

Preliminary Design Review Agenda

Schedule for 09/08/21

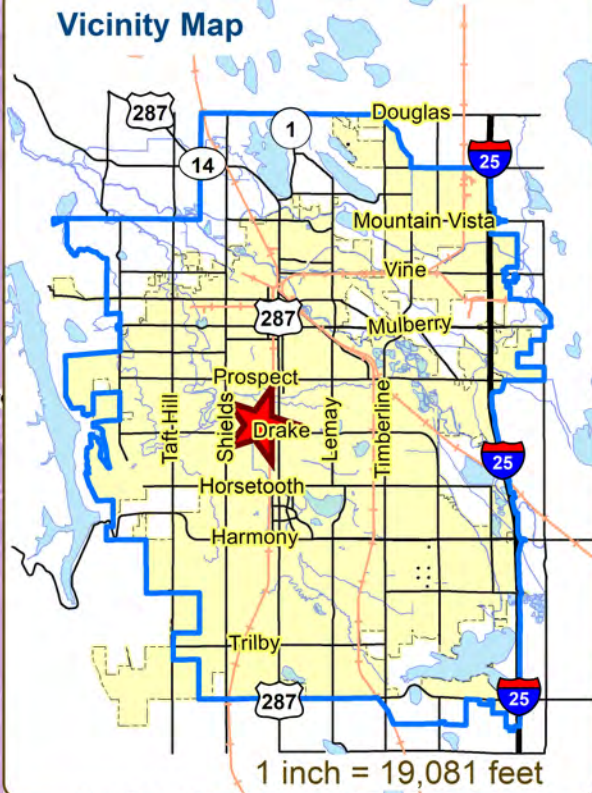
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, September 8, 2021

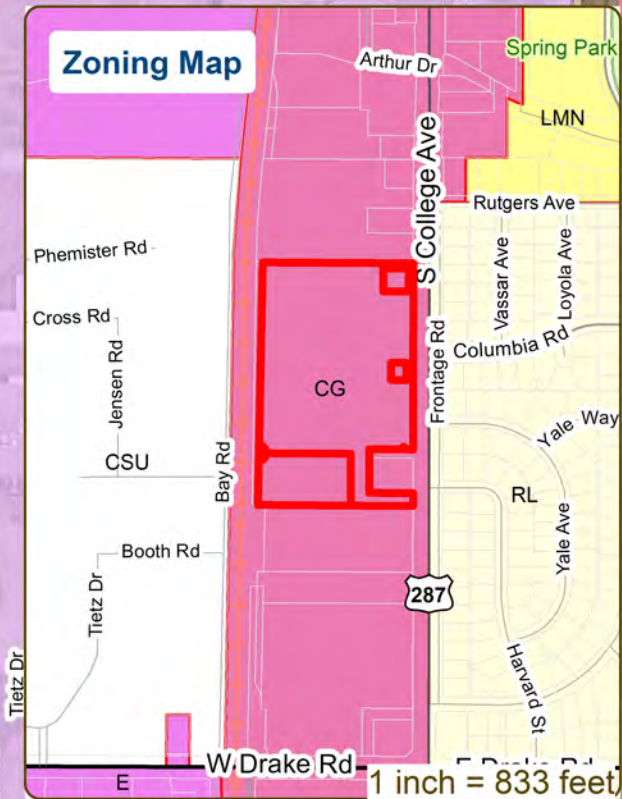
Time	Project Name	Applicant Info	Project Description	
8:30	2211 S College Ave Multi-Family Dwellings PDR210016	Robert Turner 303-807-5771 bturner@quadprop.com	This is a request to demolish the existing King Soopers along with the shops directly to the south located at 2211 S College Ave (parcel #'s 9723413001; 9723413002) and develop a multi-family dwelling apartment building. The development would consist of a 4-story building containing 224 multi-family dwelling units. 192 parking spaces would be provided for the multi-family use. Access is proposed from S College Ave to the east. The site is approximately .2 miles north of W Drake Rd and directly west of S College Ave. The site is located within the General Commercial (CG) zone district, and the Transit Oriented Development (TOD) zoning overlay. The proposed project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Kai Kleer Engineer: Sophie Buckingham / Spencer Smith DRC: Brandy Bethurem Harras

2211 S College Ave Multi-Family Dwellings

Vicinity Map



Zoning Map



Aerial Site 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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to planning@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 Edison at University Square

Project Address (parcel # if no address) 2211 S College Ave

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Robert Turner/Developer for Owner
Andy Reese/Northern Engineering/Consultant

Business Name (if applicable) Quadrant Communities

Applicant Mailing Address 981 South Park Dr. Littleton, CO 80120

Phone Number 303-807-5771 **E-mail Address** bturner@quadprop.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment of a portion of an existing shopping center that currently houses a King Soopers.

Zoning Gen Comm. **Proposed Use** Multifamily **Existing Use** Commercial

Total Building Square Footage 222,699 **S.F. Number of Stories** 4 **Lot Dimensions** TBD

Age of any Existing Structures 58 Years for the King Soopers building

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? n/a

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

Increase in Impervious Area None - We expect a slight decrease in impervious area with the project. **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

DATE: July 30, 2021

PROJECT: Edison at University Square

To whom it may concern:

The applicant for this Preliminary Development Review proposed to replace the soon to be vacant King Soopers building along South College and several adjacent shops to the south with a 4-story, 224 unit multifamily apartment building. The existing site contains approximately 15,000 sf of shops, an asphalt parking lot and minimal landscaping.

The proposed plan would generally maintain the existing pedestrian and vehicular circulation on the site, with no changes proposed to existing access to the public ROW. The site design will be complementary to the suburban strip center configuration and the architecture will be urban, transitional with high quality exterior finishes. This project will bring a necessary residential component to transition the existing retail center to a true mixed-use development. The residents will activate the current retail shops with foot and bike traffic and promote future retail / restaurant tenants. The desirability of being on the MAX line will attract high-quality tenants who are looking for that true mixed-use, urban experience.

As it relates to stormwater, the existing drainage patterns direct the west half of the site to an existing detention facility northwest of the proposed building, while eastern portions of the site drain to facilities on the east side of the building. The proposed drainage patterns are expected to follow the existing patterns, with a slight reduction in runoff due to increased landscaping anticipated around the project. Since the impervious area on the site is expected to decrease from the existing condition, the existing storm water detention facilities should continue to be adequate for the project. It is expected that the project will need to install new facilities for LID conformance, and that these will likely be some combination of permeable pavements, underground detention/WQ, and rain gardens.

Water and sewer for the proposed building is expected to be provided from the existing mains that currently serve the project site.

There are no known natural features on the site that would be impacted by the proposed development, nor are there any unusual factors or characteristics that would restrict or affect the proposed project aside those stemming from existing agreements for access and parking with existing uses on the property.

From a fire protection standpoint, the existing buildings are sprinkled, and it is expected that the new building will be as well. Overall fire protection is expected to improve due to new access on the north side of the building.

As we evaluate this potential project, there are several questions that we would appreciate input from City staff on, including:

- 1) Are there any regional drainage issues to be aware of that would impact this site or be the responsibility of this project to resolve?
- 2) Are there any known regional transportation issues that this project would be responsible to resolve?
- 3) Are there any funding mechanisms in place that could be leveraged by this project as part of the Midtown Plan or the URA?
- 4) How would parking be counted and split since the existing parking area would be used for the existing commercial properties as well as the new residential use?
- 5) Are there any existing repays or other financial liabilities for the property from previous City capital projects?
- 6) Will the open space along the north side of the building need to provide aerial fire access, and if so, is there flexibility on the standard requirement for access to be provided from more than 15' from the building but less than 30'?
- 7) The project plans to subdivide the existing parcel and create a dedicated parcel for this building. Are there any needs from the City as far as where those lot lines should be placed? This would include considerations for the building setbacks but also anything with the parking areas.
- 8) Aside from the cross-access agreement with the adjacent properties and the proposed waterline improvements at the southwest corner of the site, are there any coordination items that the City is aware of with adjacent projects or properties?
- 9) Will the existing surface parking for the former King Soopers be allowed to be "flex" parking above the 115% Max parking totals (TOD requirement) as residents transition from cars?
- 10) Please provide information on the existing water tap, including tap size as well as the water allotment associated with the tap for use in estimating future water tap fees for the new building.

Thank you for your time and consideration – we look forward to working with staff to develop a high-quality project that we can all be proud of.

Sincerely,

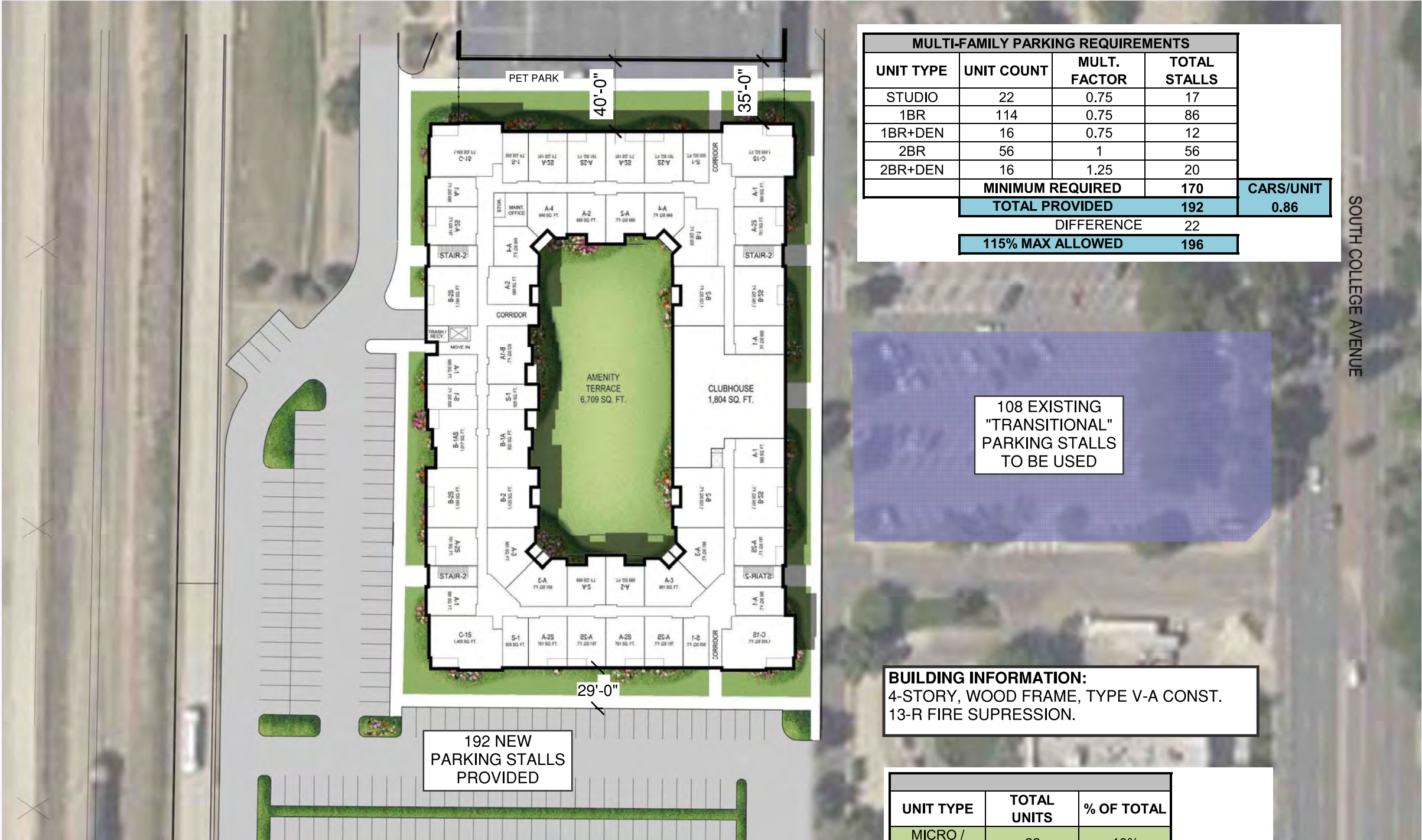
NORTHERN ENGINEERING SERVICES, INC.



Andy Reese
Director of Engineering/Vice









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NO SCALE



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