



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 _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

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

Project Name The Arena

Project Address (parcel # if no address) Parcel 9725313003

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) A mixed-use project with 123 residential dwelling units above structured parking with commercial development on the first floor facing E. Monroe Drive and Stanford Road.

Zoning C-G Proposed Use Mixed Use Existing Use Vacant Lot

Total Building Square Footage +/- 240,000 S.F. Number of Stories 6 Lot Dimensions 2.4 AC

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 Approx. 63,600 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)

- 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



land planning ■ landscape architecture ■ urban design ■ entitlement

September 10, 2014

The Arena

Project Description

The Arena site is approximately 2.4 acres (per County records) excluding Monroe Drive. Located east of the Marriott Hotel at the southwest corner of old alignment of E. Monroe Drive (private drive) and Stanford Road, the site is currently undeveloped and slopes to the south. The site is zoned General Commercial District – CG and is located within the Transit Overlay District (TOD).

The Applicant is proposing to develop a mixed-use project with 123 residential dwelling units above structured parking with commercial development on the first floor facing E. Monroe Drive and Stanford Road. The project will include the following:

- 64 1-bedroom units
- 59 2-bedroom units
- 9,200 SF retail space
- Indoor amenities include: clubhouse, fitness center, storage units, bike parking
- Outdoor amenities include: courtyard, green roof patio, hot tub, fire feature, pergola w/outdoor kitchen, movie projection wall
- 205 parking spaces in the structure
- 15 surface parking spaces

Two points of vehicular access are proposed taking advantage of the change of grade across the site. The upper parking deck is accessed from E. Monroe Drive and is proposed as the primary access for employees and customers using the commercial space as well as for residents and their guests. The lower level of parking is accessed from the Marriott parking lot and is reserved for residents of the project. A detached sidewalk and street trees will be provided along Stanford Road. Proposed for preservation, the sidewalk along Monroe (private drive) is attached and in good condition with mature street trees behind the sidewalk. Walkways are also provided on the other sides of the project allowing for easy pedestrian access around the site.

The building is oriented on the site to maximize views to the west and to provide an attractive streetscape on all sides of the building. Significant setback and green space is proposed to the west, north and east, resulting in an interesting and varied streetscape adjacent to the 6-story building. The building is proposed to be approximately 76-feet tall with the upper portions set back from the base. The masonry base is clearly defined with a projecting cornice as required in the TOD. Stucco is the predominant building material for the upper floors with masonry used at corners and at stair towers. Complimentary colors of stucco are used and portions of the façade project forward to provide depth and interest to the building architecture. Architectural detailing of windows, doors and private balconies provide a comfortable human scale to the building. It is anticipated that the building will be equipped with an automatic fire sprinkler system.

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com

The site is proposed to obtain water and sanitary sewer utility services from the existing adjacent utility mains. Water service will be provided either by the 12" water main within Stanford Road or the 12" water main within the southern private drive. There is an existing sanitary sewer manhole located northwest of the proposed structure within the old alignment of E. Monroe Drive. It is proposed to connect the building's sewer service line to this manhole. All existing water and sewer infrastructure will need confirmation on sizes and capacity and will be located with the design survey. All utility providers for this site will need to be confirmed.

The site is currently undeveloped and generally slopes 2.0% to southeast to Stanford Road and the parking lot to the south. The site runoff is ultimately collected in an inlet located at the northeast corner of E. Horsetooth Road and Stanford Road, which conveys runoff to Warren Lake via storm drains. Under the proposed developed conditions, a water quality/detention pond is proposed to be located in the southeast corner of the site. The pond will be designed to capture the 100-yr storm runoff from the developed site and release at the 2-yr historic (undeveloped) runoff rate. It is anticipated that the site grading will allow the pond's outlet to drain through a sidewalk chase to the west flowline of Stanford Road. A portion of the Marriott site drains onto this property and will be appropriately conveyed through the site and detention pond. No City or FEMA floodplains are on or adjacent to this property.

Multiple Low Impact Development (LID) techniques are being considered to satisfy the City's LID requirements. LID techniques being considered are enhancing the water quality improvement properties of the proposed detention pond by incorporating infiltration/dry wells to promote runoff volume reduction by infiltration, providing bio-swales around the site (where feasible) that would provide runoff filtration and promote infiltration, possibly utilizing the proposed green roof patio to provide roof runoff filtration and volume reduction through plant evapotranspiration, and provide permeable pavers within the south surface parking stalls. Further review with the City is needed to review successfully implemented LID techniques on sites similar to this one. A subsurface soils investigation is needed to review the infiltration and potential swell qualities of the current soils.

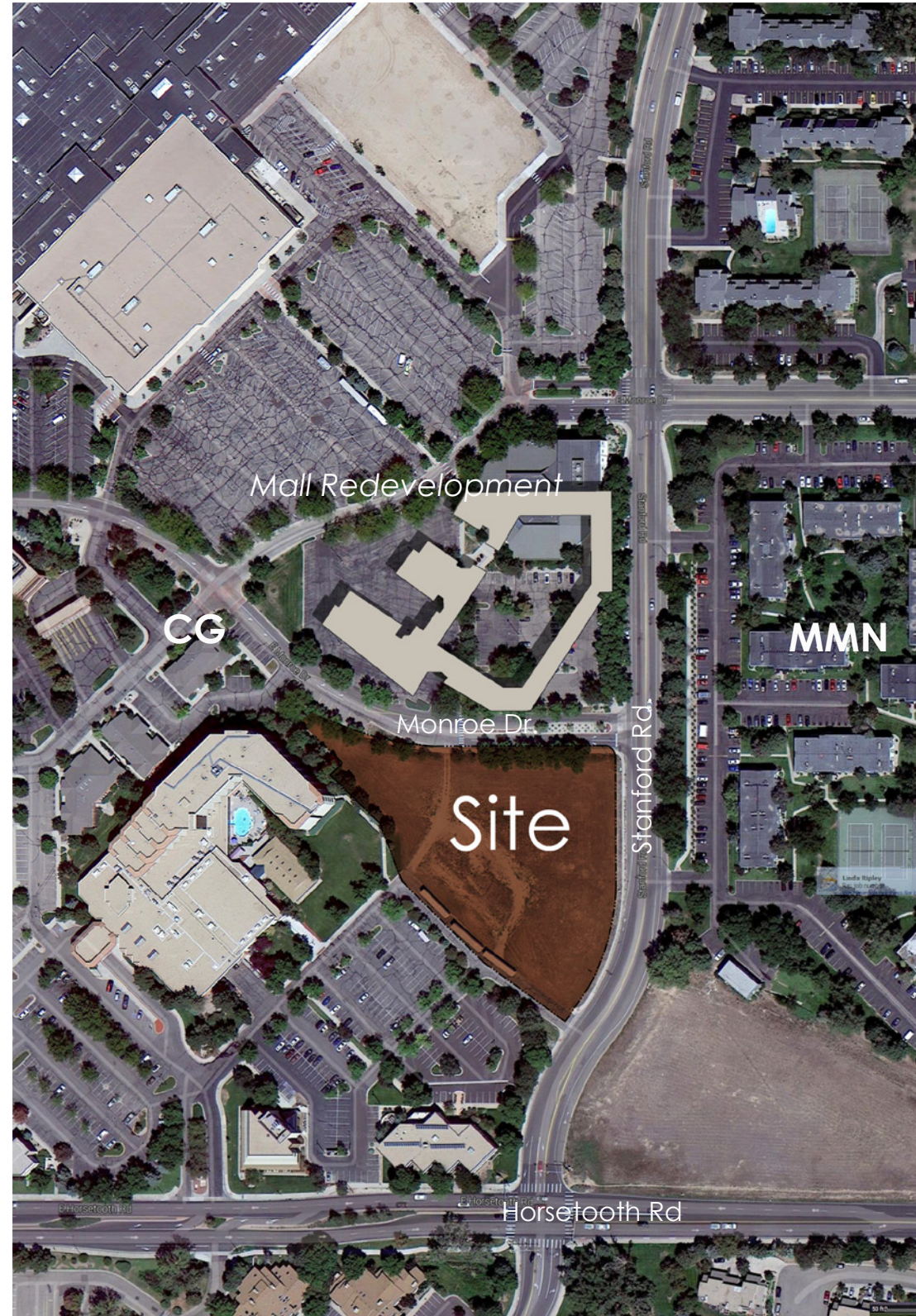
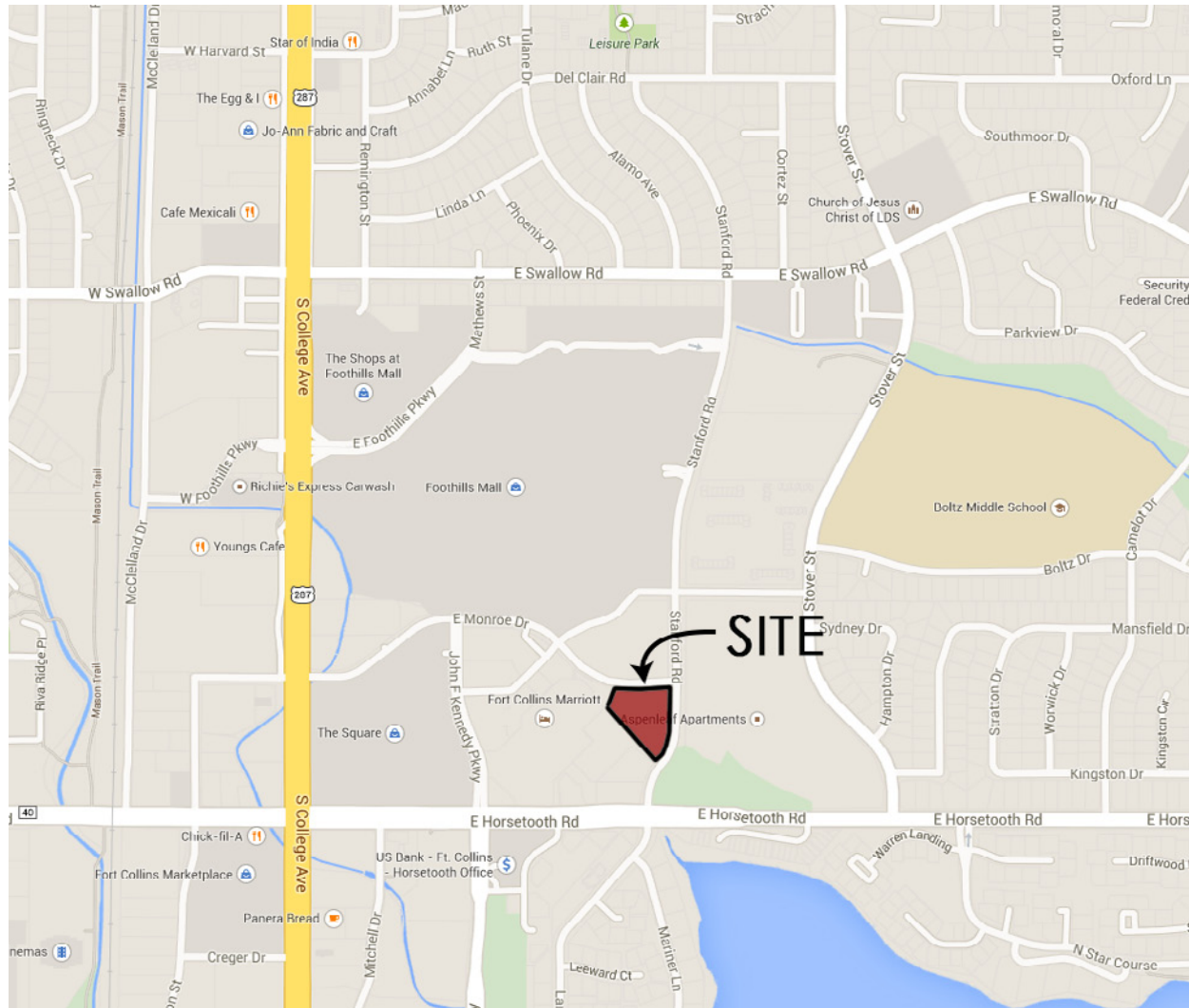
At this time, no street modifications are anticipated with exception of providing detached sidewalks along Stanford Road. Stanford Road is the only public right-of-way adjacent to the site. In reference to the City's Master Street Plan, Stanford is considered a two-lane collector street. Currently on-street parking is provided on both sides of the northern end of Stanford Road adjacent to the site, which appears to be similar to the City's Minor Collector street section. The north end of Stanford Road currently has an 89 foot right-of-way and the south end has a 78 foot right-of-way. The Minor Collector street section has a right-of-way width of 76 feet. In reference to the standard Minor Collector street section, no right-of-way dedication is anticipated.

The Arena | Preliminary Design Review Package





The Arena | Preliminary Design Review Package



09.10.14



VAUGHT FRYE LARSON architects



INTEREST
CONSULTING
GROUP

Vicinity Maps



The Arena | Preliminary Design Review Package



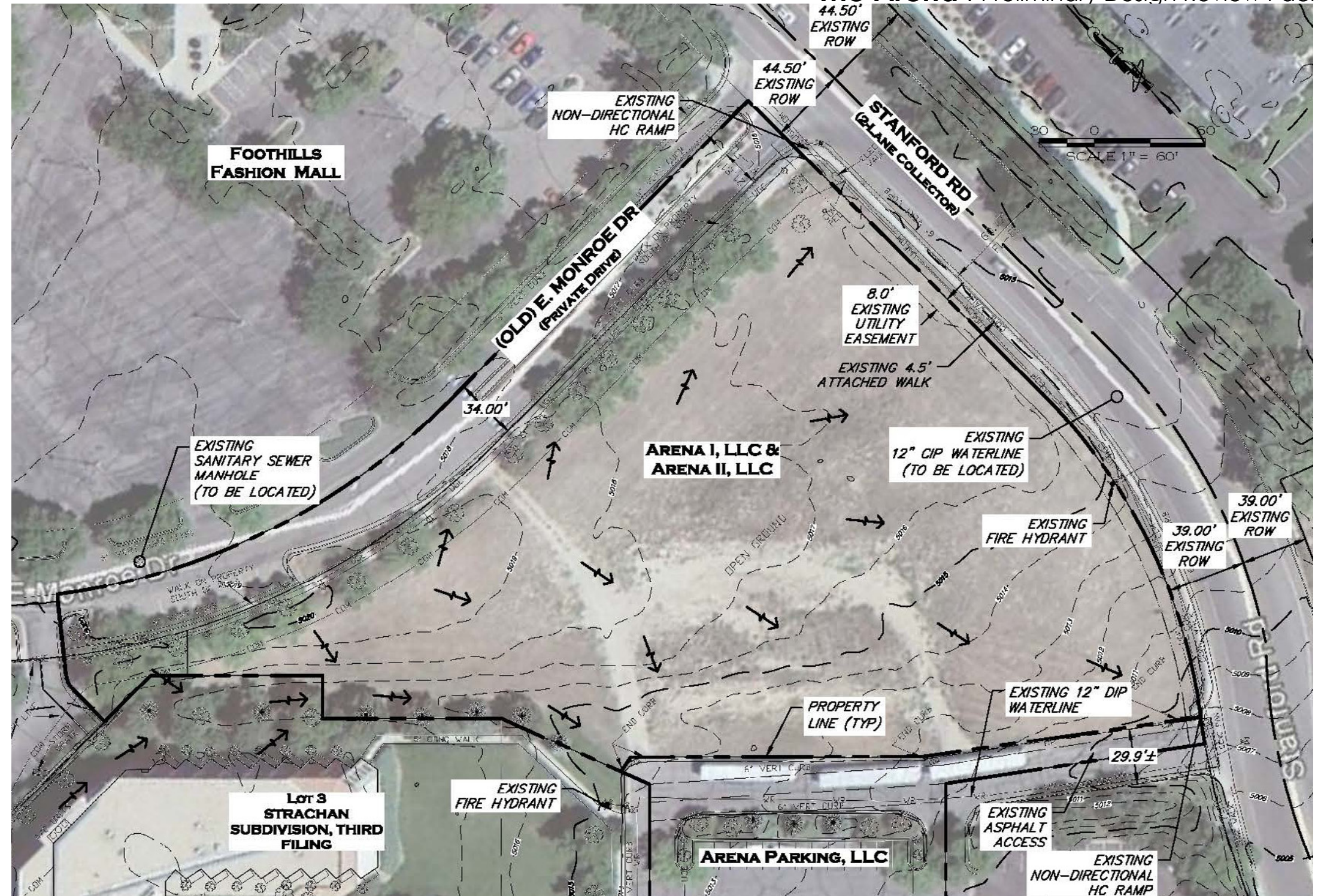
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Photos of Existing Site



The Arena | Preliminary Design Review Package



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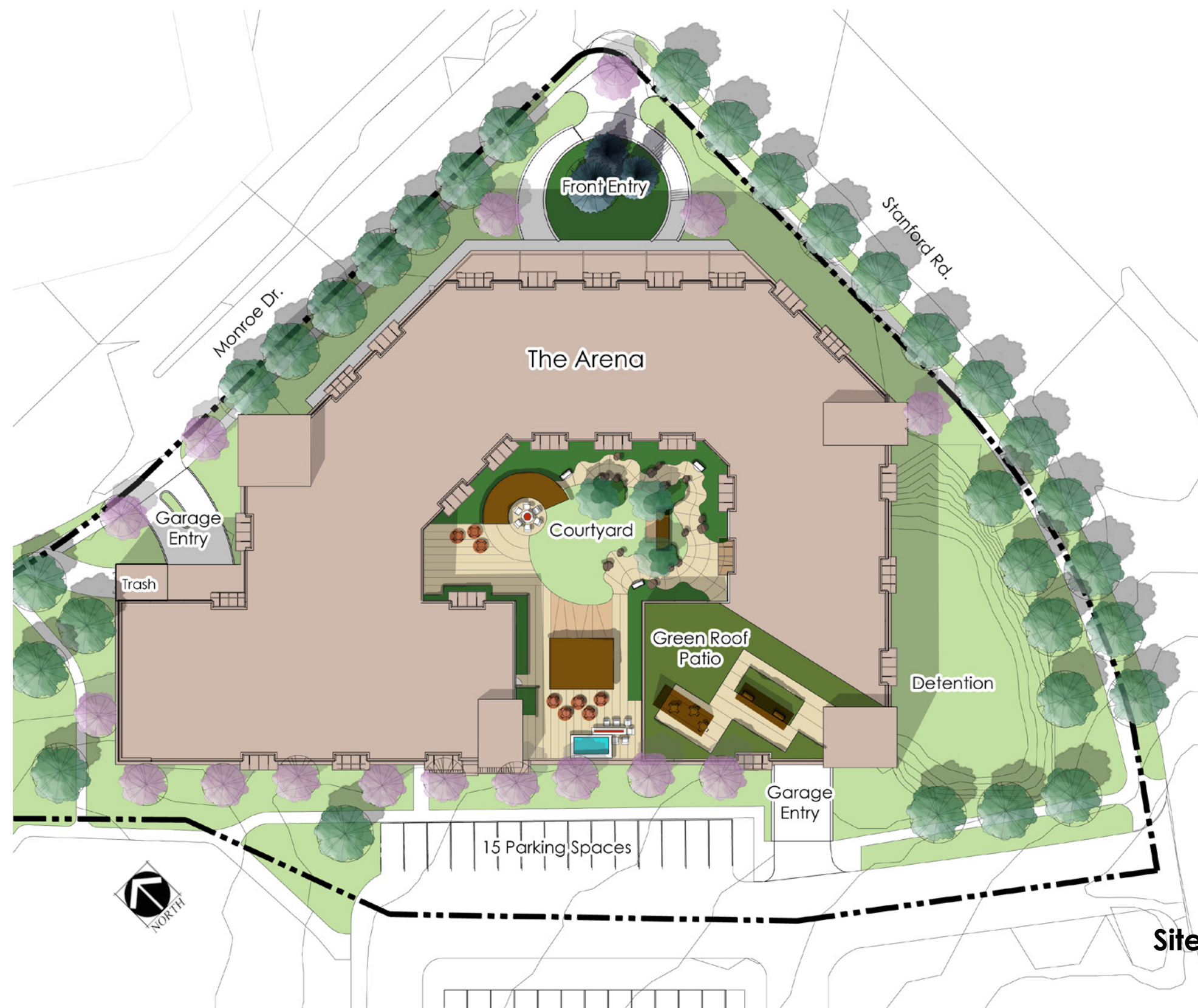
Existing Conditions Plan



The Arena | Preliminary Design Review Package

Land Use Chart

Zone	C-G General Commercial
Site Area	Approx. 2.4 acres
Building Area	+/- 240,000 sf
Stories	6
Height	+/- 76'
Dwelling Units	123 DU's
Bedrooms	182 (64 one-bed, 59 two-bed)
Parking	220 (205 in garage, 15 in lot)



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Site Plan



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Civil Drainage and Utilities



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East Elevation



South Elevation

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West Elevation



North Elevation

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View looking Northwest

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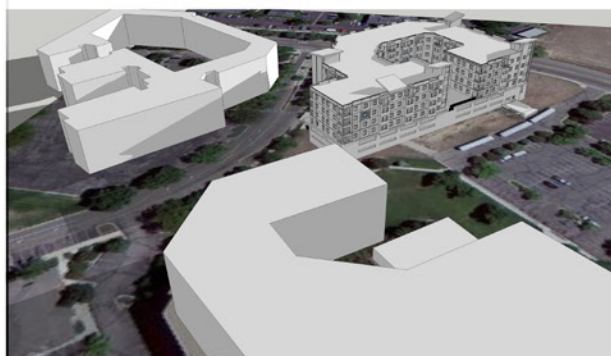


Architectural Perspectives



The Arena | Preliminary Design Review Package

December



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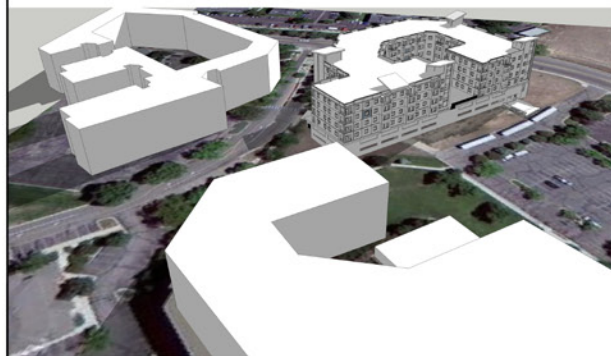


Dec. 21, 12:00 PM



Dec. 21, 3:00 PM

March



Mar. 21, 9:00 AM

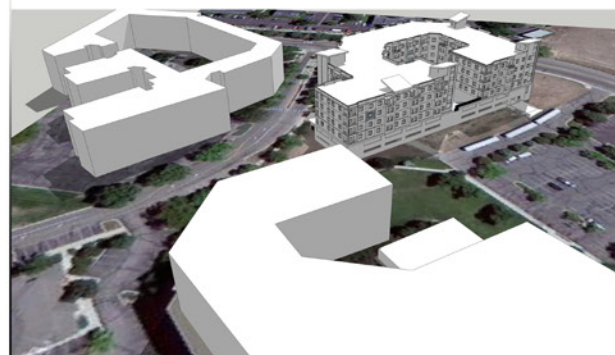


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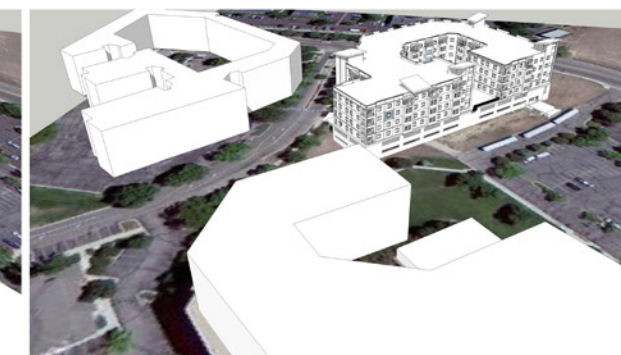
June



June 21, 9:00 AM

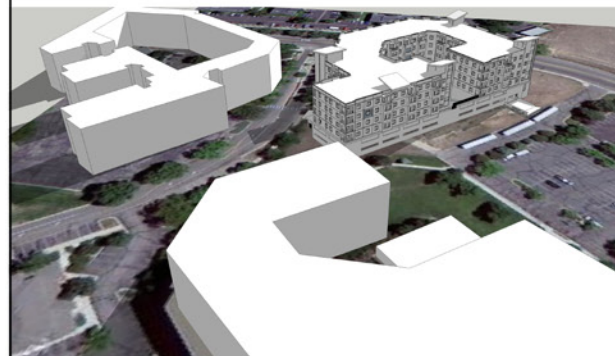


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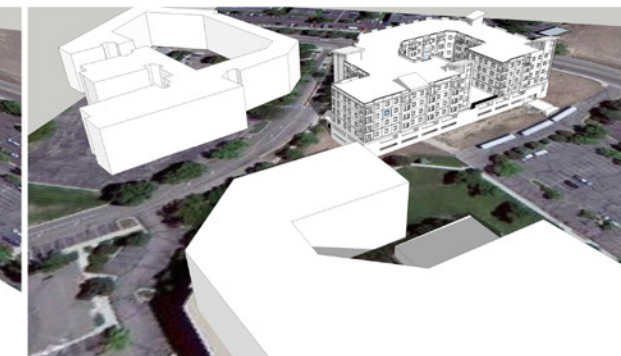
September



Sep. 21, 9:00 AM



Sep. 21, 12:00 PM



Sep. 21, 3:00 PM

09.10.14



Shadow Study