

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

3/9/2023 10:15 AM

Project Name

Shops at Tenney Court

CDR230016

Applicant

Shannon Doyle

970-672-6570

sdoyle@spdarchitecture.com

Planner: Katelyn Puga

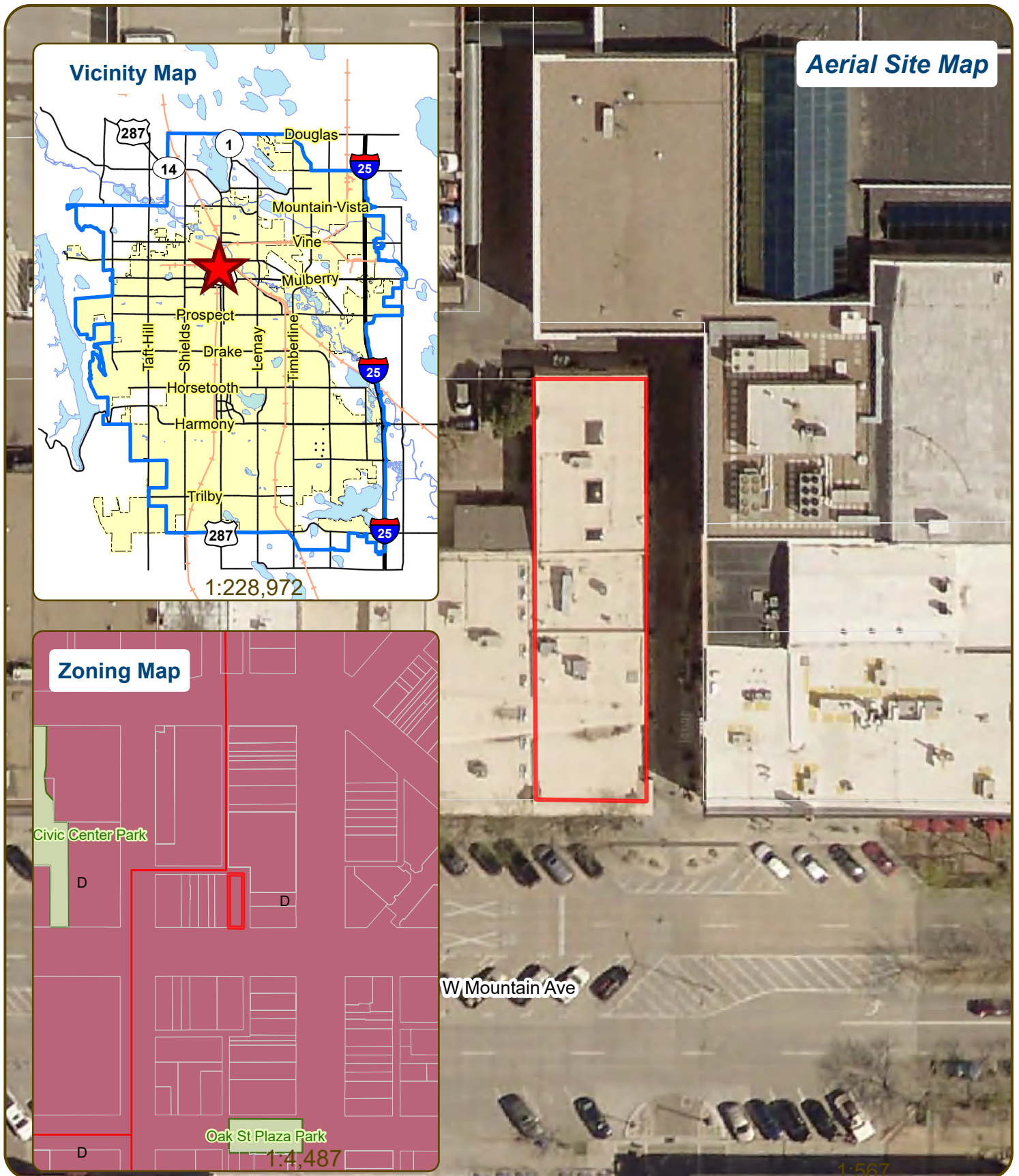
Engineer: Sophie Buckingham

DRC: Todd Sullivan

Description

This is a request for façade and entryway improvements at 126a W Mountain Ave (parcel # 9711405048). The applicant is proposing a facade remodel along the north and east facades of Tenney Court Alley along with a new ADA ramp and platform. Access is taken from Tenney Court Alley to the east. The site is approximately 0.04 miles west of N College Ave and directly north of W Mountain Ave. The property is within the Downtown District (D) - Historic Core Subdistrict zone district and the project would be subject to Minor Amendment review.

Shops at Tenney Court Façade Improvements Minor Amendment



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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.

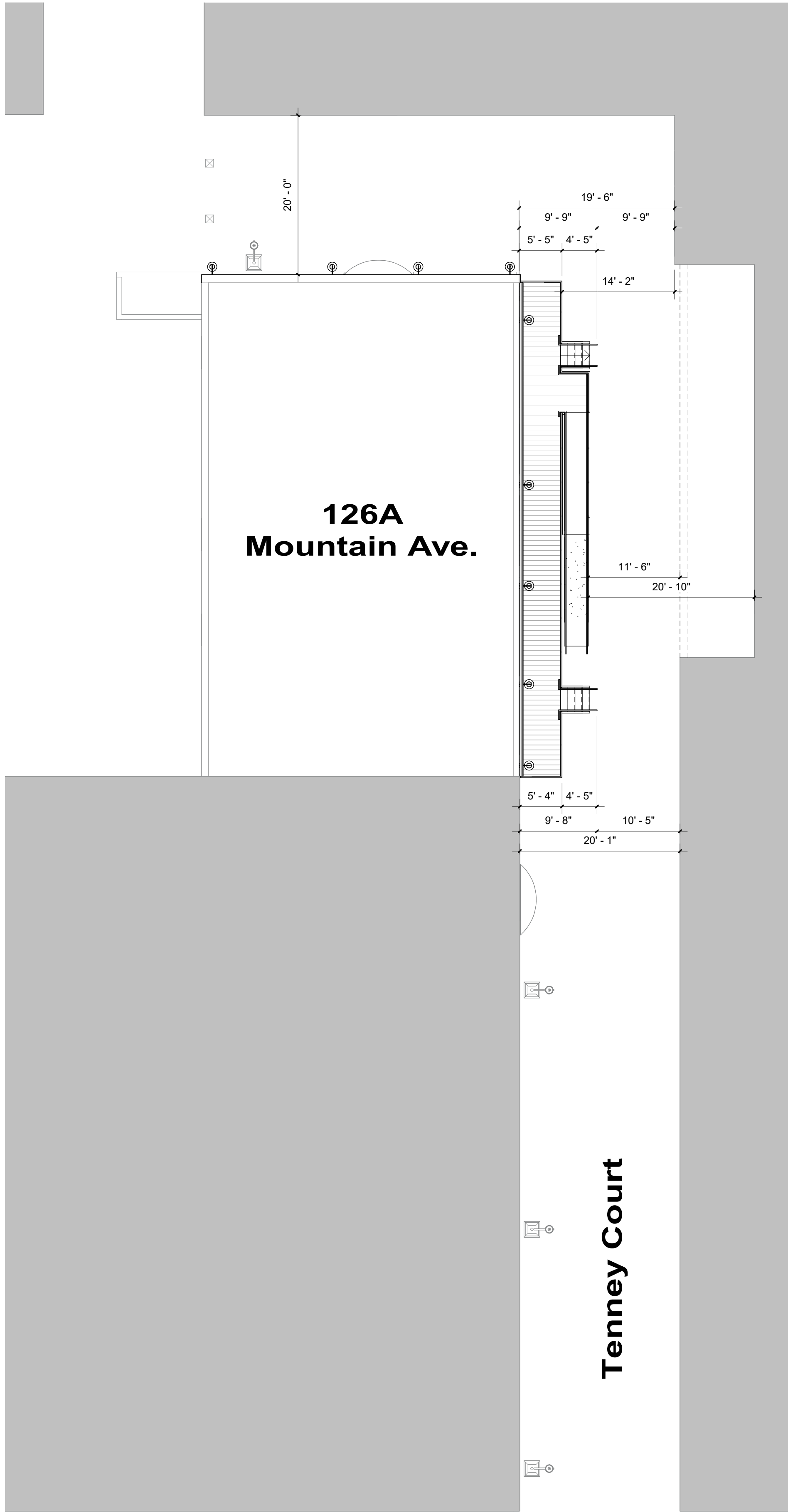
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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:

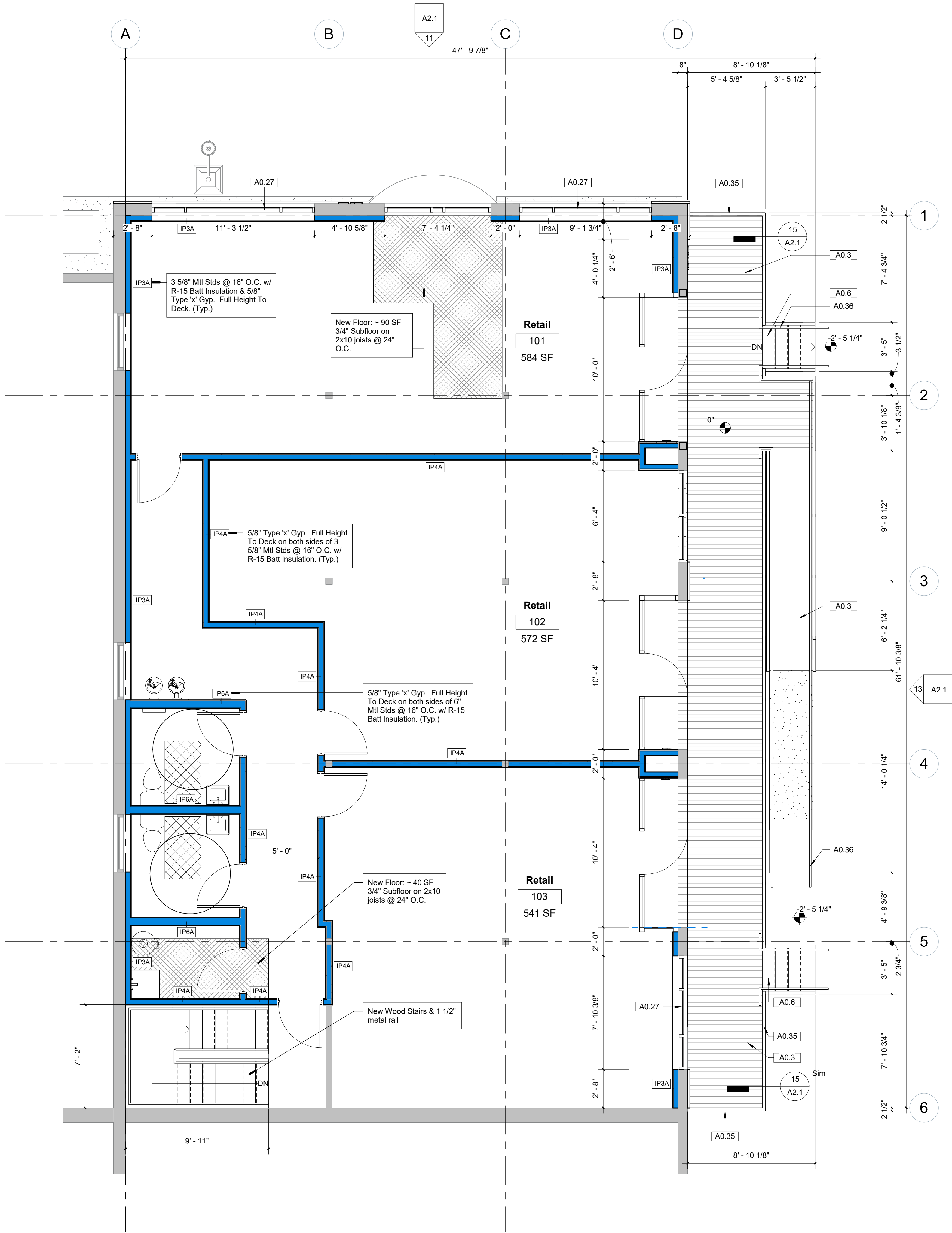
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



Mountain Ave.



9 Level 1
1/4" = 1'-0"



General Notes	
#	Keynote Text
A0.3	Safe-T-Span Pedestrian Pultruded Grating
A0.6	Open Riser Stair W. C Channel Stringer - Paint.
A0.27	Dark Bronze Aluminum Storefront System W/ 1" Low E IGU
A0.35	3/4" X 3" Steel Top Rail
A0.36	1 1/2" OD Handrail

Keynotes	
#	Keynote Text

Revision Schedule		
#	Date	Desc.

Job Number: 22/010
Drawn By: SPD
Project Issue Date: 3 Nov 2022
Current Sheet Issue Date: 1 Mar 2023

Facade Remodel
126a Mountain Ave.
Fort Collins, CO

First Floor Plan

A1.1



970 | 672 | 6570
Fort Collins, CO 80525

Schematic Design

8 February 2023

Shops at Tenney Court

126a MOUNTAIN AVE.
FORT COLLINS, CO 80524

PROJECT NARRATIVE

NAVRATIVE

126a Mountain Ave. is located on the north-east corner of Tenney Court and, along with the Galleria entrance, creates a gateway to Mountain Ave. Pedestrians parking in the garage just to the north use Tenney Court for quick access to all that Old Town has to offer. The Galleria building has ground level windows and material changes that creates a human scale feel. In contrast, plain facades of 126a, by means of flat, single material surfaces, gives an stale warehouse feel. This is enhanced by the openings being minimally located or up high.



DESIGN INTENT



Our project, The Shops at Tenney Court, seeks to create boutique retail shops along the alley to provide the finishing piece to the gateway. We propose a facade remodel that would remove the existing EFIS to expose the original brick. Large storefront windows would be cut into the facade to engage the alley and the boutique shops within. Fiber cement panels would introduce a different material to provide facade variation.

The existing Use of the building is Office and in order to create the retail shops, a Change of Use will be required. Due to this change, accessible entrances become a major element. The main level of the building is roughly 30 inches above the alley and an accessible entrance is not provided. Our project also proposes a stair and ramp system so that each space would have the code required accessibility. This system is located tight to the eastern facade which is also the same location as below ground electrical lines. Based on earlier communications with several City departments, special care has been given to this system and it will be designed to be completely removable so that access can be maintained.



RENDERING



Site Plan

RENDERING



North Facade @ 4:00pm

RENDERING



East Facade @ 11:00am

RENDERING



Bird's Eye East Facade @ 11:00am

RENDERING



South from platform @ 11:00am

LIGHTS



WALL SCONCE

MANUFACTURER: BROWNLEE LIGHTING

PRODUCT: PENNY-OD CANTILEVER

COLOR: BLACK

DRAWING TAG:

NOTES: LED

LIGHTS



TIVOLI LIGHT

MANUFACTURER: TIVOLI

PRODUCT: ADAPT COMMERCIAL STRING LIGHT

COLOR: CORD: BLACK
GLOBE: BRENDA

DRAWING TAG:

NOTES:

MATERIALS



STOREFRONT

MANUFACTURER: TUBELITE

PRODUCT: TU24000

COLOR: BLACK

DRAWING TAG:

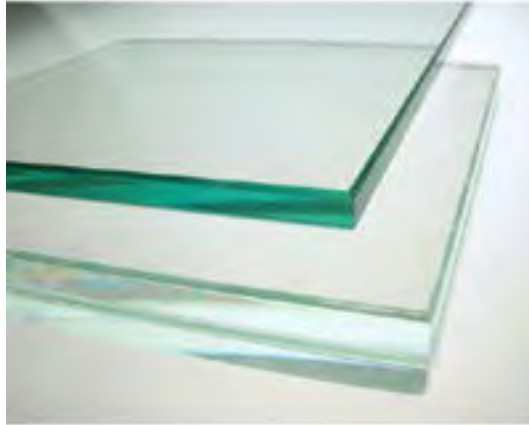
NOTES:

MATERIALS

Performance Data Comparisons

Assumed Configuration:	VLT	SHGC
Solarban® Glass	44	0.18
Solarban® 90 (2) Solarban® + Clear	20	0.17
Solarban® + Solarban® 90 (2) Clear	68	0.29

(Assumed: applications on a 100% translucent glass substrate)



GLASS

MANUFACTURER: VITRO ARCHITECTURAL GLASS

PRODUCT: SOLARBAN 90

COLOR: GRAY

DRAWING TAG:

NOTES:

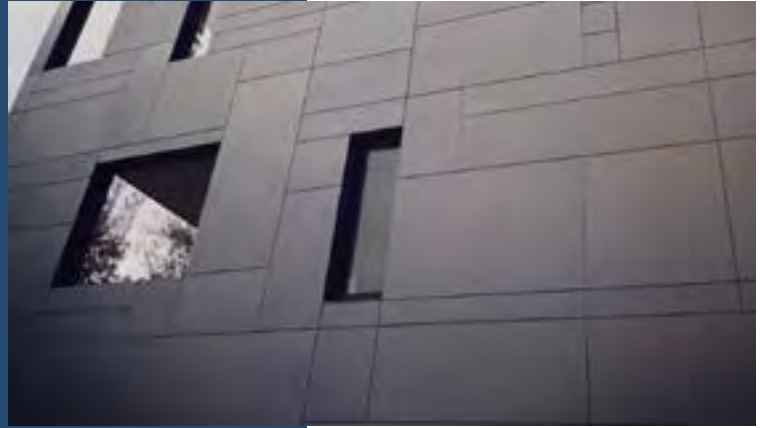
MATERIALS

SW 6531

Indigo

Interior / Exterior

Location Number: 17B-C7



FIBER CEMENT PANELS

MANUFACTURER: JAMES HARDIE

MODEL NUMBER: HARDIE ARCHITECTURAL PANEL - FINE SAND

COLOR: SHERWIN WILLIAMS - INDIGO SW6531

DRAWING TAG:

NOTES:

MATERIALS



PLATFORM FLOORING

MANUFACTURER: GRAINGER

MODEL NUMBER: 873040

COLOR: DARK GRAY

DRAWING TAG:

NOTES: SAFE-T-SPAN; 60" SPAN X 3' X 1"

MATERIALS



METAL PANELS

MANUFACTURER: BERRIDGE

MODEL NUMBER: HC-16 WALL PANEL

COLOR: BLACK

DRAWING TAG:

NOTES: 7/8" CORRUGATED

MATERIALS



RAILINGS

MANUFACTURER: FORTRESS RAILING PRODUCTS

MODEL NUMBER: Fe26+

COLOR: SHERWIN WILLIAMS - IRON ORE SW7069

DRAWING TAG:

NOTES: TOP RAIL AT 42" AFF MINIMUM