Conceptual Review Agenda

Schedule for 09/15/22

Meetings hosted via Zoom Web Conferencing

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.	Planner: Kai Kleer Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras					

Bloom - Filing Four Multi-Family Residential



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 FOR 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 thereod, 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 users or neitity.







Development Review Guide – STEP 2 of 8 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 ____

Project Address (parcel # if no address) _____

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

Business Name	(if applicable)			
Applicant Mailin	g Address			
Phone Number		E-mail Address		
Basic Descript	ion of Proposal (a deta	ailed narrative is also required)		
Zoning	Proposed Use	Exist	ing Use	
Total Building S	quare Footage	S.F. Number of Stories	Lot Dimensions	
Info available on I	_arimer County's Website:	http://www.co.larimer.co.us/assessor/ uality, color photos of all sides of the s	query/search.cfm	
Info available on I	FC Maps: http://gisweb.fcg	Yes Dov.com/redirect/default.aspx?layerThe	eme=Floodplains	
		pavement, or etc. that will cover existi		S.F. ed 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?
 - (I) 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
- (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.

- (I) 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

en F. M'Ben

not occur.

Ryan F. McBreen Principal







						_			_				
				0\	/ERALL	. UNIT			-				
		UNIT TYPE	U	NIT DESCRI	PTION	QTY	UNIT AREA	TOTA					
		S1	STUD			22	544 SF	11,971 S	SF 5.3%	_			
		S2	STUD	10		10 32	592 SF	5,917 SF 17,887 S		_			
		A2		ROOM / 1 BA		40	708 SF	28,337 5	SF 9.5%	6			
		A4	1 BED	ROOM / 1 BA	ATH	168 208	732 SF	122,990 151,327					
		B2	2 BED	ROOM / 2 BA	ATH	52	1,022 SF						
		B4 B5		ROOM / 2 BA		93 34	1,054 SF						
		50				179	1,079 36	187,879					
		GRAND T	OTAL: 4	19		419		357,093	SF 100.0%	6			
				REQUIRE		NG PER		PE					
		STUE			1 BD 1.5			2 BD 1.75		_			
		1.0											
		STU		TOTAL REQU			2 BD		OTAL	-			
		PARKIN		PARł	KING		ARKING			4			
		4	ŏ	31	2		314		674				
			SITE	PLAN - O	VERALL	PAR	KING F	ROVIDE	D				
		P ANGLED	ARKING TYPE					UNT 7		-			
		COMPAC	COMPACT SURFACE				1	99		1			
	ON STREET PAR				ALLEL)7 12		_			
		SURFACE				213 119				-			
		GRAND T	OTAL				6	75					
		*TANDEN			TOTALS					_			
							G RATIO	DAI					
		COUNT	UNIT		Parking Unit		BED CO		RKING PER BED				
		675	419		1.61	5	598		1.13				
	PHASE		X						PHAS	E 2 UNI	T MIX		
UNIT TYPE	UNIT DESCRIPTION		JNIT REA	TOTAL AREA	МІХ		UNIT TYPE		DESCRIPTIO		AREA	TOTAL AREA	MIX
62	STUDIO	10 592 10		5,917 SF 5,917 SF	3.5% 3.5%	S1		STUDIO		22 22	544 SF	11,971 SF 11,971 SF	16.2% 16.2%
\4	1 BEDROOM / 1 BATH	168 732	SF	122,990 SF	59.4%	A2	2	1 BEDROC	M / 1 BATH	40	708 SF	28,337 SF	29.4%
34	2 BEDROOM / 2 BATH	168 71 1,0		122,990 SF 74,850 SF	59.4% 25.1%	B2	,		M / 2 BATH	40 52	1,022 SF	28,337 SF 53,144 SF	29.4% 38.2%
54 35	2 BEDROOM / 2 BATH 2 BEDROOM / 2 BATH		79 SF	36,692 SF	12.0%	B4			M / 2 BATH	22	1,022 SF	23,193 SF	16.2%
	OTAL: 283	105 283		111,541 SF 240,448 SF	37.1% 100.0%	G	RAND TO	TAI · 136		74 136		76,337 SF 116,645 SF	54.4% 100.0%
	, <u>.</u> . 200	200		- 10,770 01	100.070			.,		100	1		100.070
OTUBIC													
01111111	PARKING 1 BR PARKING .5 1.5	2 BR PARK 1.75	ING	GUEST PAF	RKING	5	STUDIO PA		1 BR PARKI 1.5		PARKING 1.75	GUEST PA 0%	RKING
STUDIO I 1.													
					1	· · · ·						TYPE	
1.	PHASE 1 - REQUIRED P	1					OTUP			ED PARKI			
1. STUD PARKI	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING	2 BD PARKIN		ΤΟΤΑΙ	_		STUD PARKI	IO	1 BD PARKING		2 BD PARKING	тот	
1. STUE	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING	2 BD			-			IO	1 BD		2 BD		
1. STUD PARKI 15	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING 5 252 SITE PLAN - PHASE	2 BD PARKIN 184	ig G PR(TOTAI 451 DVIDED	-		PARKI 33		1 BD PARKING 60		2 BD PARKING 130	0 VIDED	
1. STUE PARKI 15	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING 5 252	2 BD PARKIN 184	IG G PR(COUN	TOTAI 451 DVIDED	-		PARKI 33 S	IO NG	1 BD PARKING 60		2 BD PARKING 130 RKING PR COU	TOT 22 OVIDED	
1. STUD PARKI 15 PANGLED	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING 5 252 SITE PLAN - PHASE	2 BD PARKIN 184	IG G PR(COUN 52 150	TOTAI 451 DVIDED	-		PARKI 33 (PA NGLED		1 BD PARKING 60		2 BD PARKING 130	0VIDED	
1. STUE PARKI 15 PANGLED COMPACT DN STREE	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING SITE PLAN - PHASE ARKING TYPE SURFACE ET PARALLEL	2 BD PARKIN 184	IG G PR(COUN 52 150 26	TOTAI 451 DVIDED	-	00 10	PARKI 33 PA VGLED DMPACT S		1 BD PARKING 60 AN - PHAS		2 BD PARKING 130 RKING PR COU 25 49 41	TOT 22 OVIDED	
1. STUE PARKI 15 PANGLED COMPACT ON STREE SURFACE	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING SITE PLAN - PHASE ARKING TYPE I SURFACE ET PARALLEL	2 BD PARKIN 184	IG G PR(COUN 52 150	TOTAI 451 DVIDED	-		PARKI 33 PA NGLED DMPACT 3	IO NG SITE PLA RKING TYP SURFACE PARALLE	1 BD PARKING 60 AN - PHAS		2 BD PARKING 130 RKING PR COU 25 49	0VIDED	
1. STUE PARKI 15 PANGLED COMPACT ON STREE SURFACE FUCK UNE	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING SITE PLAN - PHASE ARKING TYPE I SURFACE ET PARALLEL DER	2 BD PARKIN 184	IG G PR(COUN 52 150 26 141	TOTAI 451 DVIDED	-		PARKI 33 PA VGLED DMPACT S N STREET JRFACE	IO NG BITE PLA RKING TYP SURFACE PARALLE ER	1 BD PARKING 60 AN - PHAS		2 BD PARKING 130 RKING PR 25 49 41 72	0VIDED	
1. STUE PARKI 15 PANGLED COMPACT ON STREE SURFACE FUCK UNE GRAND TO	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING SITE PLAN - PHASE ARKING TYPE I SURFACE ET PARALLEL DER DTAL DEM NOT COUNTED IN TOTAL	2 BD PARKIN 184 1 PARKIN	NG G PR(COUN 52 150 26 141 83 452	TOTAI 451 DVIDED T			PARKI 33 PA VGLED DMPACT S N STREET JRFACE JCK UNDE RAND TO	SURFACE	1 BD PARKING 60 AN - PHAS PE	SE 2 PAF	2 BD PARKING 130 RKING PR 25 49 41 72 36 223	OVIDED	
1. STUE PARKI 15 PANGLED COMPACT ON STREE SURFACE FUCK UNE GRAND TO	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING SITE PLAN - PHASE ARKING TYPE ISURFACE ET PARALLEL DER OTAL DEM NOT COUNTED IN TOTARESIDENTIAL PAR	2 BD PARKIN 184 1 PARKIN	IG G PR(52 150 26 141 83 452 PHASE	TOTAI 451 DVIDED T			PARKI 33 PA VGLED DMPACT S N STREET JRFACE JCK UNDE RAND TO	IO NG SITE PLA RKING TYP SURFACE PARALLE ER TAL EM NOT CO RE	1 BD PARKING 60 AN - PHAS PE	SE 2 PAF	2 BD PARKING 130 RKING PR 25 49 41 72 36 223 RATIO PHASE	TOT 22 OVIDED NT	3
1. STUE PARKI 15 PANGLED COMPACT ON STREE SURFACE FUCK UNE GRAND TO	PHASE 1 - REQUIRED P DIO 1 BD ING PARKING 5 252 SITE PLAN - PHASE ARKING TYPE I SURFACE ET PARALLEL DER DTAL DEM NOT COUNTED IN TOT	2 BD PARKIN 184 1 PARKIN ALS KING RATIO PER BED C	IG G PR(52 150 26 141 83 452 PHASE	TOTAI 451 DVIDED T	6 PER		PARKI 33 PA VGLED DMPACT S N STREET JRFACE JCK UNDE RAND TO	IO NG SITE PLA RKING TYP SURFACE PARALLE ER TAL EM NOT CO RE	1 BD PARKING 60 AN - PHAS PE L DUNTED IN 1 SIDENTIAL I JNT PARKI	SE 2 PAF	2 BD PARKING 130 RKING PR 25 49 41 72 36 223	OVIDED	3 G PER D

N

CONCEPT SITE PLAN









				0	VERALL	UNIT	ГМІХ						
			JNIT YPE	UNIT DESCR	IPTION	QTY	UNIT AREA	TOTAL AREA	МІХ				
		S1	STU			22	544 SF	11,971 SF					
		S2	STUI	010		10 32	592 SF	5,917 SF 17,887 SF	2.4%				
		A2 A4		DROOM / 1 B		40	708 SF	28,337 SF					
		A4	1 BE	DROOM / 1 B	АІН	168 208	732 SF	122,990 SF 151,327 SF					
		B2 B4		DROOM / 2 B DROOM / 2 B		52 93	1,022 SF 1,054 SF						
		B5		DROOM / 2 B		34	1,079 SF	36,692 SF	8.1%				
		GR/	AND TOTAL:	419		179 419		187,879 SF 357,093 SF					
				REQUIR	ED PARKIN	IG PER	R UNIT TYF	PE					
			STUDIO 1.5		1 BD 1.5			2 BD 1.75					
				TOTAL REQ		RKING	PER UNIT						
			STUDIO PARKING		BD KING		2 BD ARKING	TO	TAL				
			48		12	,	314	67	74				
			SITE	PLAN - O	VERALL	. PAR	KING P	ROVIDED)				
		ANC	PARKIN GLED	G TYPE			CO						
		CO	MPACT SURF				19 6	99					
	ON STREET PARALLE SURFACE						2	3					
			TUCK UNDER GRAND TOTAL				1 ² 67						
		*TA	NDEM NOT		ITOTALS								
					DENTIAL P PARKING I		G RATIO	PARK					
			DUNT UN	T COUNT	UNIT 1.61		BED COL 598	INT I	BED 1.13				
					-					0 I INIIT			
UNIT				TOTAL	MIX		UNIT		PHASE			TOTAL	MIX
TYPE S2	UNIT DESCRIP	TION QT	* AREA 592 SF	AREA 5,917 SF	MIX 3.5%	S	TYPE		SCRIPTION	22	AREA 544 SF	AREA 11,971 SF	16.2%
		10	700.05	5,917 SF	3.5%					22	700.05	11,971 SF	16.2%
A4	1 BEDROOM / 1 BAT	ГН 168 168	732 SF	122,990 SF 122,990 SF	59.4% 59.4%	A	2	1 BEDROOM	/1BATH	40	708 SF	28,337 SF 28,337 SF	29.4% 29.4%
B4 B5	2 BEDROOM / 2 BAT 2 BEDROOM / 2 BAT		1,054 SF 1,079 SF	74,850 SF 36,692 SF	25.1% 12.0%	B2 B4		2 BEDROOM 2 BEDROOM		52 22	1,022 SF 1,054 SF	53,144 SF 23,193 SF	38.2% 16.2%
		105	1,075 01	111,541 SF	37.1%					74	1,004 01	76,337 SF	54.4%
GRAND TO	OTAL: 283	283		240,448 SF	100.0%	G	RAND TOT	AL: 136		136		116,645 SF	100.0%
STUDIO -	REQUIRE		ING RATIOS PARKING	GUEST PA		REQUIRED UNIT PARKING RATIOS STUDIO PARKING 1 BR PARKING 2 BR PARKING GUEST					GUEST PA		
	I.5 1.5		1.75	0%	RKING		1.5		1.5		1.75	GUEST PA 0%	
	PHASE 1 - REQU	IRED PARKIN	G PER UNIT	ТҮРЕ				PHASE 2	- REQUIRED	PARKIN		ГТҮРЕ	
STUE PARK			2 BD ARKING	ΤΟΤΑ	L		STUD PARKI		1 BD PARKING		2 BD PARKING	тот	AL
15			184	451			33	NG	60	F	130	22	3
	SITE PLAN - PH	ASE 1 PAR							N - PHASE	2 PAR			
P ANGLED	PARKING TYPE		COU 52			A	PA NGLED	RKING TYPE			25		
COMPACT	T SURFACE ET PARALLEL		150)		С	OMPACT S	OURFACE			49)	
SURFACE			14	1		SI	URFACE				72		
TUCK UNE			83 452				JCK UNDE RAND TOT				36 223		
*TANE		N TOTALS					*TANDE	м нот сои		ALS			
	RESIDENTIA	AL PARKING F	ATIO PHASE	E 1				RESI	DENTIAL PAF	RKING R	ATIO PHASE	2	
							ļ					DADVIN	
COUNT 452	UNIT COUNT PAI P1 283	UNIT	BED COUNT P1 38	PARKIN BE	D		COUNT 223	UNIT COUN P2	IT PARKING UNIT 1.64	-	P2	PARKIN BE	D

N



