

Conceptual Review Agenda

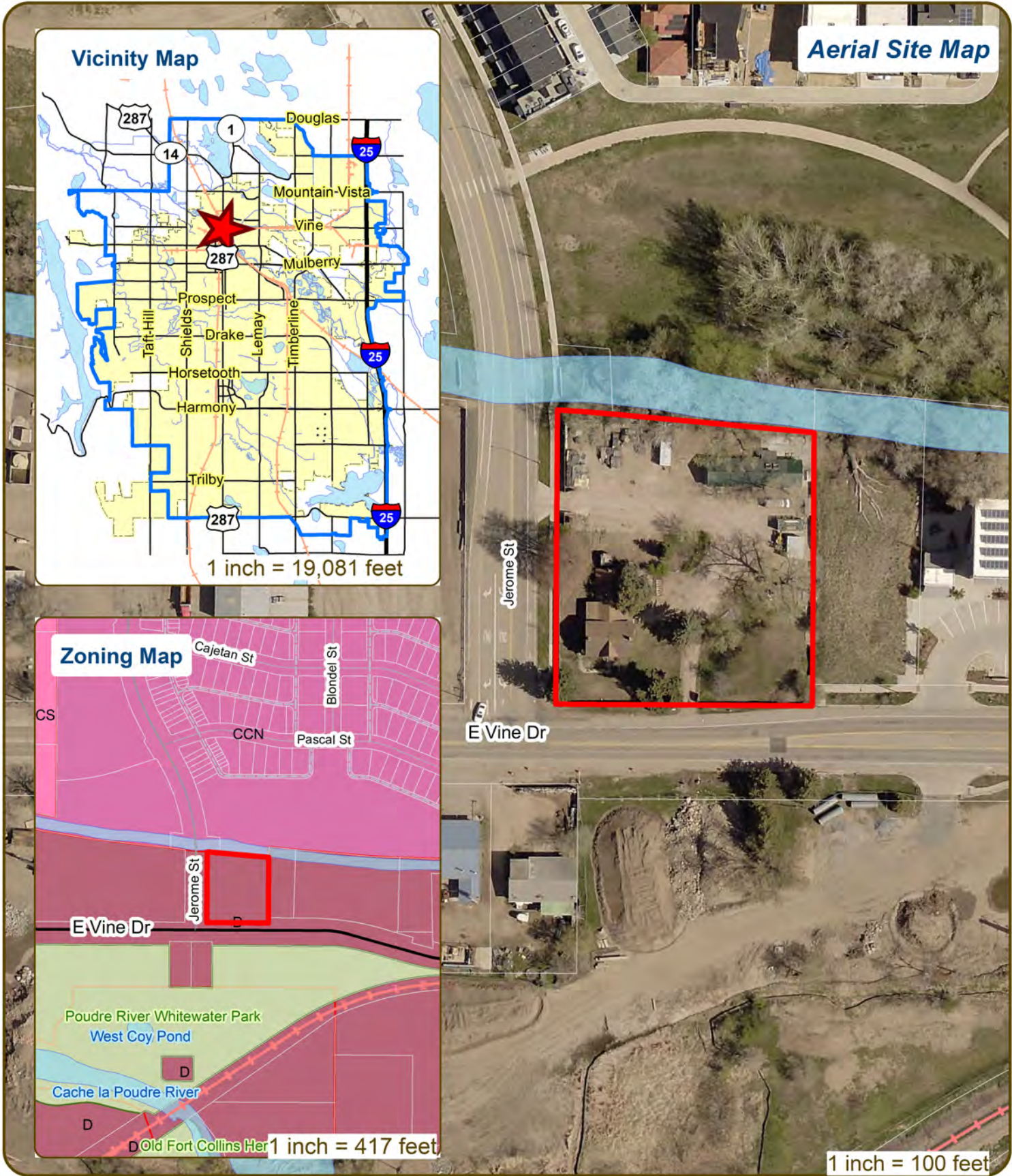
Schedule for 07/08/21

Meetings hosted via Zoom Web Conferencing

Thursday, July 8, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	232 E Vine Dr Office Space & Restaurant CDR210052	Aziza Syed 970-214-3308 aziza@innosphereventures.org	This is a proposed development to provide office space, a retail sandwich shop and public/private open space at 232 E Vine Dr (parcel # 9701300002). The project is intended to be integrated into the adjacent Innosphere campus, acting as a community hub for the existing Innosphere business tenants as well as anticipated future businesses located within the Innovation Subdistrict. The proposal is for the restaurant use to be in the historic farmhouse on the site while the office space will be provided in the existing outbuilding structure. 28 vehicles parking spaces are proposed to serve the two buildings. The site is directly north of E Vine Dr and is accessed from Jerome St directly to the west. The site is in the Innovation sub-district within the Downtown (D) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Brandy Bethurem

232 E Vine Dr Office Space and Restaurant



Aerial Site Map

Vicinity Map

Zoning Map

1 inch = 19,081 feet

1 inch = 417 feet

1 inch = 100 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

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 for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Conceptual Review - Site Narrative

232 E. Vine Drive, Fort Collins CO 80524

Summary of proposed site development

Project Summary / Background

This project proposes redevelopment of the property at 232 E. Vine Dr. to provide office space, a retail sandwich shop and public/private open space. The project is intended to be integrated into the adjacent Innosphere campus, acting as a community hub for the existing Innosphere business tenants as well as anticipated future businesses located within the Innovation Subdistrict.

In addition to supporting the adjacent Innosphere campus and future Innovation District businesses, the development will begin to provide a link between the Poudre River Corridor and the Downtown River District to the south and the North College District and neighborhoods to the north. Direct access from the site to the Poudre River Trail and the recently constructed Poudre River Whitewater Park will connect to and support the nearby recreation opportunities.

Site Design

The site is proposed to be improved in a manner that will reflect the history of the property and existing structures, while providing innovative site amenity and programming opportunities. Site layout and material selection will respond to the existing historic structures, mature tree canopy, adjacent Lake Canal (Josh Ames Ditch) natural habitat buffer zones and Vine Drive right-of-way improvements.

Exterior patio seating will be incorporated into the site to support the proposed sandwich shop to be located within the existing farmhouse in the southwest corner of the property.

The southeast quadrant of the site is intended to be developed as public open space on the private development. The open space will be designed to provide outdoor seating with a mix of types and scales that will allow for flexible individual and small group settings that can be incorporated into larger exterior gatherings and events.

The northern half of the site will provide proposed office space within the existing outbuilding structure and parking.

Access & Circulation

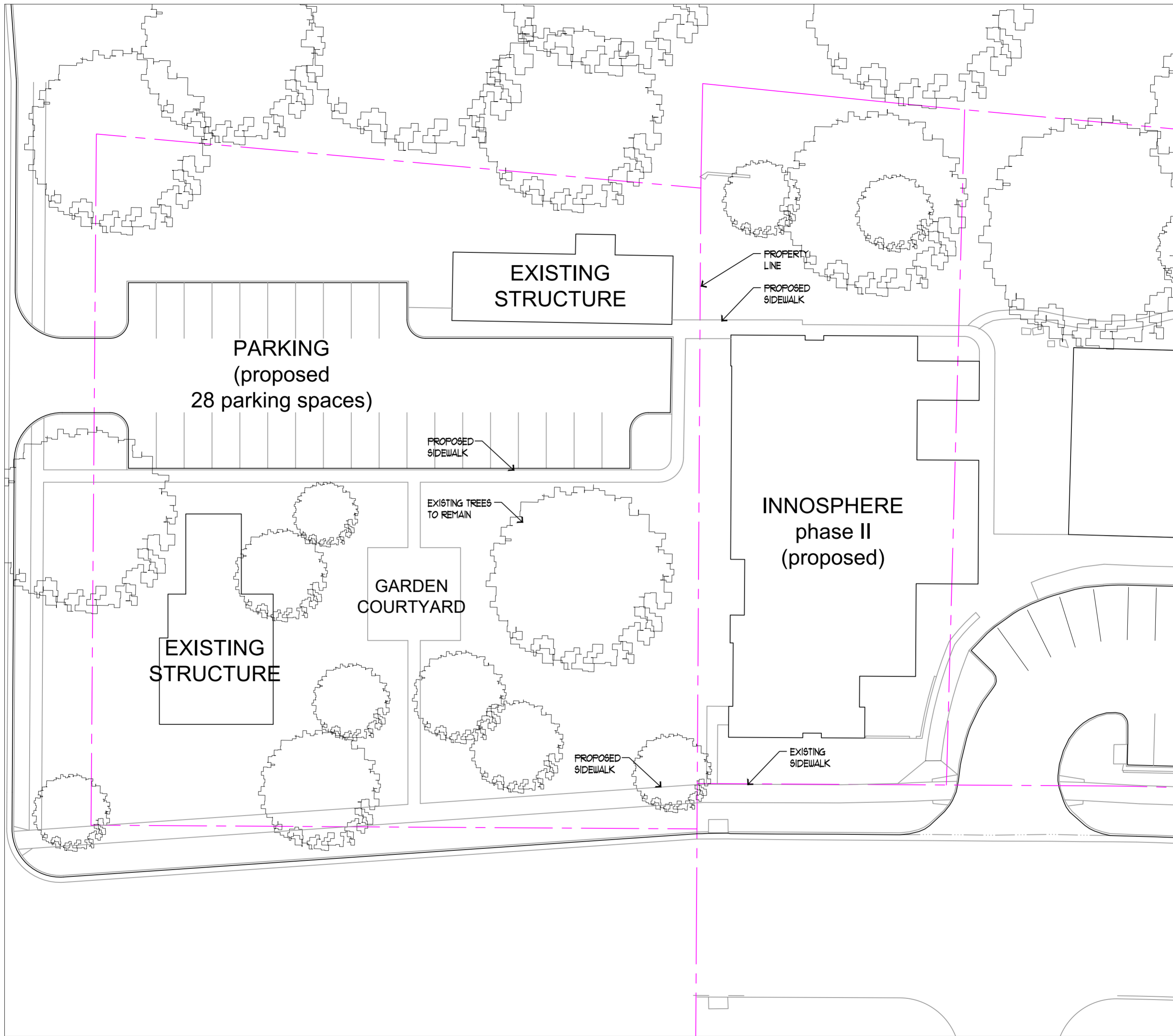
Pedestrian and bicycle access and connectivity will be prioritized, while vehicular parking will be provided to support the proposed site uses. Pedestrian and bicycle connections will be provided on the south and west side of property from Vine Dr and Jerome St.

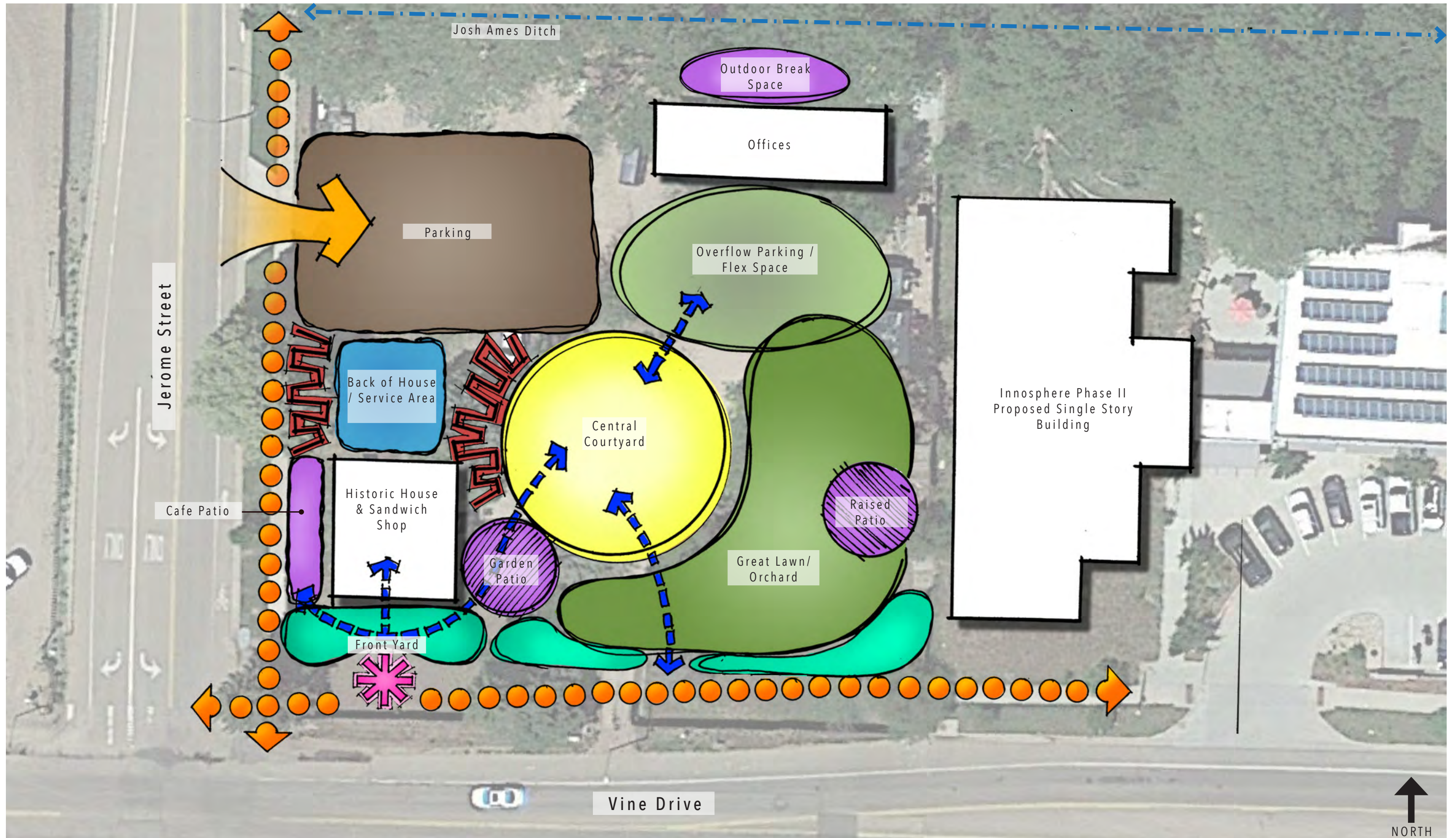
On-site parking access will be from Jerome St. A multiple-use flex space will be developed to support special events or overflow parking needs.

Secondary pedestrian access will be provided between the proposed office building and the Innosphere campus to the east of the property.

Conceptual Review Questions

1. Are the proposed parking area and walkways allowed to be paved surfaces?
2. Which of the existing trees will be required to remain?
3. Will the perimeter wood fence be required to remain, replaced or removed?
4. Will Energy Code Compliance be required on this project?
 - a. Wall R-value
 - b. Foundation Insulation
 - c. Slab insulation
 - d. Fenestration
5. Will ADA ANSI 117 compliance be required on this project?
 - a. Accessible stair
 - b. Accessible doorways
 - c. Accessible restrooms
 - d. Half inch thresholds
 - e. ADA ramp into building
6. Who will identify Historical Period of Significance?
7. Is onsite detention/retention required?
8. Will BFE compliance be enforced?





CONCEPT DIAGRAM
232 East Vine Drive