

# Conceptual Review Agenda

Schedule for 09/16/21

Meetings hosted via Zoom Web Conferencing

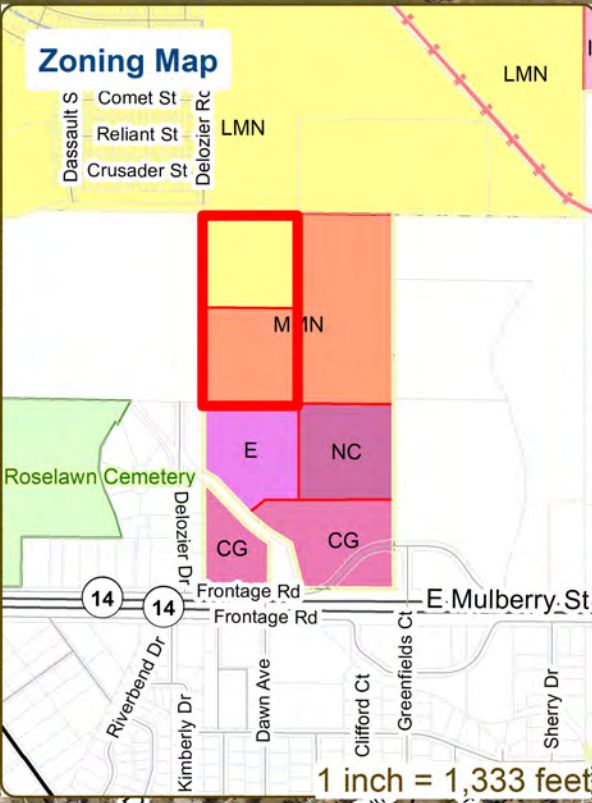
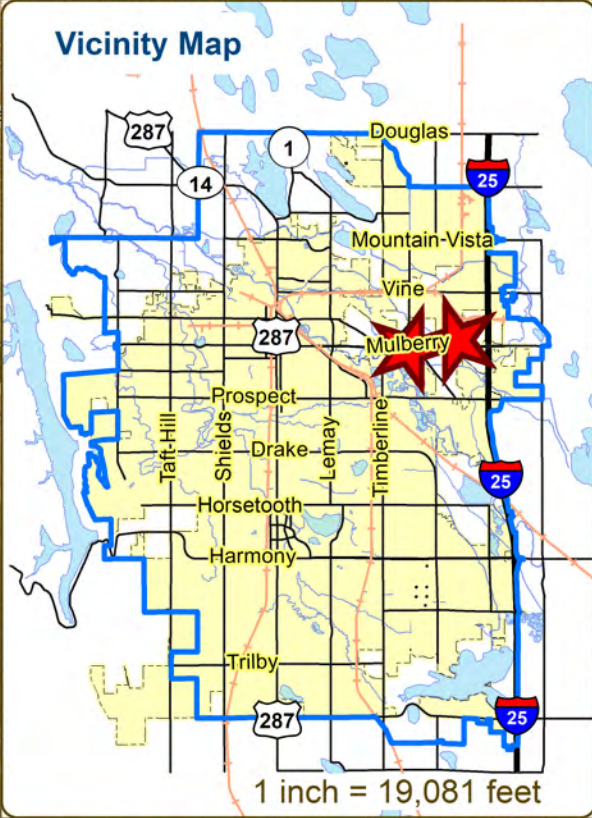
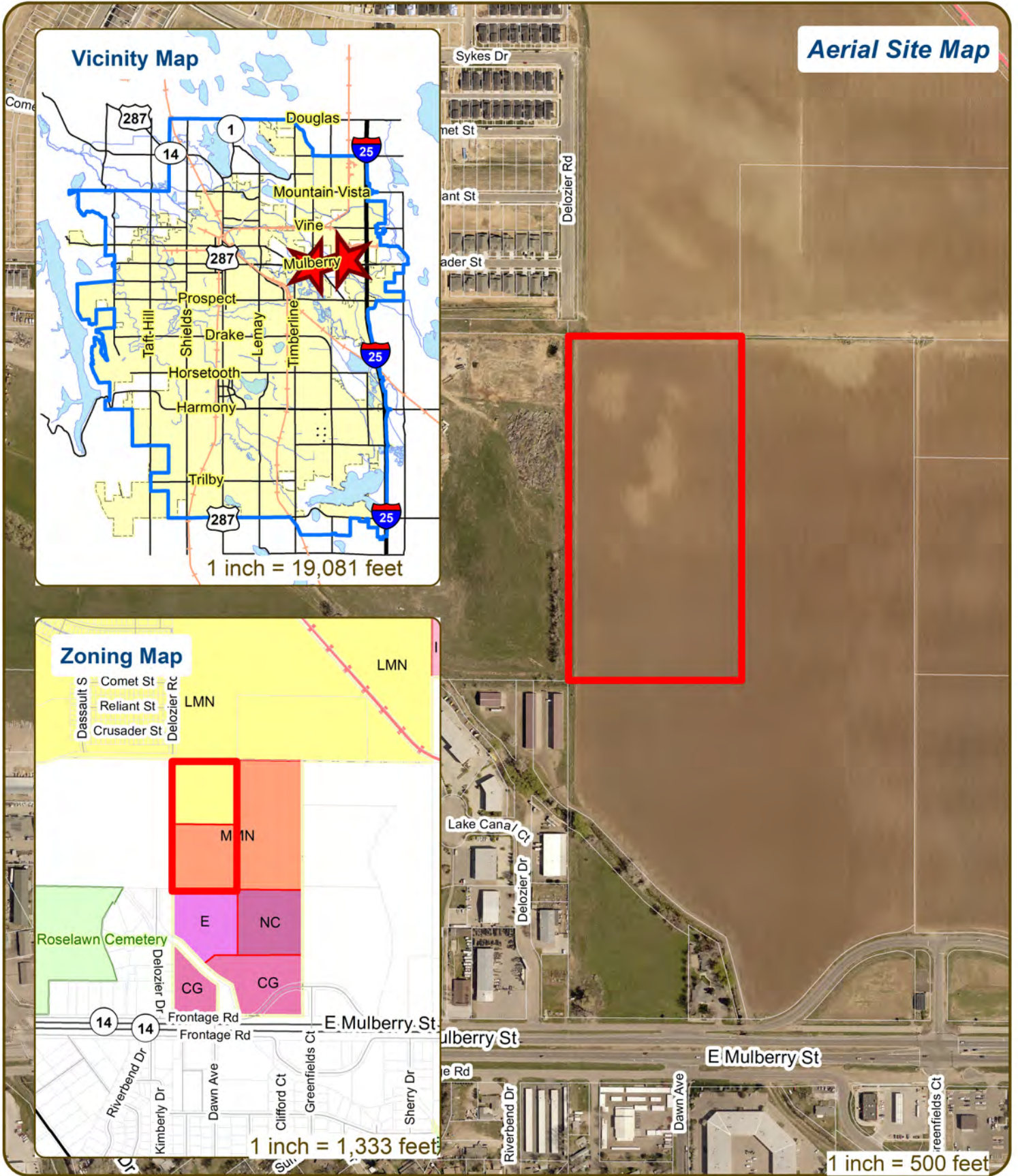
---

**Thursday, September 16, 2021**

Time	Project Name	Applicant Info	Project Description	
9:15	<b>Bloom Filing 2 Multi-Family Dwellings</b>  CDR210069	Terence Hoaglund 970-472-9125 hoaglund@vignettestudios.com	This is a request to develop multi-family dwelling units for District 3 of the proposed Mulberry – Greenfields PUD (parcel # 8709000039). The proposal includes 360 multi-family dwellings (120 1-bedroom, 180 2-bedroom, and 60 3-bedroom) spread across 15 buildings. The buildings would be 3 stories in height with 24 units per building. Additionally, at least 264 of the dwelling units are intended to be affordable rental units. The project proposes 670 parking spaces for the development. Future access will be taken from future International Blvd directly to the north, and additional streets to the east and south which will be constructed as part of the overall PUD. The site is within the Low Density Mixed Use Neighborhood (LMN) and Medium Density Mixed-Use Neighborhood (MMN) zone districts. The proposal is subject to Planning & Zoning Commission (Type 2) Review.	<b>Planner:</b> Pete Wray <b>Engineer:</b> Marc Virata <b>DRC:</b> Brandy Bethurem Harras

---

# Bloom Filing 2 Multi-Family Dwellings



**Aerial Site Map**

1 inch = 500 feet

These map products 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 members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 [X] 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?



July 26, 2021

City Planner  
Community Planning and Development  
281 North College Avenue  
Fort Collins Colorado 80524

RE: Bloom Filing Two Concept Review

Bloom Filing Two is a proposed multi-family community within the Mulberry- Greenfields PUD. This site is known as District 3 within the PUD.

### **Proposal**

This site is proposed to have 15 buildings, all three stories in height, with 24 units per building, for a total of 360 units. Of this, there will be (120) 1 bedroom units, (180) 2 bedroom units, and (60) 3 bedroom units. There will also be some garage buildings and a community center.

Of the 15 buildings, three different building types are proposed. These buildings are placed so that no identical building types are next to each other. The building architecture will be designed to fit within the design guidelines of the overall Bloom Community.

The overall site area is 18.3 acres with a gross density of 19.67 units per acre.

### **Amenities**

Amenities will include a community center, swimming pool, playgrounds, a dog park, and open space throughout the site.

### **Vehicular Access**

There will be three access points into the site, two from the street to the east, and one from the street to the south. All perimeter streets will be constructed by the overall developer of Bloom.

Internally we will have two east-west street like private drives that will connect to a north-south street like private drive. These drives will provide direct access to buildings 5, 6, 8, 9, 11, 12 and the community center. All other buildings will have direct access to external public streets.

In addition, there will be several other drives and parking areas that will provide additional access to buildings.

### **Fire Access**

All of the street like private drives, and other internal access are designed at 26 foot widths to accommodate fire access. Some internal drives that primarily provide access to garage buildings or parking areas are 24 feet in width. In addition, we have made sure that at least one side of each building is within 30 feet of a fire access since these buildings will be over 30 feet in height, including the roof.

### **Pedestrian Access**

This site has been designed with a complete pedestrian access system that will provide all residents access to the external streets as well as easy and direct access to all internal amenities. All buildings that



abut public streets will have pedestrian access from those streets to the internal corridors of the building, as well as to then parking areas and other pedestrian connections.

**Affordability**

At least 264 of the 360 units will be developed as affordable rental apartments. It is anticipated that these apartments will be financed through the Low-Income Housing Tax Credit (LIHTC) program, as administered by the Colorado Housing and Finance Agency (CHFA), and they will comply with the LIHTC rules for affordable apartments made available to households at or below 60% of the Area Median Income (AMI). The Average Income approach may be implemented, in accordance with the LIHTC rules.

**Solar Power**

This development will generate at least 200kW A/C electric power through a system of roof-mounted solar panels. Because of the complex rules surrounding affordable housing developments like this related to utilities, it is critical to the success of this development that the currently-proposed but not-yet-implemented Virtual Net Metering option be made available. Through VNM, the solar arrays can be connected to the grid efficiently, and the low-income tenants of the apartments will see lower electric bills without needing to connect the panels directly to each unit. Also, slight adjustments to the City's standard roof design guidelines could pave the way to produce even more solar power at this development, up to 600 kW.

Thank you for your time spent in reviewing these plans. If you have any further questions, please feel free to contact any of the team members.

LANDUSE BREAKDOWN

AREA	NWS	796,983 SF	18.30 AC
COVERAGE	PUBLIC ROW	- SF	-%
	PARKING & DRIVES	- SF	-%
	BUILDINGS	- SF	-%
	MULTIFAMILY BUILDINGS	- SF	-%
	COMMUNITY BUILDING	- SF (INC. IN PARK AREA)	
	GARAGES	- SF	
	LANDSCAPE AREA	- SF	-%
PARK AREA	PARK AREA	- SF	-%
	ACTIVE PARK AREA	- SF	-%
	PASSIVE PARK AREA	- SF	-%
TOTAL		875,075 SF	
DENSITY	GROSS	19.67 DU/AC	
	NET	19.67 DU/AC	

BUILDING SUMMARY

BUILDING	STORIES	QTY	1 BDR	2 BDR	3 BDR	TOTAL
BUILDING TYPE III	3	5	0	60	60	120
BUILDING TYPE II	3	5	60	60	0	120
BUILDING TYPE I	3	5	60	60	0	120
TOTAL		15	120	180	60	360

REQUIRED PARKING

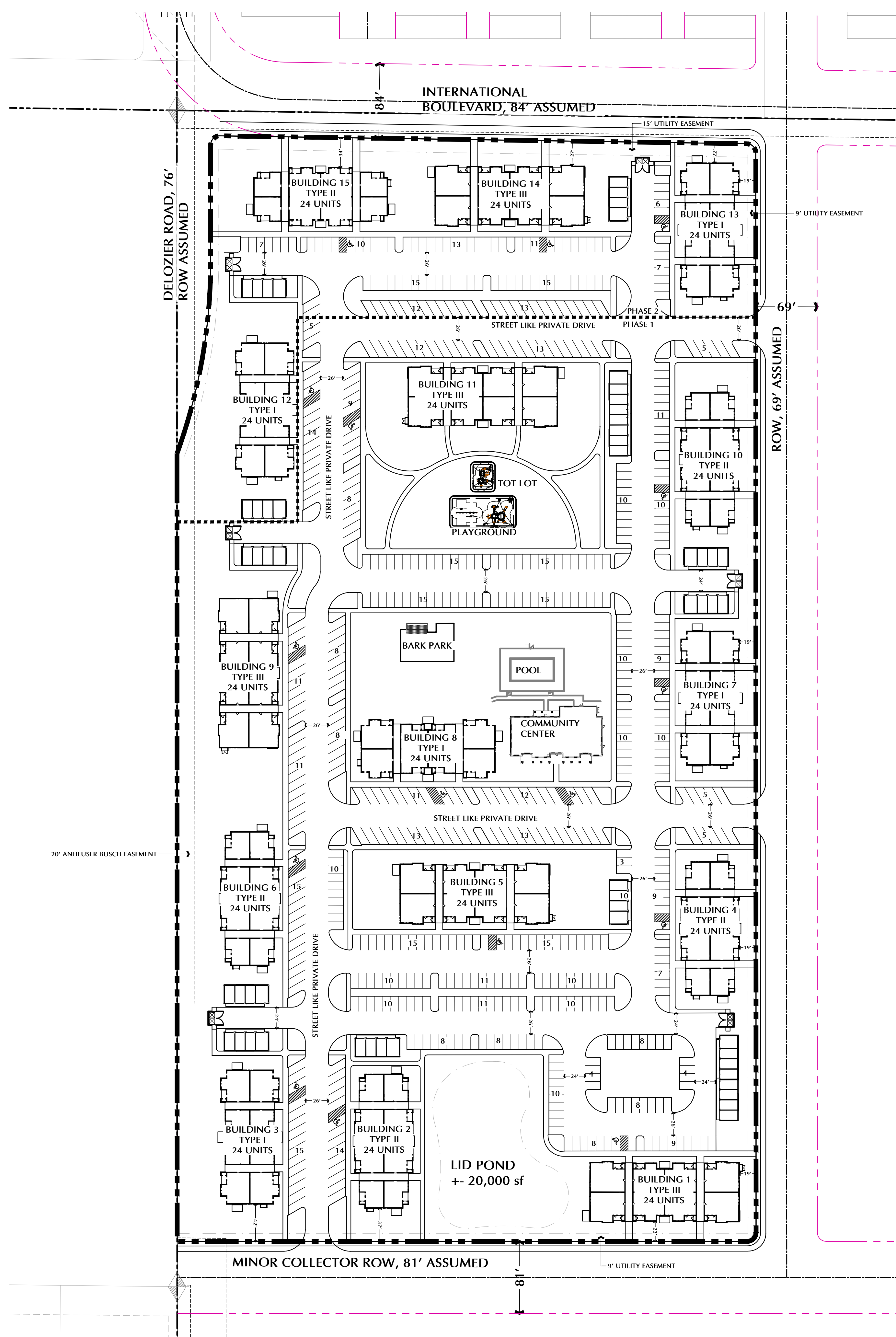
UNIT TYPE	QTY	REQ. PARKING	TOTAL
1 BDR	120	1.5	180
2 BDR	180	1.75	315
3 BDR	60	2	120
TOTAL	336		615

PROVIDED PARKING

STANDARD PARKING	618
LONG TERM PARKING	0
HANDICAP PARKING	16
TOTAL STANDARD PARKING	634
EXTERNAL GARAGES	56
TOTAL	670

REQUIRED BIKE PARKING

BEDROOM COUNT	QTY
650	660
60% COVERED	396
40% FIXED	264



Bloom Filing Two

CONCEPT PLANS  
FORT COLLINS, COLORADO

JOB NO: 25028  
ACAD FILE: 25028C1  
DRAWN: TCH  
CHECKED: TCH  
ISSUE DATE: JULY 26, 2021

REVISIONS	DATE

SHEET TITLE:  
CONCEPT PLAN

SHEET NO:  
1 OF 1

