

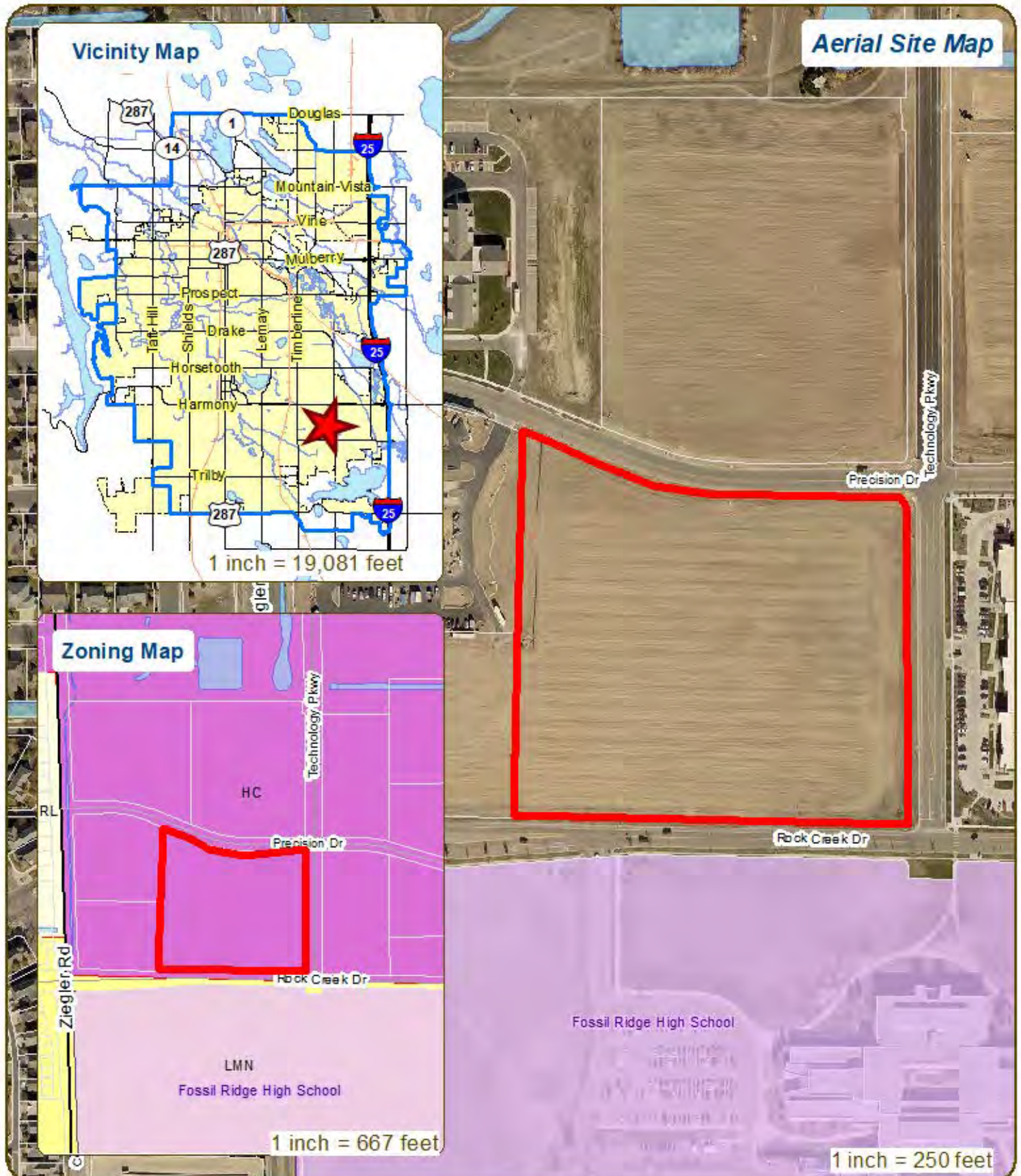
Preliminary Design Review Agenda

Schedule for 07/01/20

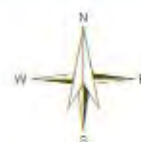
Wednesday, July 1, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	5041 Technology Pkwy Light Industrial & Warehouse PDR200011	Jason Messaros 970-223-7577 j.messaros@bhadesign.com	This is a Preliminary Design Review for the development of approximately 51,000 square feet consisting of light industrial, retail showroom, and affiliated warehouse use along with additional site improvements at 5041 Technology Parkway (parcel # 8604000003). The site is located south of Precision Drive, west of Technology Parkway, and north of Rock Creek Drive. Future access will be taken from Technology Parkway to the east, Precision Drive to the North, and Rock Creek Drive to the south. The proposal includes 314 on-site parking spaces. The property is within the Harmony Corridor (HC) zone district and is an Addition of a Permitted Use application subject to City Council (Type 2) Review for the proposed Warehouse use.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan

5041 Technology Pkwy Light Industrial & Warehouse



This is a map product and all underlying data are developed for use by the City of Fort Collins for its internal purposes only. And were not designed or intended for general use by residents or the public. The City makes no representation or warranty as to its accuracy, reliability, or completeness, and in particular, its accuracy, in showing or describing dimensions, contours, property boundaries, or placement of location of any map features therein. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any user of these map products, map applications, or data, accepts the use of the City of Fort Collins' data, and assumes all responsibility of the use thereof. In addition, the user agrees to hold the City harmless from and against all damages, loss, or liability arising from any use of this map product. In consideration of the City's having made this information available, in dependent verification of all data contained herein would be obtained by any user of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damages, loss, or liability, whether direct, indirect, or consequential, which arise or may arise from these map products or the use thereof by any person or entity.





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 _____

Project Address (parcel # if no address) _____

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

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ E-mail Address _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **Proposed Use** _____ **Existing Use** _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

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.**

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 _____ 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
5041 Technology Parkway
Preliminary Design Review Application
21 May 2020

Introduction:

MAVD is seeking entitlement for a new light industrial & warehouse showroom / retail building to be located within the Harmony Technology Park ODP. The proposed project will consist of a single building in a campus type relationship with surrounding developments. The project is located at the South West corner of the Technology Park ODP falling 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 the proposed building and associated pedestrian walks and parking. The building is a single story 50,960 sf. light industrial / retail building with an east facing primary access with approximately 198 parking spaces wrapping around the building. The intended use of the buildings will be retail/show room with pedestrian access located on the north, east, and south facing elevations, with warehouse and truck loading docks located on the west facing elevation. The lot will also be subdivided and replotted.

(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.

One primary central vehicular entrance has been located approximately 325' North of the intersection of Technology Parkway and Rock Creek Drive. Secondary vehicular and truck access has been located at the northwest and southwest corners of the proposed site entering off Rock Creek Drive and Precision Drive respectively. The northwest drive access has been located approximately 300' West of the Technology Parkway intersection at the north of the site with the southwest drive access located approximately 300' west of the Technology Parkway intersection to the south of the site. Two driveway connections are proposed as future access to future developments to the West of the site approximate property boundary.

Pedestrian access will be provided along the perimeters of the site with detached walks along Precision Drive, Technology Parkway, and Rock Creek Drive as well as connecting campus style plaza width spaces coming from the Technology parkway intersections located at the northeast and southeast of the site. These plaza spaces / enhanced pedestrian experience then connect to the pedestrian walks that wrap the exterior of the building. Two proposed trail / walk connections traversing the proposed detention areas serve as connections for future development located on the parcel west of the site. All the proposed perimeter walks are designed to connect to the pedestrian ways provided for by the ODP. Additional pedestrian amenities are contemplated throughout the site as part of the campus concept

and activating the space connecting the regional detention pond to the trail providing an influence for future developments to the west and north.

(d) Describe site design and architecture.

The site design is intended to be a hybrid “campus / build-to” style with the building located centrally with surrounding pedestrian spaces that connect the internal areas of the site from the greater Harmony Technology Park developments. This configuration, like the building / walks located on the eastern side of Technology Parkway (5042), allows for a strong pedestrian connection as well as a visually congruent design with the surrounding campus style of development. The trail and connections across the detention area, convenient parking, and similarity to the surrounding area provides a matching typology located within the Technology Park to provide further guidance as other parcels are developed. The orientation of the building, fronting the Technology Parkway corridor, continues the approach completed by the development to the east providing a continuance pattern of buildings as other parcels begin to fill in emphasizing the overall approach to Harmony Technology Park.

The architectural design of the proposed 5041 Technology Parking is driven by the programmatic requirements of a multi-tenant flex-office building that can provide a large range of tenant sizes and functions for its users. This flex office building typology includes a series of major, mid-size and minor tenant entry points that are located on the north, east and south building elevations. These various entry points are identified using taller planar wall elements that are anchored to more massive masonry wall elements with expansive use of storefront glazing and canopies. The balance of the building consists of a lower parapet height walls with punched storefront openings. The rear west elevation of the building is also designed with flexibility in mind with the use of glass overhead doors that can be utilized for potential tenant shipping/receiving needs or could be used in an office setting where a connection to the exterior is desired. While the overall design of this building is heavily influenced by the existing 5042 Technology Parkway just to the east of this site, it does have several difference including a lower overall building height, entry elements are orthogonal instead of being angled in plan-view, and also includes a different building footprint with proportions created to better meet the needs of smaller tenant spaces in the central part of the building. Building materials for 5041 are also expected to be similar to what was used on 5042 except with the use of more warm gray tones to better relate to the recently completed Wilmark building just to the north and potentially a change from the plant-cast concrete walls panels of 5042 to the use of a 2-coat stucco system.

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

The proposed light industrial and warehouse showroom / retail building uses are allowed as primary uses within the ODP. The site is also adjacent to similar architectural styled components to the overall Harmony Technology Park existing developments and improvements. Located in proximity to Numerica Aerospace Corporation, Rodelle Food manufacturer, Fossil Ridge Highschool, and both hospital and assisted care facilities; the proposed design works well to engage the surrounding variety of uses as well as building types while again promoting pedestrian access between sites while being consistent with the adjacent uses within the ODP.

(f) is water detention provided? (show on the site plan)

The site will drain to the west to the proposed stormwater detention basins which has been provided in anticipation of both the proposed site, and future site to the north and west.

(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 across the site and to the proposed detention basins shown on the plan. While this acceleration is anticipated, BMP measures will be implemented on site to deduce 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 aside from the proposed detention basin areas on the western portion of the site 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 building closely mimics the flex office space to the east while offering a unique project type that has been shown successful with the current leasing of the adjacent property. The plan intends to provide pedestrian connectivity that is as good or better than the plan that meets code.

(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?



5-21-2020

5041 Technology Parkway Concept - PDR



2
A4.1
EAST ELEVATION
SCALE: 1/16" = 1'-0"



1
A4.1
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3
A4.1
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4
A4.1
WEST ELEVATION
SCALE: 1/16" = 1'-0"



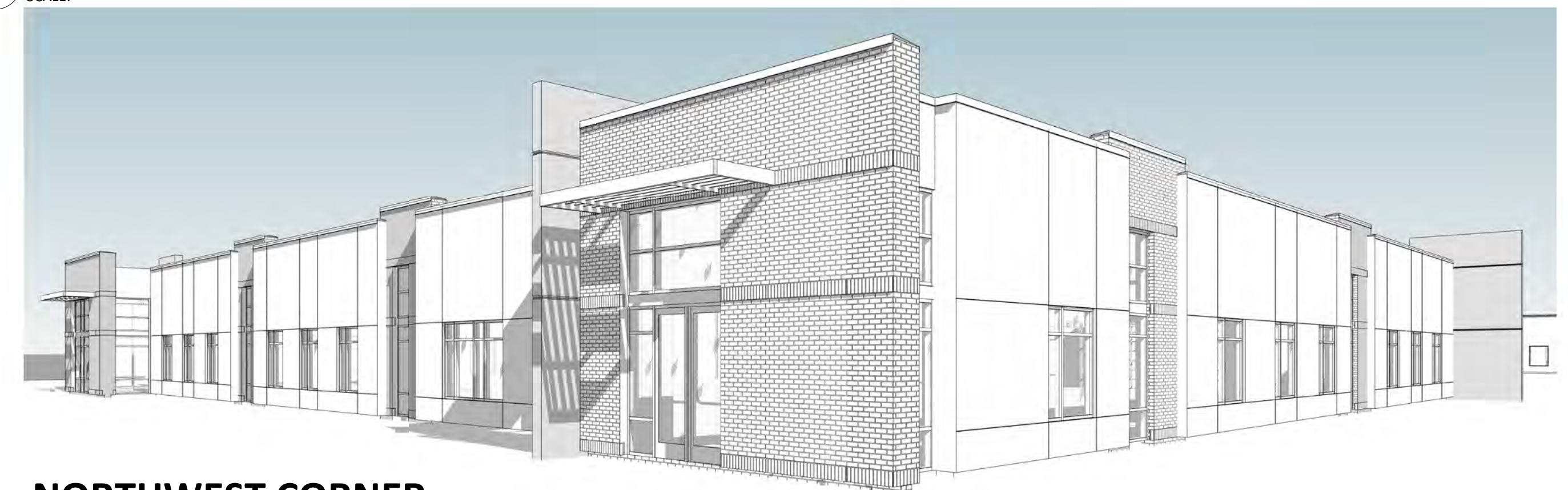
6
A4.1
SOUTHEAST CORNER
SCALE:



8
A4.1
SOUTHWEST CORNER
SCALE:



5
A4.1
NORTHEAST CORNER
SCALE:



7
A4.1
NORTHWEST CORNER
SCALE: