

# Conceptual Review Agenda

Schedule for 09/15/22

Meetings hosted via Zoom Web Conferencing

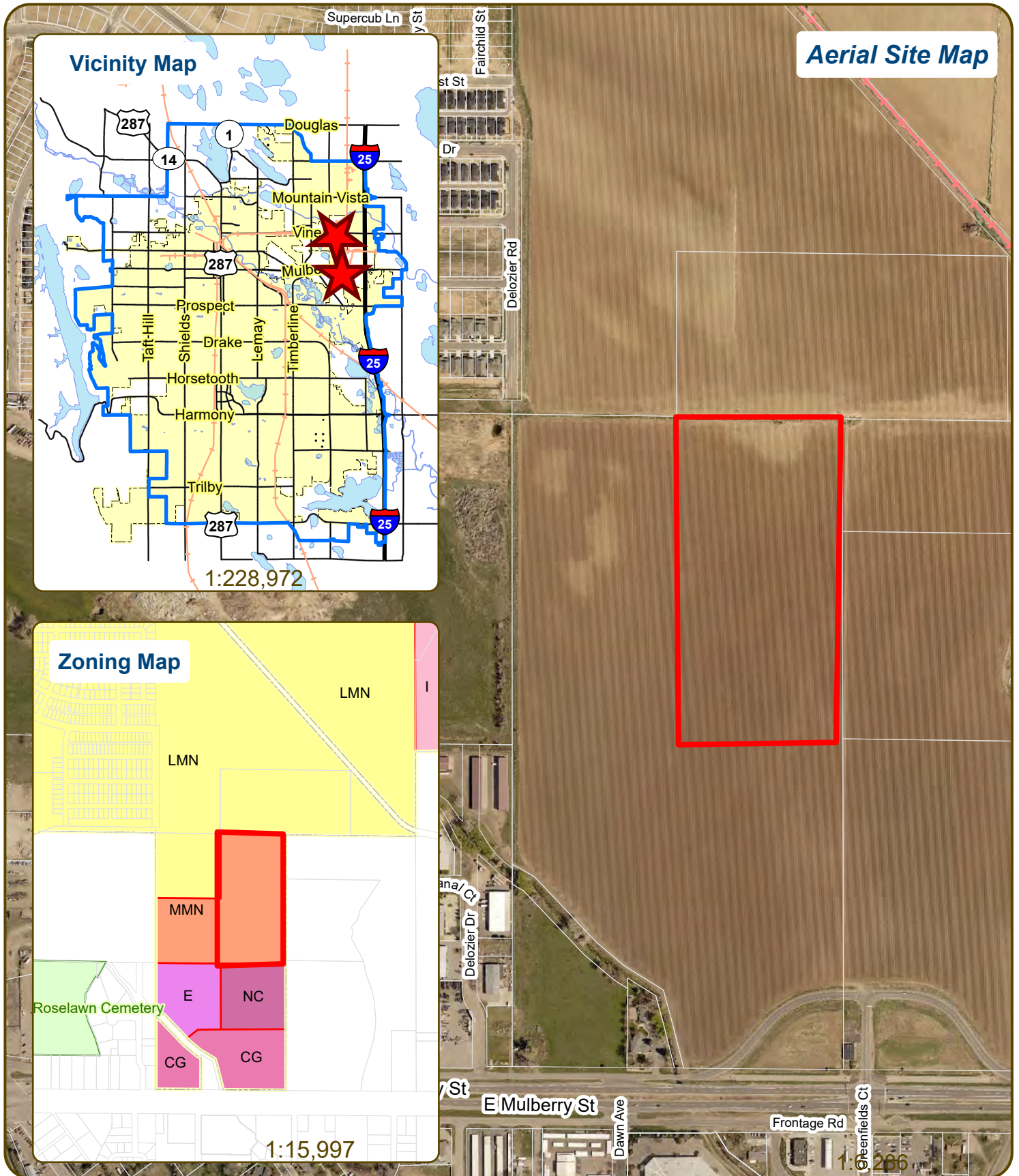
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## Thursday, September 15, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	Bloom – Filing Four CDR220070	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request for the development of 419 multi-family dwelling units within Tract FF of the Bloom Community (Parcel # 8709300004). The applicant proposes the construction of approximately 419 multi-family units across 8 buildings. A 9000 SF clubhouse and 2-acre detention pond will also be provided. Access will be taken from Greenfields Dr. to the east, International Blvd. to the north, and Aria Way to the west. The site is approximately 0.26 miles north of E Mulberry St. and approximately 0.63 miles east of Timberline Rd. The site is within the Medium Density Mixed-Use Neighborhood District (M-M-N) zone district and will be subject to a Planning & Zoning Commission (Type 2) Review.	<b>Planner: Kai Kleer</b> <b>Engineer: Sophie Buckingham</b> <b>DRC: Brandy Bethurem Harras</b>

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# Bloom - Filing Four Multi-Family Residential





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](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

**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** \_\_\_\_\_

**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



August 30, 2022

City of Fort Collins  
281 N. College Avenue  
Fort Collins, CO 80524

**Re: Bloom – Multi-Family: Preliminary Design Review Narrative**

To Whom it May Concern:

On behalf of the Applicants, Hartford Acquisitions, we are submitting these materials for a Preliminary Design Review for the property located within Tract FF of the Bloom Community. Attached you will find a concept for a multi-family residential development within the Bloom community. We request this Preliminary Design Review meeting to further discuss this next, exciting high-density phase of the Bloom Community. In response to the City's Preliminary Design Review Narrative questions, we are providing the following responses:

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

Proposed is (419) multifamily residential units across eight (8) apartment buildings. A central amenity space is proposed with a clubhouse and resort-style pool. Additionally, this project includes continuing development of the pedestrian parkway from International south to Donella with buildings oriented along the parkway to further activate the space.

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

This currently vacant parcel was created as part of Bloom Filing One. Surrounding roads and infrastructure will be developed as part of Bloom Filing One and be in place by the time development of this next Bloom residential development begins.

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

The plan builds off surrounding vehicular circulation developed as part of the Mulberry & Greenfield PUD Master Plan and the Bloom Filing One Plat and BDR. Access to the site is achieved via Greenfields Drive to the East, and Aria to the West, with a potential EVA only access provided to the north on International Drive. As previously mentioned, this next development will continue the pedestrian parkway started in Filings One and Two and continues it along Aria from International Boulevard on the north to Donella on the south. Pedestrian circulation is provided by protected sidewalks with logical internal circulation and connections provided.

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

The plan calls for the development of 419 apartment units across eight (8) multifamily buildings. The development proposes a mix of studios, one-, and two-bedroom units. Two (2) residential buildings on the south end are envisioned to be 4-story, with the remaining 6 residential buildings proposed at 3-stories. Additionally, the proposal includes a 9,000 SF single-story clubhouse and swimming pool for use by future residents.

Although the architectural design of the units is still in the conceptual phase, we plan to use a mix of architecture and materials to meet the intent of the City's requirements and continue the trend of making Bloom a high-quality, architecturally diverse/interesting community within Fort Collins.

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

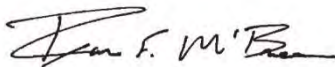
Bloom has been designed to provide a mix of housing types, sizes, densities, and price points. The homes proposed with this next phase are intended to further add to the diversity of the neighborhood.

The proposal offers medium density residential, and each apartment building will offer a variety of unit mixes. The new multi-family residential project also provides a transition between low-density residential and the commercial/mixed use area to the south, as was intended in the Mulberry & Greenfields PUD Master Plan.

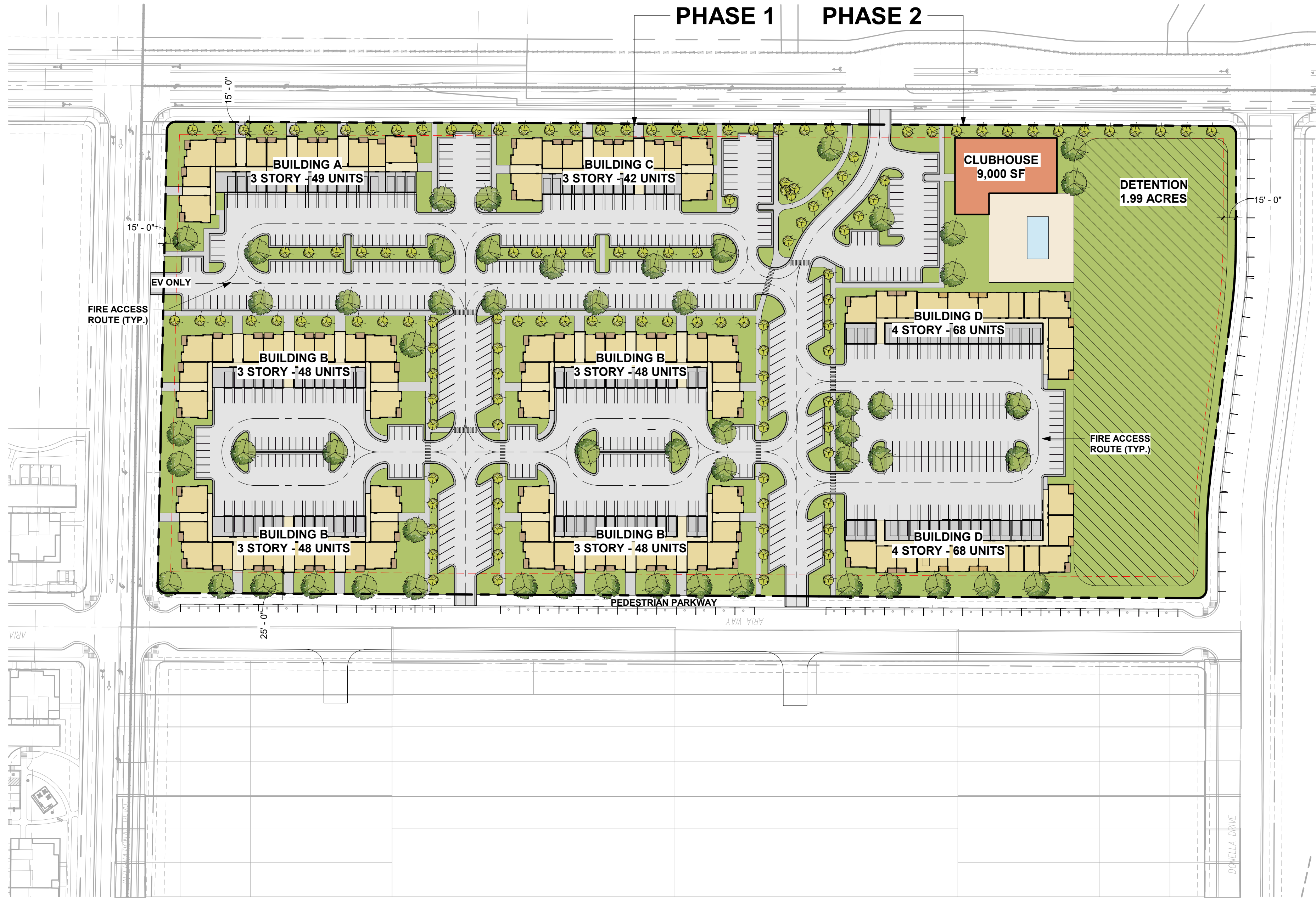
- (f) Is water detention provided? If so, where? (show on site plan)**  
Water detention is conceptually shown in the south portion of the attached concept plan. A detention pond developed as part of Bloom Filing One will serve this development. The proposed detention pond is ~2 acres in size, and the property drains to the south.
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?**  
A detention pond developed as part of Bloom Filing One will serve this development. The proposed detention pond is ~2 acres in size, and the property drains to the south.
- (h) What is being proposed to treat run-off?**  
Run-off is proposed to be treated through water detention. Water detention is conceptually shown in the south portion of the attached concept plan. A detention pond developed as part of Bloom Filing One will serve this development.
- (i) How does the proposal impact natural features?**  
The proposal is being developed as Tract FF, which is part of the larger Bloom Master Plan Community. As such, the area will already be graded, with roads built, and impacts to natural areas will not occur.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**  
There are no existing structures to remain. All new construction will follow PFA requirements for building sprinkler systems.
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**  
We do not believe there are any unusual factors that will impact the development of this parcel.
- (l) Have you previously submitted an application?**  
The developer has submitted applications for the first two filings of this project. Filing One is undergoing the BDR process with the Filing One plat creating this developable parcel and Filing Two is undergoing the PDP process with the City currently.
- (m) What specific questions, if any, do you want addressed?**  
None at this time.

Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,  
Norris Design



Ryan F. McBreen  
Principal



OVERALL UNIT MIX					
UNIT TYPE	UNIT DESCRIPTION	QTY	UNIT AREA	TOTAL AREA	MIX
S1	STUDIO	22	544 SF	11,971 SF	5.3%
S2	STUDIO	10	592 SF	5,917 SF	2.4%
A2	1 BEDROOM / 1 BATH	40	708 SF	28,337 SF	9.5%
A4	1 BEDROOM / 1 BATH	168	732 SF	122,990 SF	40.1%
		208		151,327 SF	49.6%
B2	2 BEDROOM / 2 BATH	52	1,022 SF	53,144 SF	12.4%
B4	2 BEDROOM / 2 BATH	93	1,054 SF	98,043 SF	22.2%
B5	2 BEDROOM / 2 BATH	34	1,079 SF	36,692 SF	8.1%
		179		187,879 SF	42.7%
GRAND TOTAL: 419		419		357,093 SF	100.0%

REQUIRED PARKING PER UNIT TYPE		
STUDIO	1 BD	2 BD
1.5	1.5	1.75

TOTAL REQUIRED PARKING PER UNIT TYPE			
STUDIO PARKING	1 BD PARKING	2 BD PARKING	TOTAL
48	312	314	674

SITE PLAN - OVERALL PARKING PROVIDED	
PARKING TYPE	COUNT
ANGLED	77
COMPACT SURFACE	199
ON STREET PARALLEL	67
SURFACE	213
TUCK UNDER	119
GRAND TOTAL	675

\*TANDEM NOT COUNTED IN TOTALS

RESIDENTIAL PARKING RATIO				
COUNT	UNIT COUNT	PARKING PER UNIT	BED COUNT	PARKING PER BED
675	419	1.61	598	1.13

PHASE 1 UNIT MIX					
UNIT TYPE	UNIT DESCRIPTION	QTY	UNIT AREA	TOTAL AREA	MIX
S2	STUDIO	10	592 SF	5,917 SF	3.5%
		10		5,917 SF	3.5%
A4	1 BEDROOM / 1 BATH	168	732 SF	122,990 SF	59.4%
		168		122,990 SF	59.4%
B4	2 BEDROOM / 2 BATH	71	1,054 SF	74,850 SF	25.1%
B5	2 BEDROOM / 2 BATH	34	1,079 SF	36,692 SF	12.0%
		105		111,541 SF	37.1%
GRAND TOTAL: 283		283		240,448 SF	100.0%

REQUIRED UNIT PARKING RATIOS				
STUDIO PARKING	1 BR PARKING	2 BR PARKING	GUEST PARKING	
1.5	1.5	1.75	0%	

PHASE 1 - REQUIRED PARKING PER UNIT TYPE			
STUDIO PARKING	1 BD PARKING	2 BD PARKING	TOTAL
15	252	184	451

SITE PLAN - PHASE 1 PARKING PROVIDED	
PARKING TYPE	COUNT
ANGLED	52
COMPACT SURFACE	150
ON STREET PARALLEL	26
SURFACE	141
TUCK UNDER	83
GRAND TOTAL	452

\*TANDEM NOT COUNTED IN TOTALS

RESIDENTIAL PARKING RATIO PHASE 1				
COUNT	UNIT COUNT P1	PARKING PER UNIT	BED COUNT P1	PARKING PER BED
452	283	1.60	388	1.16

PHASE 2 UNIT MIX					
UNIT TYPE	UNIT DESCRIPTION	QTY	UNIT AREA	TOTAL AREA	MIX
S1	STUDIO	22	544 SF	11,971 SF	16.2%
		22		11,971 SF	16.2%
A2	1 BEDROOM / 1 BATH	40	708 SF	28,337 SF	29.4%
		40		28,337 SF	29.4%
B2	2 BEDROOM / 2 BATH	52	1,022 SF	53,144 SF	38.2%
B4	2 BEDROOM / 2 BATH	22	1,054 SF	23,193 SF	16.2%
		74		76,337 SF	54.4%
GRAND TOTAL: 136		136		116,645 SF	100.0%

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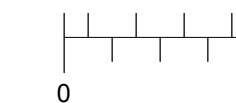
PHASE 2 - REQUIRED PARKING PER UNIT TYPE			
STUDIO PARKING	1 BD PARKING	2 BD PARKING	TOTAL
33	60	130	223

SITE PLAN - PHASE 2 PARKING PROVIDED	
PARKING TYPE	COUNT
ANGLED	25
COMPACT SURFACE	49
ON STREET PARALLEL	41
SURFACE	72
TUCK UNDER	36
GRAND TOTAL	223

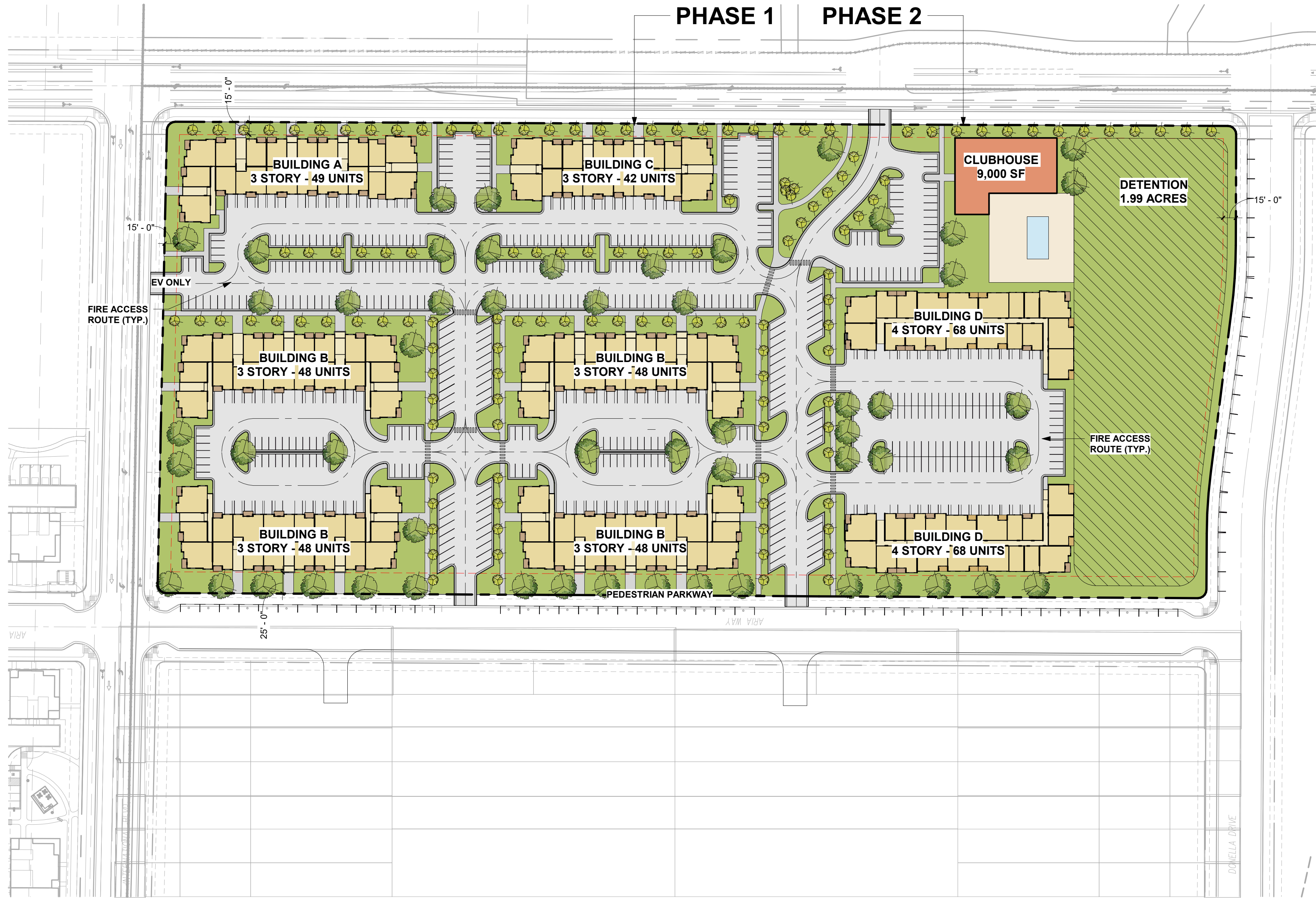
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RESIDENTIAL PARKING RATIO PHASE 2				
COUNT	UNIT COUNT P2	PARKING PER UNIT	BED COUNT P2	PARKING PER BED
223	136	1.64	210	1.06

SCALE: 1" = 80'







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