

# Preliminary Design Review Agenda

Schedule for 10/20/21

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

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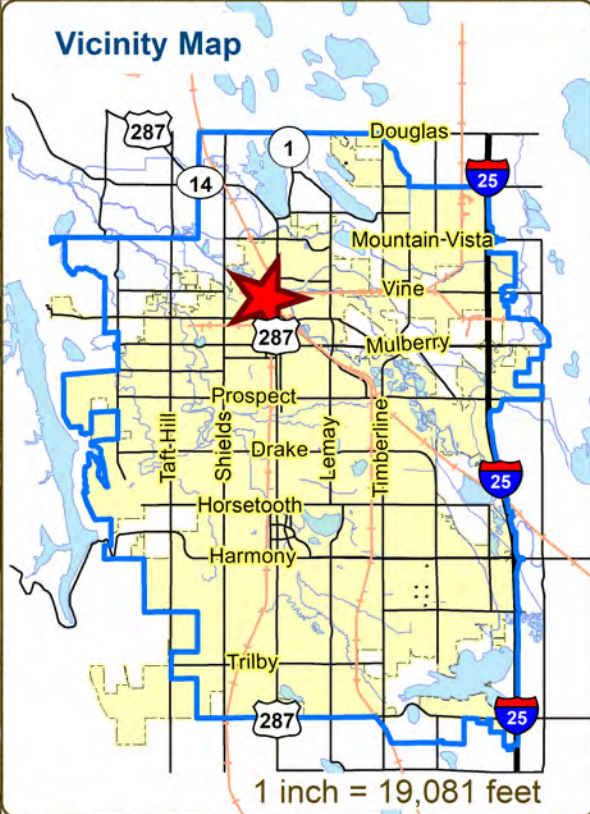
## Wednesday, October 20, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	E Vine Dr & N College Ave Powerhouse 2  PDR210021	Roger Sherman 970-223-7577 rsherman@bhadesign.com	<p>This is a preliminary design review to develop a four-story and approximately 150,000 sf building known as Powerhouse 2 at the northeast corner of E Vine Dr and N College Ave (parcel #9701300021; 9701307003; 9701307002; 9701307901). The anticipated land uses for the site include offices, research labs, retail, food services, and farmer's markets. The proposal includes approximately 208 vehicle parking spaces. Access to the site will be provided from N College Ave to the west, E Vine Dr to the south, and Jerome St to the east. The property is within the Innovation sub-district of the Downtown (D) zone district, and the proposal would be subject to Planning &amp; Zoning Commission (Type 2) Review.</p> <p>Please note: A previous Preliminary Design Review proposal was submitted for this site. It can be found under project # PDR170017.</p>	<p><b>Planner:</b> Jason Holland <b>Engineer:</b> TBD <b>DRC:</b> Brandy Bethurem Harras</p>

# E Vine Dr & N College Ave

## Powerhouse 2

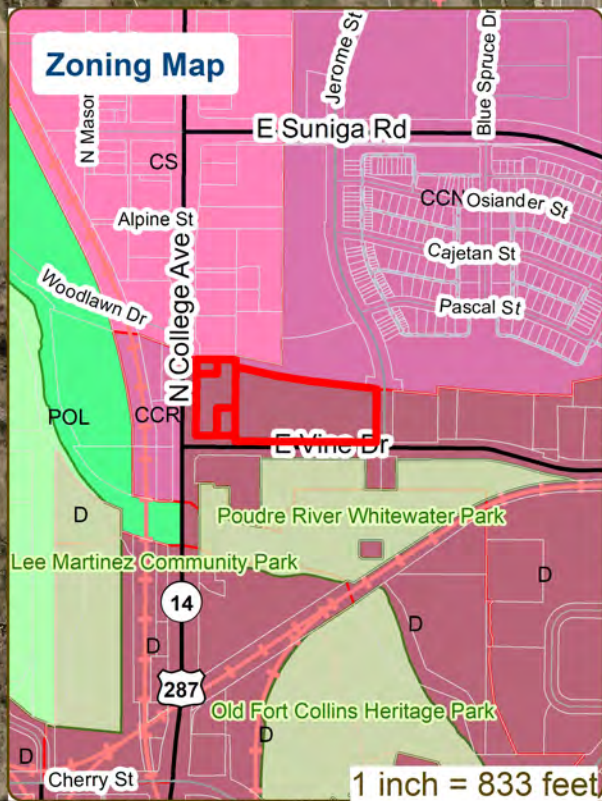
**Vicinity Map**



**Aerial Site Map**



**Zoning 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 :00 three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to [planning@fcgov.com](mailto: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

<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

## Project Narrative

### (a) What are you proposing/use?

- A 4-story building is envisioned at the southwest corner of the site. The building will be elevated 2' above the 100yr floodplain. Parking will be located north and east of the building.
- PV Solar canopies are planned over some or all of the off-street parking.
- Proposed Land Uses: Office, Research, Labs, Community Room, Retail, Food services (Indoor/outdoor Farmer's Market), 'Shared Community Functions'.
- Existing buildings and related site improvements will be removed.

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

- Existing Land Uses: Truck Sales, Service Garages, Office Building
- Existing Improvements – 4 existing buildings (all over 50 years old), small paved drives and parking areas, gravel
- Refer to photos of existing buildings at the end of this document.

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

- Auto Circulation – accesses are proposed in the following locations
  - Vine Drive – one full movement access
  - Jerome – one full movement access
  - College – one right-in/right-out access (utilizing the existing curb cut)
- Ped Circulation
  - Sidewalks will be provided along abutting public streets including the proposed trail along Jerome.
  - Internal private pathways will connect to building entries and other outdoor people spaces.
  - A plaza is envisioned at the southwest corner of the building connecting to the lobby and retail space
  - Parking islands may be used for pedestrian circulation throughout the parking area.

### (d) Describe site design and architecture.

- The building is planned to be a 4 or 5-story mass timber structure with a contemporary design that will support Carbon Neutral and LEED criteria focus. Materials proposed will be consistent and complimentary to the Innovation District guidelines. The site design will be designed to promote outdoor gathering spaces, weekend activities, learning centers, and general pedestrian walkability. Parking area is anticipated to allow for covered structures with solar panel arrays. Alternative materials are being considered for the parking and drive surfaces to address filtration and drainage issues.

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

- The site will be designed to promote access and connectivity to the new city owned Kayak Park with enhanced landscaping and pedestrian connectivity. Design to be compatible with Innovation District guidelines.

(f) Is water detention provided? If so, where? (show on site plan)

- Water detention is not anticipated at this time due to close proximity to the Poudre River.

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

- The property currently drains to the SE discharging onto Vine and Jerome.

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

- Alternative materials are being considered for the parking and drive surfaces to address filtration and drainage issues.

(i) How does the proposal impact natural features?

- The Lake Canal borders the north edge of the property and a buffer will be provided. An ECS is being prepared and buffer enhancements are anticipated, but the buffer width may vary. After completion of the ECS, buffer details will be discussed with city staff.
- There are several existing trees located on the site. Some of the trees will be impacted by the new development. Existing trees will be assessed, and tree impacts will be mitigated with new tree plantings.

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

- Existing structure do not have automatic fire sprinklers. The proposed new building will have fire suppression system.

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

- The existing floodplain is an important design consideration.
- The site, being located within the Downtown Innovation District, will influence the aesthetic and character of the design.

(l) Have you previously submitted an application?

- No

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

- We assume stormwater quality treatment is required, but considering the site's proximity to the Poudre River, we assume a detention pond is not required for the project. Correct?
- We are anticipating a Minor Subdivision Plat could be used to combine the existing lots and plat new easements, etc. Does that seem reasonable?
- What is Vine Drive's ultimate street classification? Can Vine be used to fight fires?
- Can modifications be made to existing sidewalk and pedestrian bridge at NW corner of property?
- What are the restrictions around the existing gas line?
- Would it be possible to close Jerome Street between Pascal and Vine for periodic events?
- Will the proposed Lake Canal trail be located on the north or south side of the canal?

## Site Plan

(a) Project site boundary and adjacent property uses

- Adjacent Land Uses
  - West – College Ave, River's Edge Natural Area
  - North – Lake Canal, Pawn Shop, undeveloped portion of Old Town North
  - East – Jerome Street, single-family home with small business use, Innosphere
  - South – Poudre River Whitewater Park, Powerhouse Energy Campus, and retail (COOP)

(b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)

- See description in Project Narrative above

(c) Existing and proposed landscaping (Will trees be removed?)

- Details of proposed landscape will be determined; however a sustainable low water landscape is envisioned.
- Several existing trees will be removed. Where possible, existing healthy trees may be preserved.

(d) Existing and proposed buildings (Will they remain? If they will change, how?)

- Existing buildings and related site improvements will be removed.

(e) Existing natural features (Will these be impacted by the proposal?)

- The Lake Canal is the most significant natural feature. A natural area buffer will be provided with the development and enhancements to the buffer will be coordinated with the city.

(f) On and off-site improvements

- Improvements to the north half of Vine Drive and the west side of Jerome Street are anticipated with this development.
- Has the city identified other potential off-site improvements that we should be aware of?

(g) Location of detention, drainage and water quality features

- See description in Project Narratives above.

(h) Emergency vehicle access and fire hydrant locations

- What is Vine Drive's ultimate street classification? Can Vine be used to fight fires?
- How would PFD like to access the site and building?
- Fire hydrant locations are TBD.

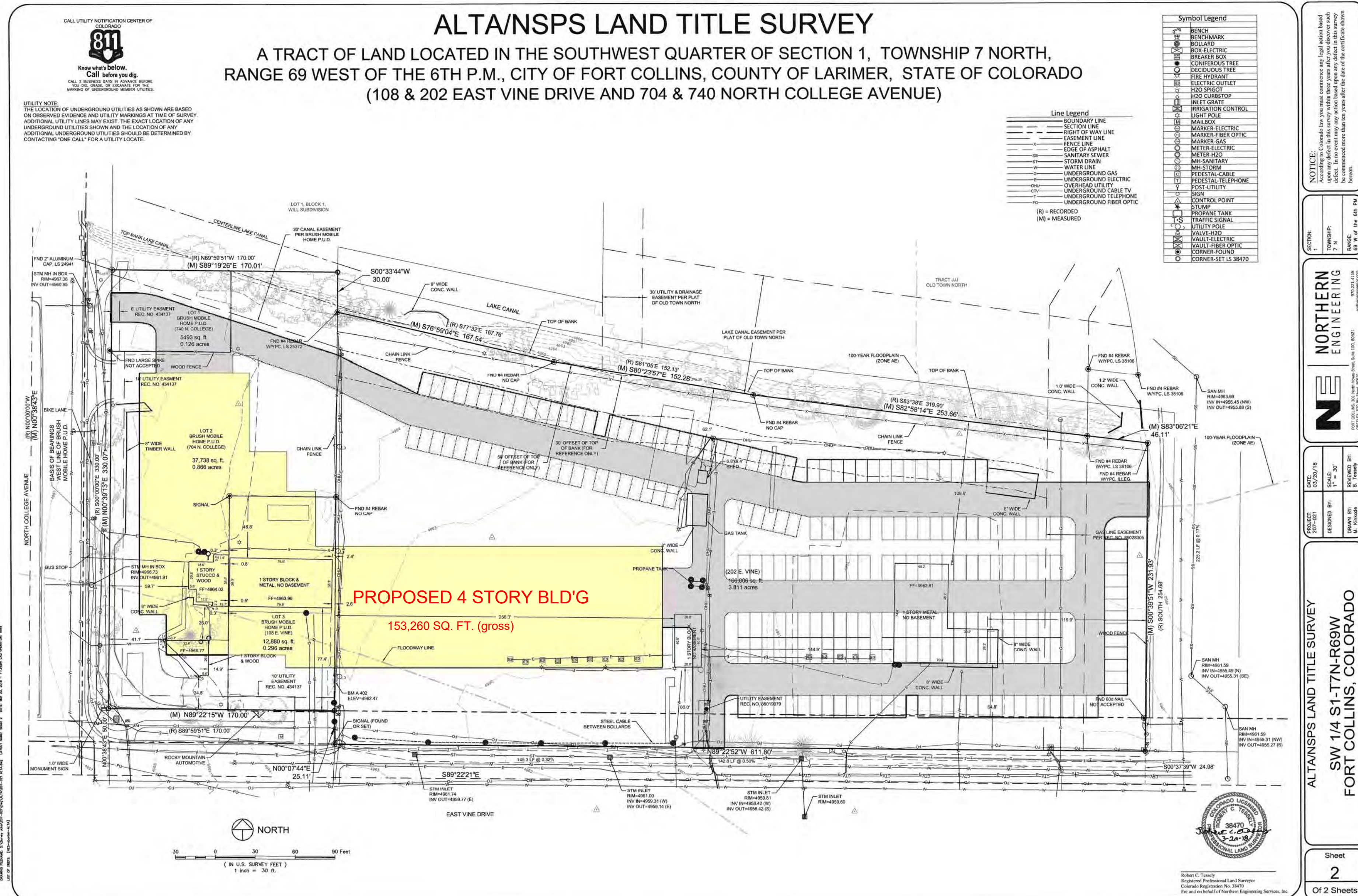
Photos of Existing Buildings – see following pages





ENERGY  
INSTITUTE  
COLORADO STATE UNIVERSITY

RECEPTION #20180016063, 3/26/2018 1:26:35 PM, 2 of 2, 533.00  
Angela Myers, Clerk & Recorder, Larimer County, CO



CONCEPTUAL SITE PLAN

NEENAN  
ARCHITSTRUCTION



# Powerhouse 2

September 29, 2021

202 East Vine – East Side



202 East Vine – North Side



# Powerhouse 2

September 29, 2021

202 East Vine – West Side



202 East Vine – South Side





## Powerhouse 2

September 29, 2021

124 East Vine – East Side



124 East Vine – North Side





# Powerhouse 2

September 29, 2021

124 East Vine – West Side



700 N. College (north building) – South Side





## Powerhouse 2

September 29, 2021

700 N. College (north building) – South Side



700 N. College (north building) – East Side



## Powerhouse 2

September 29, 2021

700 N. College (north building) – North Side (west end)



700 N. College (north building) – North Side (east end)





## Powerhouse 2

September 29, 2021

700 N. College (north building) – West Side



700 N. College (south building) – North Side



## Powerhouse 2

September 29, 2021

700 N. College (south building) – Southwest Side

