

Preliminary Design Review Agenda

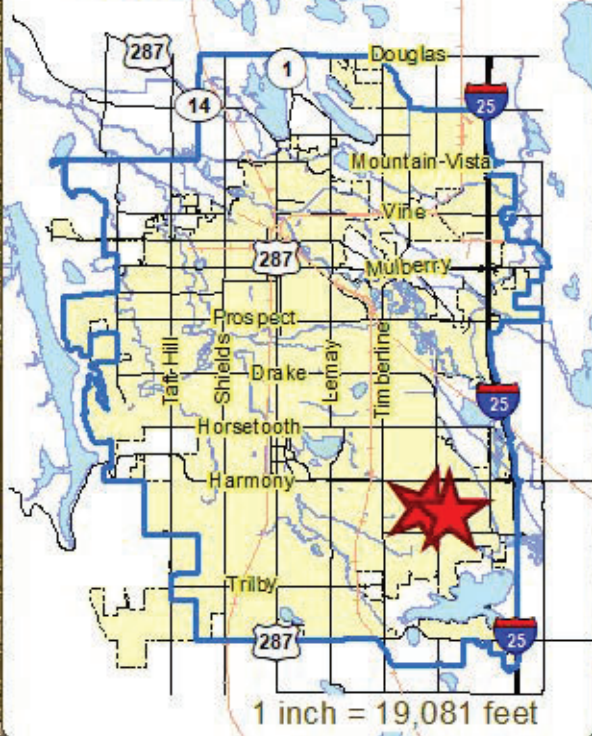
Schedule for 06/03/20

Wednesday, June 3, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	4750 Technology Parkway Office Campus PDR200007	Jason Messaros 970-223-7577 j.messaros@bhadesign.com	This is a Preliminary Design Review for the development of approximately 81,000 square feet of office space primarily for medical care along with additional site improvements at 4750 Technology Parkway (parcel #8604209002). The site is located south of Timberwood Drive, east of Technology Parkway, and directly west of Land Moon Drive. Future access will be taken from Timberwood Drive to the north and Landy Moon Drive to the east. The proposal includes 314 on-site parking spaces. The property is within the Harmony Corridor (HC) zone district and is subject to a Planning & Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Marc Virata Smith DRC: Todd Sullivan

4750 Technology Pkwy Offices

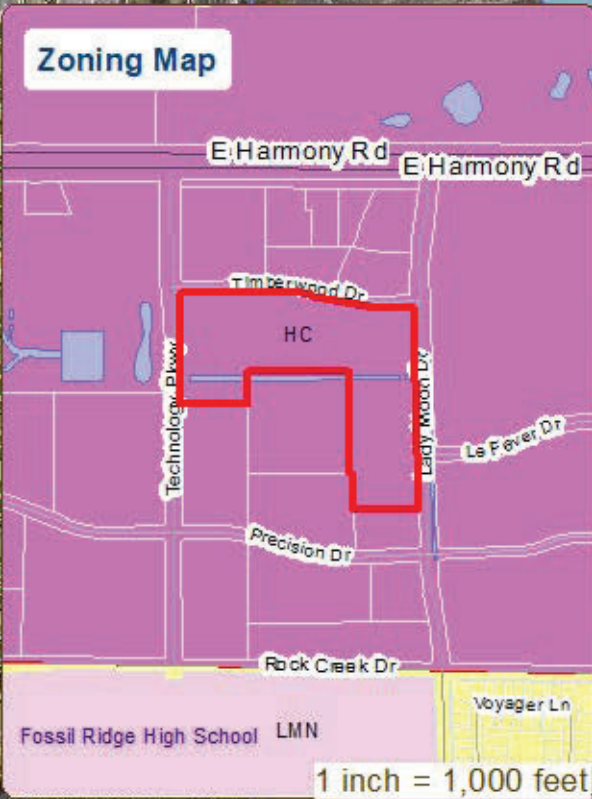
Vicinity Map



Aerial Site Map



Zoning Map



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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 Thursday at 5:00pm three weeks prior to the anticipated 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 HTP Office Campus

Project Address (parcel # if no address) Parcel: 8604209002, 4750 TECHNOLOGY PKWY

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jason Messaros - Consultant

Business Name (if applicable) BHA Design

Applicant Mailing Address 1603 Oakridge Drive. Fort Collins, Co 80525

Phone Number 970-223-7577 E-mail Address j.messaros@bhadesign.com

Basic Description of Proposal (a detailed narrative is also required) Two spec office buildings.

Building A: 32,400 sf (2-story) Building B: 48,600 (3-story)

Zoning HARMONY CORRIDOR DISTRICT Proposed Use Office / Medical Office Existing Use None

Total Building Square Footage 81,000 sf. S.F. Number of Stories 3 max Lot Dimensions ~ 570' x 345'

Age of any Existing Structures N/A

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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area ~150,000 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

Harmony Technology Park
Office - Campus
Preliminary Design Review Application
14 May 2020

Introduction

MAVD is seeking entitlement for a new office / medical office building campus to be located within the Harmony Technology Park ODP. The proposed project will consist of two buildings in a campus type relationship. The project site is located at the north east corner of the existing regional detention pond in the middle of HTP. This project falls within the Harmony Corridor District (H-C) and is within the Seventh Amendment to Harmony Technology Park Overall Development Plan (ODP).

Planned Project

(a) What are you proposing/use?

The project will consist of two buildings and associated pedestrian walks and parking. Building A is a 2 story 32.4k sf. office building with a south facing primary access with approximately 144 parking spaces to the south and easy trail access. Building B is a three story 48.6K sf. office building with approximately 170 parking spaces generally distributed to the north with a north facing primary entry. The intended use of the buildings will be medical care however they may be leased out as standard office or a combination of both. Targeted parking ratio is 3.2 to 3.8 / 1000 sf.

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

The site is currently vacant and unimproved.

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

Two points of access are critical for the proposed uses of the site. Both accesses are intended to be shared between the two buildings. The project will be accessed by vehicles via a new driveway to the north along Timberwood Dr. approximately 425' west of the intersection aligned with the existing driveway leading to the hotel and retail uses to the north. A driveway connection to the east is proposed approximately 200' south of the intersection of Timberwood Dr. and Lady Moon Dr.

Pedestrian access will be provided along the perimeters of the site with detached walks along Timberwood Dr. and Lady Moon Dr. as well as a connecting walk from north to south through the site connecting both buildings and the trail around the regional detention basin and primary pedestrian ways provided for by the ODP. Additional pedestrian amenities are contemplated along the connection between Building A and B as part of the campus concept and activating the space connecting to the regional detention pond and surrounding trail.

(d) Describe site design and architecture.

The site design is intended to be a hybrid "campus / build-to" style with one building located at the corner of Timberwood Dr. and Lady Moon Dr. and another building fronting on the regional detention pond. This

configuration allows for strong pedestrian connectivity between the two buildings, the trail around the detention pond and convenient parking for the two buildings while matching adjacent driveway connections. The orientation of Building B starts to activate the regional detention pond and will start a pattern of buildings in future phases that will emphasize the campus synergy around the detention basin.

The architectural design of these two office buildings incorporate design forms and aesthetics for both the existing Brinkman office building to the south and the Banner Medical Center directly to the east. The design concept in both buildings utilize a larger dominate mass form, with 3-sided wall and roof/fascia projections, that is used as both the major entry façade of the buildings and is also integrated into the length of the building where it helps to break up the massing on these shorter side elevations. These building forms also include a rhythm of vertical elements that incorporate the punched window elements together and further create a sense of scale. This design element is then overlaid and layered against a lower building massing with the use of horizontally orientated planes that include a mix of punch and horizontal ribbon windows. These backdrop, lower height elements, includes an upper overhanging cornice element that defines the top of the building along with masonry planar elements used to define the base of the building as well as ground it to the site. Both the massing and materials proposed are still preliminary and have not yet been fully developed at this stage. We feel the proposed design meets the intent of the Land Use code in terms of the Variation in Massing and Façade Treatment sections of the code, there is however interest within our team to potentially simplify the amount of massing repetition provided by these building designs that would intend to strengthen the design and not dilute it. Building materials also still being contemplated at this stage but would reflect on a variety of two to three different materials that are currently being used in the surrounding context.

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

The proposed medical office building uses are allowed as primary uses within the ODP. The site is also adjacent the Banner Fort Collins Hospital, and close by several other nursing home and medical care facilities. This site is ideal to offer convenient proximity for support services to nearby medical facilities and independent practices. The building massing and design will also be consistent with adjacent uses within the ODP.

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

The site will drain to the south west to the existing stormwater detention basin which has been designed in anticipation of this project.

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

The project will increase the impermeable surface area of the site which will accelerate drainage delivery to the regional detention pond. While this acceleration is anticipated, BMP measures will be implemented on site to reduce the load and rate of runoff to the extent feasible and to meet city code requirements.

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

At this point no specific BMP measures are being proposed however options being considered include the use of permeable paver systems within the hardscapes, surface drainage via bio-swales, and overall reductions of impermeable surfaces to the extent feasible.

(i) How does the proposal impact natural features?

As a previously farmed parcel of land, little to no natural features exist on the site.

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

There are no existing buildings on the project site. The proposed buildings will be fire protected with sprinkler systems as required by code.

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

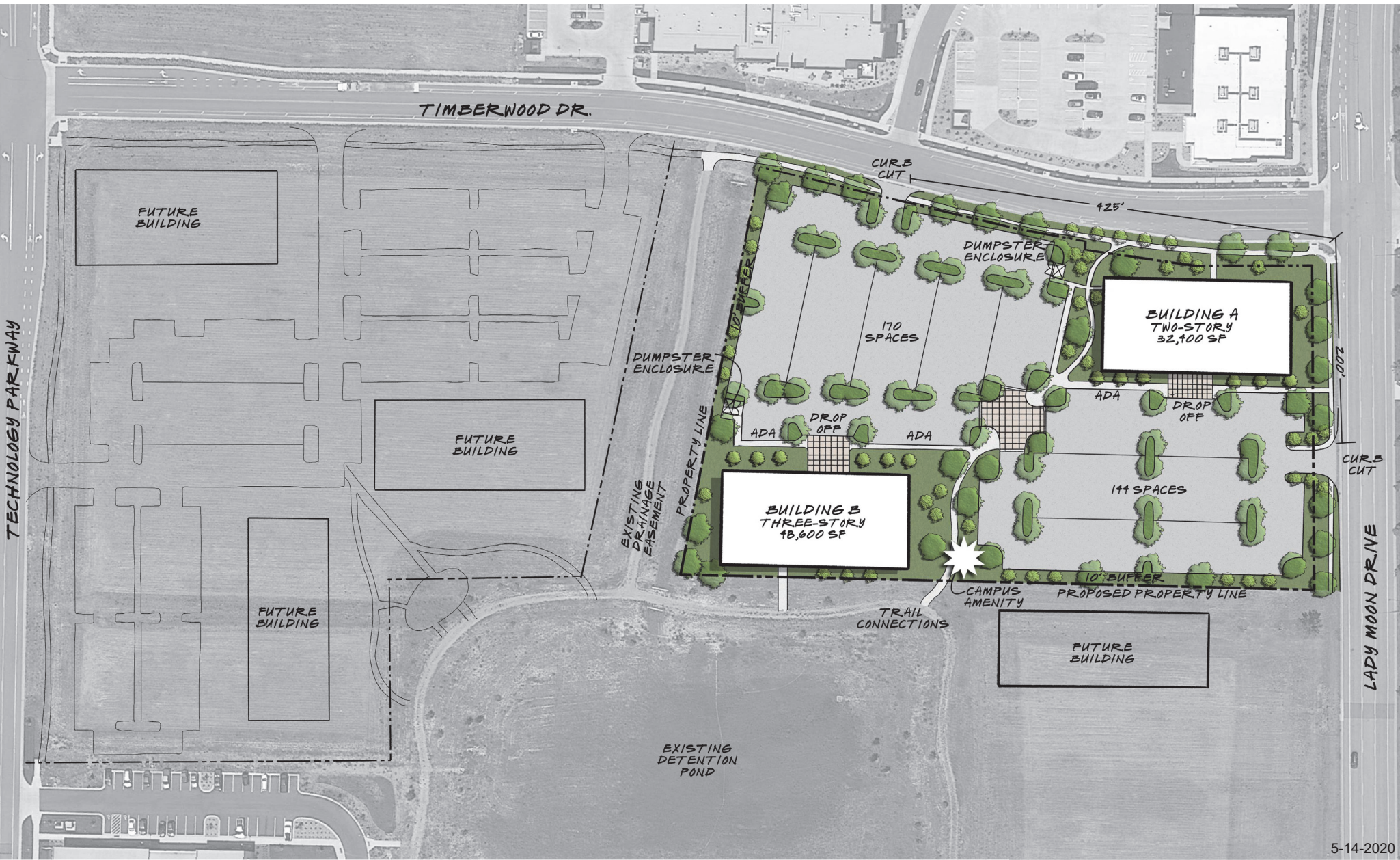
This project proposes to use the "Campus Exception" for the layout of Building B and associated parking while meeting the standard building-to requirements for Building A and associated parking.

(l) Have you previously submitted an application?

There have been previous concept review applications for this parcel however no formal submittal has been made.

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

It is assumed that this project will be a use-by-right project consisting of primary uses within buildings each under 80K sf. and therefore will be a Type I administrative review process. Is this correct? Will there be a need to request a formal exception for Building B for the "campus exception" site plan?



5-14-2020

HTP OFFICE CAMPUS CONCEPT PLAN - PDR





3 PRELIMINARY SOUTH ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 3D View 1
A4.1 SCALE:



2 PRELIMINARY WEST ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



4 3D View 2
A4.1 SCALE:



HTP MOB - BUILDING A
BUILDING A - PRELIMINARY ELEVATIONS

05/14/2020
2024



2 PRELIMINARY NORTH ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



3 3D View 3
A4.2 SCALE:



1 PRELIMINARY EAST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



4 3D View 4
A4.2 SCALE:





03 - ROOF PLAN
142' - 0"

1
A4.1 SCALE: 3/8" = 1'-0"
PRELIMINARY NORTH ELEVATION

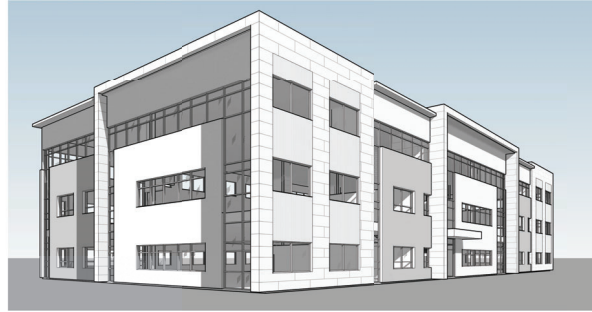


3
A4.1 SCALE:
3D View 1



03 - ROOF PLAN
142' - 0"

2
A4.1 SCALE: 3/8" = 1'-0"
PRELIMINARY EAST ELEVATION



4
A4.1 SCALE:
3D View 2





1 PRELIMINARY SOUTH ELEVATION
 A4.2 SCALE: 1/8" = 1'-0"



3 3D View 3
 A4.2 SCALE:



2 PRELIMINARY WEST ELEVATION
 A4.2 SCALE: 1/8" = 1'-0"



4 3D View 4
 A4.2 SCALE:

