugar Beet District that they will pay for and timely complete the needed EB-5 Economic Analysis and Business Plans for all public improvement project portions of the Sugar Beet District Project?
8. Will the City commit to use the Sugar Beet District projects selected EB-5 Regional Center and use the program required RIMS II, IMPLAN or other designated government software in their economic analysis process if any?
9. Will the City agree to support and work timely with the Sugar Beet District project to pursue timely all development incentives available to the project and development area?
10. Will the City agree not to interfere with our creative financial processes nor require us to be included in any URA boundary against our will or without our permission?
11. Will the City agree to not pursue the addition of or approval of any CNG (Compressed Natural Gas) fueling stations ( critical facility or not) within ½ mile of the Sugar Beet District project property boundary? If not why not?
12. Will the City provide maps of all current and future utilities types, entities and their current available capacities in, around and near this development project site.

# LOCATION map



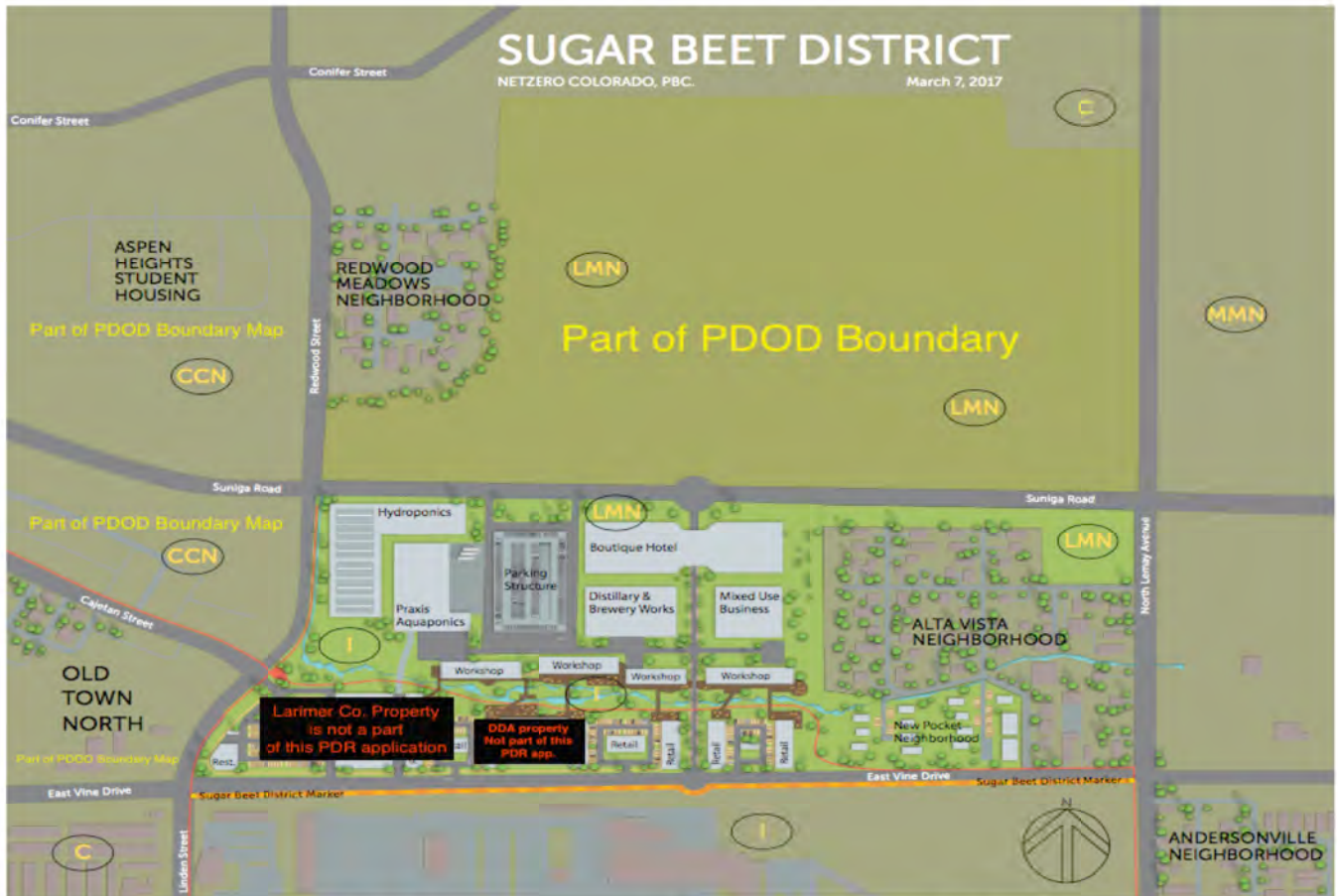
Picture of complicated Utility situation of area with industrial 10 by 10 foot electric vaults surrounding



Praxis MarketPlace Aquaponic Public Market



Brewing and Distillery operations



The Sugar Beet District project site plan with birds-eye view







Outdoor Public Spaces



Art Center view from East Vine Drive

