

# Preliminary Design Review Agenda

Schedule for 03/31/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

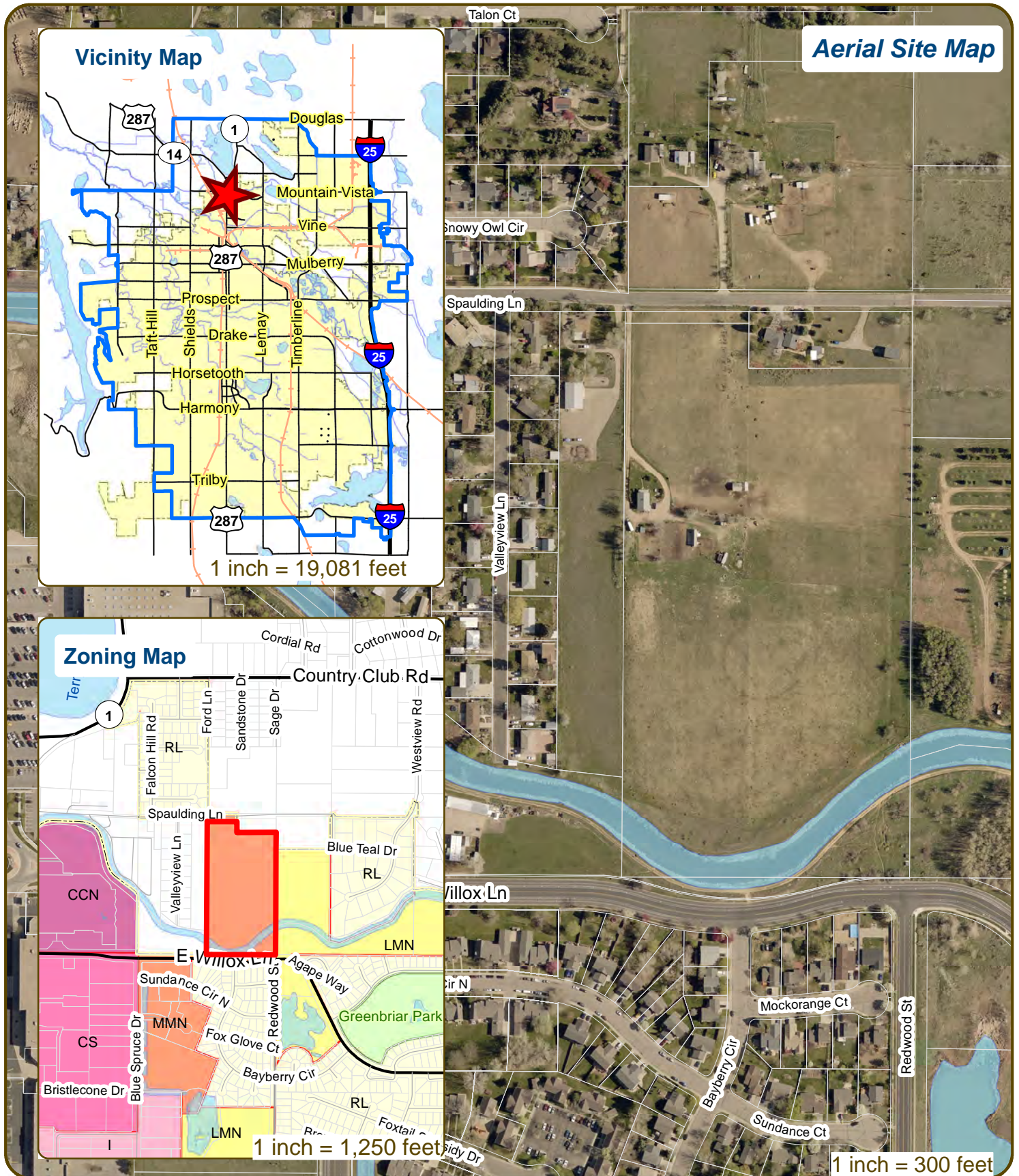
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## Wednesday, March 31, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	Watermark Willox Multi-Family Dwellings  <b>PDR210003</b>	Russell Lee (970) 224-5828 <a href="mailto:russ.lee@ripleydesigninc.com">russ.lee@ripleydesigninc.com</a>	<p>This is a request to build a multi-family development consisting of 9 three-story buildings with a total of 300 units at 501 Spaulding Lane (parcel #9836300013). The proposed plan shows a clubhouse on the southeast corner of the site which overlooks the detention area planned for the development. The architecture is intended to compliment the development south of the Redwood extension. Access to the site is currently taken from Spaulding Lane to the north. The proposed plan includes the extension of Redwood Street from the south with two curb cuts off the planned extension into the site. A total of 507 parking spaces are proposed on the site with 94 of those in garages. For additional details please see the Project Narrative. The proposed project is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.</p> <p><b>PLEASE NOTE: A similar project proposal was submitted for Preliminary Design Review in 2018, and can be found under project # PDR180014.</b></p>	<b>Planner:</b> Clark Mapes <b>Engineer:</b> TBD <b>DRC:</b> Brandy Bethurem Harras

# Watermark Willox - 501 Spaulding Ln

## Multi-Family Dwellings



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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](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.

Section to be filled out by City Staff

<b>Date of Meeting</b> _____	<b>Project Planner</b> _____
<b>Submittal Date</b> _____	<b>Fee Paid (\$500)</b> _____

**\*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)*

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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



March 10, 2021

# Watermark Willox PDR

## Project Narrative

(a) What are you proposing/use?

*The project is proposing a multi-family development with 300 dwelling units.*

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

*The area is currently undeveloped.*

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

*Primary vehicular access is from the extension of Redwood Street to Spaulding Lane. Redwood would be the eastern boundary of the project. No access points to the west are being proposed. Pedestrian access to and from the site would be from redwood and Spaulding.*

*A temporary turn around is planned for the northern end of Redwood at the northern limit of the property boundary.*

(d) Describe site design and architecture.

*This upscale multi-family project is designed to be visually attractive within the context of the community and neighborhood. Safety and convenience of residents is also a primary design objective. To that end buildings are placed along streets and street like private drives where possible with parking located behind, away from public view but convenient for residents. Similar to Watermark's Quarry project, the main access will be from the parking lots and access to individual first floor units will be along the streets. The sketch below illustrates the aesthetic along the street like private drive emphasizing pedestrian connections and large sidewalks similar to Old Town.*



*Other factors that affected the site plan include:*

- *There is a Greeley waterline that runs through the site and can have limited development within the easement.*
- *There is substantial grade change north to south. The access to Spaulding has been placed at the northwest corner to help with the site grading constraints.*

*The proposed project consists of a 300-unit, Class A multifamily residential rental community divided between nine 3-story, garden style walk-up buildings. The garden style buildings have access at sidewalk entrances along the parking side of the buildings. Each access point enters an enclosed corridor.*

*As shown above, the ground floor units will open up directly to the street*

*The exterior of the buildings consists of a mix of materials and a neutral color scheme to tie into the natural landscape and are complimentary to existing Fort Collins developments including the neighborhood to the east. Timber accents, fiber cement lap siding and stone are used as shown in the enclosed elevations. The units feature spacious, open floor plans, walk out balconies or porches, in unit washer and dryer and high-end finishes. The required bike parking will be designed to allow for 60% covered parking within the multifamily buildings. The architect is looking into space in the enclosed corridors and units to meet code requirements.*

*The unit mix will be approximately 40% one bedrooms, 50% two bedrooms and 10% three bedrooms per the tables on the site plan. The exact unit mix will be designed once PDR comments are received and addressed.*

*The community will also have various amenity areas, including a club house, pool, grill stations, and a fitness facility. Tenants will have ample surface parking provided within the property, with covered detached garage parking options. One trash and recycling enclosure will be located on site. Watermark's Property Management Division will offer full valet trash service so that residents are not required to take their refuge to the enclosure.*

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

*The site is currently zoned MMN. The three-story walkup buildings proposed comply with the standards set forth in the MMN zone.*

*The adjacent development consists of large rural lots to the north and east. To the west is a farm field. To the south there is the Larimer and Weld Canal as well as Willox street.*

*There are rural residences at the north east and northwest corners of the project. We are providing a buffer from the adjacent residential properties.*

*(f) Is water detention provided? If so, where?*

*Yes. Stormwater detention will be provided along the southern portion of the site, as depicted on the conceptual site plan.*

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

*The site currently drains from north to south.*

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

*A combination of LID techniques and extended detention with water quality capture volume are anticipated*

(i) How does the proposal impact natural features?

*We would like the opinion of the environmental planner on the need for an ecological characterization study.*

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

*There are no existing structures. New structures will be sprinklered per code.*

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

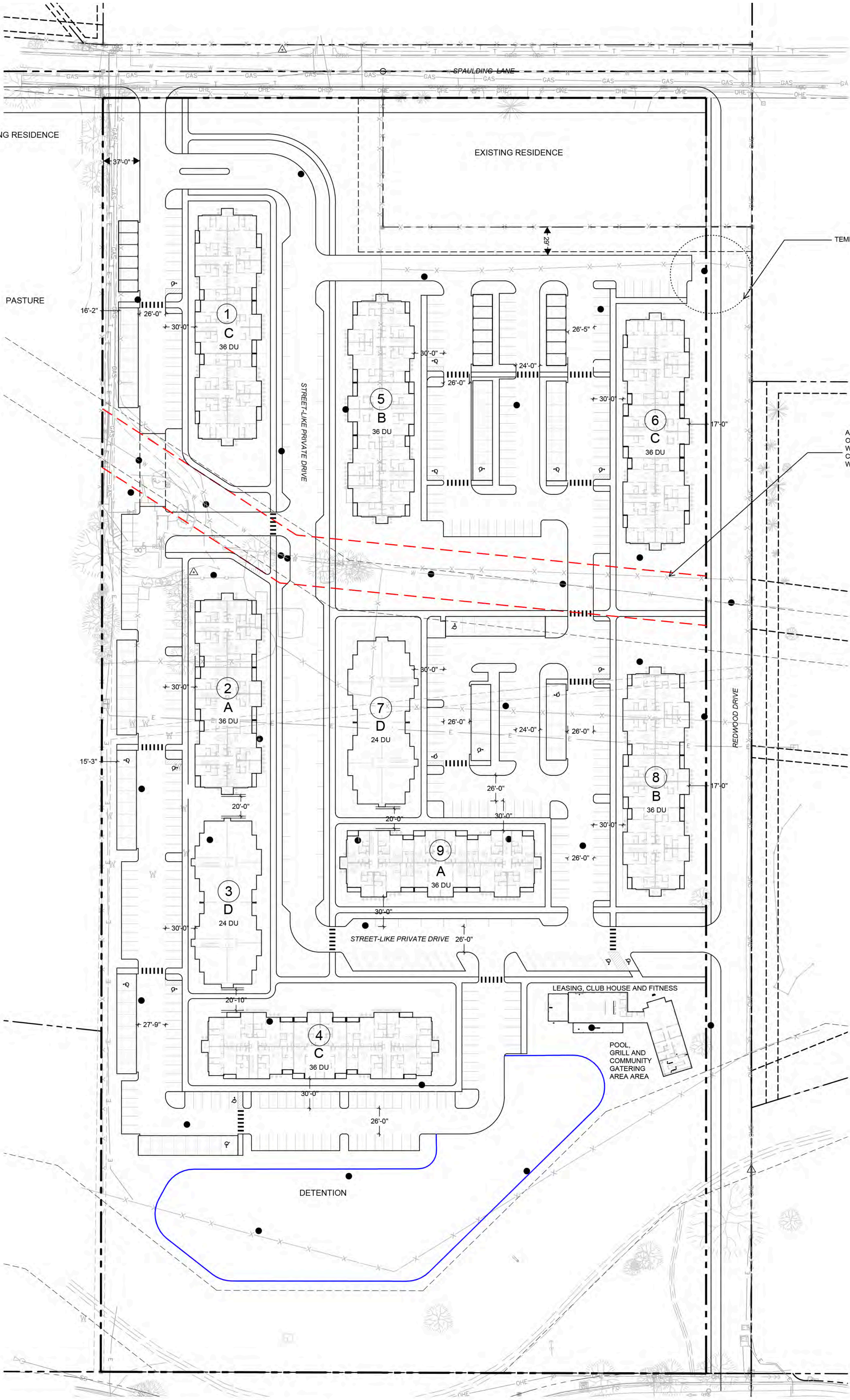
*As stated above, the Greeley waterline, the existing grades are significant existing conditions that are being addressed in the site plan and dictate the current layout.*

*Watermark has submitted a PDR application which was reviewed on November 13, 2018.*

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

1. Can the public ROW be used to provide LID treatment for public stormwater?
2. We are familiar with the typical oversizing reimbursement process, however, how are the oversizing repays applied to the Larimer/Weld crossing? Does it matter if it is a box culvert or span bridge? How much input does the City plan to have on that crossing configuration?





SITE DATA

BUILDING TYPE	BEDROOM MIX			PARKING REQUIRED (SPACES)						DU's / BLDG. TYPE	TOTAL DU		TOTAL 1-BEDS	TOTAL 2-BEDS	TOTAL 3-BEDS
	1-BED	2-BED	3-BED	1-BED	2-BED	3-BED	PARKING/ UNIT TYPE	# BLDGS. / TYPE	TOTAL PARKING REQ.						
Building A	24	12	0	36	21	0	57	2	114	36	72		48	24	0
Building B	12	24	0	18	42	0	60	2	120	36	72		24	48	0
Building C	12	12	12	18	21	24	63	3	189	36	108		36	36	36
Building D	0	24	0	0	42	0	42	2	84	24	48		0	48	0
Building E	0	12	12	0	21	24	45	0	0	24	0		0	0	0
								TOTAL PARKING REQUIRED:	507	TOTAL DU:	300	BEDS:	108	156	36
								TOTAL PARKING PROVIDED:	507			% BED MIX:	36%	52%	12%
								UNASSIGNED SPACES:	413						
								GARAGE SPACES:	94						





VIEW LOOKING AT APARTMENT BUILDING "A" FRONT ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "B" FRONT ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "C" FRONT ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "D" FRONT ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "A" BACK ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "B" BACK ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "C" BACK ELEVATION





VIEW LOOKING AT APARTMENT BUILDING "D" BACK ELEVATION



