

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

5/17/2023 8:30 AM

Project Name

Foothills Redevelopment

PDR230002

Applicant

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Planner: Jenny Axmacher

Engineer: Sophie Buckingham

DRC: Tenae Beane

Description

This is a request for an Overall Development Plan for the redevelopment of the Foothills Mall.

(parcels #9725335014, 9725331913, 9725335015, 9725331914, 9725330015, 9725331916, 9725330016, 9725330017, 9725331917, 9725336910, 9725335007, 9725335022, 9725335001, 9725335009, 9725335021, 9725335010, 9725335002).

The applicant team seeks to convert a traditional indoor mall into a walkable, mixed-use destination featuring abundant open spaces for communal gatherings, and a community-driven approach. Proposed uses include commercial, retail, office, and residential. The site is directly east of S College Ave and approximately 0.19 miles no of E Horsetooth Rd. The property is within the General Commercial District (C-G) zone district and is part of the Transit-Oriented Development (TOD) Overlay Zone, and is subject to Overall Development Plan (ODP) review.



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 (\$1,000)** _____

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)

- 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



Site Location



PROJECT VISION

Foothills seeks to convert a traditional indoor mall into a vibrant, walkable, mixed-use destination featuring abundant open spaces for communal gathering, a design palette inspired by nature, and a community-driven approach to enhance how Fort Collins residents live, work, shop and play.

The new Foothills is designed to de-emphasize the car and elevate the pedestrian experience by orienting uses around and along continuous landscaped common areas and integrated amenities. The project will introduce a host of new uses such as retail that is curated for the Fort Collins market, chef-driven cuisine, innovative workspaces, and a variety of residential offerings, all with walkable connection points and year-round programming to embrace Colorado's outdoors and the adventurous spirit of its people.

Foothills mall will undertake an adaptive re-use of several existing mall structures, transforming them to fit into a dynamic mixed-use district with a look and feel that embodies the DNA of the region.

Quick facts:

- +/- 440,000 SF of Commercial Space (unique retail and F&B mix)
- +/- 70,000 SF of New Office/Workplace Opportunities
- +/- 11 Acres of proposed open space with trails and amenities
- Up to 750 estimated residential units (flats, townhomes, brownstones, condos, apartments)

CURRENT USES

Exhibits to reference: Existing Site - Remove / Preserve, Land Fill Diverting and Existing Site Photos

The Foothills Mall is currently home to commercial/retail uses as well as the Cinemark movie Theater and the Fort Collins Activity Center (FAC). Within the area of redevelopment approximately half of the existing buildings will remain, with portions of the larger indoor mall being removed for an open air experience. The project seeks to incorporate sustainable minded redevelopment by actively working to divert materials from the landfill by focusing on deconstruction rather than demolition.

SUSTAINABILITY

Exhibits to reference: Existing Site - Remove / Preserve, Landfill Diverting

Project sustainability with adaptive re-use of the existing structures and landfill diversion with deconstruction techniques are foundational goals for the Foothills project and will drive much of the thought process as the project moves forward.

Utilizing deconstruction techniques instead of typical demolition and haul off of the site will reduce not only the impact on our local landfills, but also showcase how existing materials (light poles, stone veneers, asphalt, artificial turf etc.) can be reused in new way to reduce the burden on our earth resources. Items that cannot be re used on site can be donated to entities such as Habitat for Humanity (building materials, lights) and City of Fort Collins (transplanted trees) for reuse within the community creating positive and lasting impact.

Architecturally, the project will strive to source materials locally and ensure the building enclosures are well detailed. Energy modeling will occur throughout the design process to drive system selections for each of the buildings. The project will target LEED ND certification from a district-wide perspective, which will set the stage for TBD LEED and/or WELL certifications for individual buildings. The design team is working to establish measurable sustainability goals focused on fostering community, reducing the project's carbon footprint, and managing the collection, uses and re-use of water.

PROPOSED ENTITLEMENT PROCESS

Exhibits to reference: Entitlement Phases

The Foothills redevelopment is envisioned to go through several City process in order to reach full build out. The northwest portion of the existing Foothills development (contains Ross, Nordstrom Rack, Ulta, etc) is not anticipated to be redeveloped. This portion will not be included in any ODP or future PDP submittals.

Current PDR submittal: The entirety of the redevelopment site is being presented with this current PDR submittal in order to receive feedback from City staff on the overall approach and direction of the proposed site.

ODP: The boundary as noted on the exhibit as "ODP extents" will be included in the ODP. This submittal will define planning areas as well as their associated uses, density ranges and maximum buildings heights, proposed street pattern as well as pedestrian open spaces and corridors.

The team is currently working through the PDP scope of the project. If the site is divided into two PDP process the scope for each will be as listed below.

PDP 1: The first PDP will capture all of the proposed retail/office buildings, mixed-use building, the main pedestrian spine as well as all of the new streets and street realignments. The west parking area will also be reconfigured as part of this submittal.

PDP 2: The second PDP will include all the residential buildings and Linear Park.

PROPOSED USE AND SITE IMPROVEMENTS

Exhibits to reference: Master Plan, Linear Park Enlargement Plan, Building Uses, Open Space

The Foothills Redevelopment will continue to include commercial/retail uses, Cinemark movie theater and FAC, as well as add office space and a mix of multi-family housing, including both rental and for-sale options. A significant portion of the interior of the site will be re-purposed as large, landscaped pedestrian corridors and gathering spaces offering a large lawn area and stage for outdoor concerts, natural play features for children, abundant seating and communal areas, firepits, and a new linear park that will feature serve as a unifying circulation element for the site and feature a range of outdoor amenities, including a climbing wall, art, bike path, community gardens, games, and dog park. Overall, the site adds an additional 6.8 acres of useable open space from the existing conditions.

COMPATIBILITY WITH SURROUNDING AREA

Exhibits to reference: Building Stories, Building Heights, Adjacent Uses

The area surrounding Foothills is primarily multi-family housing (Cycle Apartments) to the north and east. Additional commercial/retail area is located north of the area of redevelopment. To the south existing office and retail space is located. The proposed site plan considers these existing uses, building heights, and street connections in order to create a thoughtful and meaningful development pattern across the area. The proposed buildings step down from the epicenter of the site out to the edges where existing building heights are considered. Additionally, careful consideration has been made on the materials of both the buildings as well as the site features that are appropriate to the region as well as promote the sustainability vision for the overall project.

ACCESS & CIRCULATION

Exhibits to reference: Access and Circulation - Vehicular, Access and Circulation - Pedestrian and Bikes, Emergency Access

The proposed site plan makes significant circulation changes to the existing street network. All of the streets within the development will remain privately owned and maintained by the metro district and/or MXD Fort Collins LLC and as street-like private drives. Currently, the site has a ring of roadway around a central parking lot area with another interior ring road/drive aisle around the main mall structure.

East Foothills Parkway will see a realignment along the north side of the site in order create a more direct street alignment to the east as well place the roadway over the significant utilities are under the existing parking lot just south of the road. The existing street edge will be left in place (maintaining the existing tree lawn and sidewalk on the south side of the Cycle Apartments) and will transition to an alley for future brownstones that will front the new street alignment.

East Connector Drive will continue with it's current alignment but will see the west flowline of the street brought in to create a two-lane street from its current three lane cross section. This will allow for the west side to see standard street amenities such as a detached sidewalk and tree lawn. These are important features for serving the new residential buildings and increase the pedestrian mobility through the site.

Additional street connections will be added to the site to increase the overall porosity of the development. Central Boulevard functions as the main edge between the retail/commercial core and the residential district. It provides on street parking and a more urban feel with tree grates and planting areas along the fronts of the buildings.

Loop Drive will utilize a portion of existing parking lot drive aisle as it's basis of its alignment before extending from the front of the office building (#14) to the newly realigned East Foothills Parkway. This new street will feature drop-off locations and on-street parking.

Residential Way is also a new street that will connect the larger multi-family building and the brownstones that are located on the north and south sides of East Foothills Parkway. On-street parking will also be provided for residents and visitors.

Access points from public right-of-way will remain as they are currently with several points along all sides of the project area.

SITE DESIGN

Exhibits to reference: Master Plan, Linear Park Enlargement Plan, Access and Circulation - Vehicular, Access and Circulation - Pedestrian and Bikes, Open Space, Adjacent Uses, Building Uses, View: Brewery and Office, View: Lawn and Stage, View: Mall Spine, View: North Entry (Building 11), View: Office (Building 14)

The overall site plan takes into account existing adjacent uses, current on site uses that are to remain and then seeks to introduce additional open space and complimentary uses to create a dynamic, walkable, and fully connected site. Primarily the west side of the site continues to serve retail and commercial uses, while also adding office space. The east side of the site maintains a large residential area that targets a range of market levels and age groups.

Both the retail/commercial and residential uses are organized by two intersecting pedestrian open space zones. These areas boast a wide range of amenities for drawing and supporting a vibrant community gathering space. A permanent stage, seating areas, great lawn and native plantings create a space for large and small events. The south end of the pedestrian spine (in front of Cinemark) provides a large area for food trucks to park for additional eating options during events along with space for local farmers markets and other special events. Fire pits and shade structures as well as overhead protection make this space useable and enjoyable throughout the year.

The residential linear park creates a space for not only the residents of the adjacent multi-family buildings, but also the general public. The Fort Collins Activity Center (FAC) will remain in place with its overhead connection to the adjacent parking garage. The current interior entry will remain in place, but will be accessed from the outside once the surrounding mall is removed around the FAC. Dynamic art work, climbing walls and a large lawn will activate the tunnel area between the FAC and garage. The linear park will also provide small gathering areas with unique and moveable furniture that can be used for social gatherings as well as opportunities for those seeking an outdoor experience for study or work. Active recreation will be provided on the north end of the park with amenities such as a dog park garden areas, outdoor game tables and areas for slack lines. Residential units fronting the park will have private patio areas to enjoy the outdoor activities and pedestrians using the wide multi-modal trail through the park.

The existing west parking lot will be reconfigured to create a more user-friendly experience as well as strengthen the pedestrian and bike connections between the College Ave underpass/MAX retail heart of the project along with providing more thoughtfully placed bike parking and infrastructure.

PARKING

Exhibits to reference: Parking Locations

The existing west parking lot will be reconfigured to improve ease of parking by creating two-way drive aisles and 90 degree parking. The realignment will maintain all existing trash and recycling enclosures in place and will also add 126 additional vehicle parking spaces. This parking area will continue to provide commercial parking for the project. The ground floor of the existing parking garage will also be available for commercial users.

Parking garage levels 2-4 will take a shared parking approach to provide for office and residential uses. Residential uses will also have areas of podium parking, unit garages and surface lots. A comprehensive parking memo and approach will be provided at the time of PDP.

ARCHITECTURE

Exhibits to reference: Building Stories, Building Heights, Building Uses, View: Brewery and Office, View: Lawn and Stage, View: Mall Spine, View: North Entry (Building 11), View: Office (Building 14)

General Commercial Character

The overarching design goal for buildings 6-21 is the establishment of a cohesive architectural language that allows for the integration of the existing (modified) structures with proposed new structures into a unified aesthetic and experience, while also balancing a degree of variety and identity for each structure.

Design goals for all structures include maximizing integration with the pedestrian environment, maintaining a human-scale, and maintaining a high degree of texture and detail that avoid the flat appearance of a typical commercial building.

Gables and other roof forms, where practical and appropriate, are being considered as repeated elements that tie structures across the site together. Single-story retail masses are proposed to be articulated through massing and materiality on the level of small clusters of tenants, breaking up existing dominant building masses and allowing the larger buildings to fit into the language of the smaller ones.

High-quality materiality being considered throughout the project includes several shades/textures/patterns of wood siding and shingles, brick masonry, stucco, stone veneer masonry, and architectural metal panels. These materials are selected and applied to ground the project in Northern Colorado, reinterpreting agricultural and mountain vernacular treatments. Subtle touches of color modernize these treatments and align them with the adventurous, nonchalant character of Fort Collins. Locally-sourced materiality is being considered wherever possible.

- ~278,629 SF of existing buildings to remain:
 - 143,729 SF – no change (College Ave Shops South, Dick's, Cinemark)
 - 70,100 SF – adaptive reuse of interior mall
 - 64,800 SF – cosmetic improvements (free standing buildings)
- ~ 57,400 SF of new ground-up construction:
 - 29,500 SF – new free-standing buildings
 - 27,900 SF – ground floor of mixed-use buildings

General Residential Character

The design and architectural character of the residential buildings will reflect a modern yet gritty cohesion with the overall design of the new Foothills. Subtle use of natural materials and carefully detailed masonry, the character of the building will reflect today's modern urban living. Subtle hints of traditional materials and details will ensure a timeless architectural presence avoiding stylistic architectural ideas. The residential units will incorporate an asymmetrical rhythm of glazing while incorporating outdoor space at select locations. The base of the buildings will be predominantly masonry with punched openings, organized around stairs and stoops providing private entrances to each. The buildings will establish a clear organization between base, middle and upper story levels. Outdoor patio spaces or balconies will be incorporated to further scale the massing of each of the buildings. Materials will include both masonry with a mix of panelized wall systems recalling the areas context and simple architectural vernacular. Integrated trellis structures will help provide protection and create a sense of individuality between the units.

Below is more information on each individual building and its use and character.

Buildings 1-5 (Existing commercial)

Existing single-story (~25') commercial buildings along College Avenue that are to remain with no proposed modifications to the structures or uses.

Buildings 7 and 10 (Existing commercial)

Existing single-story (~20') buildings proposed to receive only minor modifications of exterior facades, including, but not limited to, glass replacement, new glazed openings, recladding, and new building canopies.

- Portions of existing retail space are contemplated to be converted to food-and-beverage uses.

Buildings 6 and 9

Proposed to be single-story (~20') new ground-up construction consisting of ground floor retail and/or food & beverage.

- These structures will primarily face southwest, presenting an active face toward College Avenue and E Foothills Parkway, mitigating the existing single-sided retail condition (Buildings 7 and 10) and reducing the visibility of the existing loading dock at Dick's Sporting Goods from these streets.
- The structures will also address the project's internal private roads with an active facade
- A new loading area is proposed between the structures to accommodate service and trash needs for this cluster, while minimizing the interruption of the pedestrian environment and the visibility of the loading area.

Building 8

Proposed as a single-story (~30') new structure consisting of ground floor retail and/or food & beverage.

- This structure will aid in framing a gateway to the project from E Foothills Parkway
- Service and trash are proposed to be handled from the existing loading zone at Building 12
- A gable roof is being considered.

Building 11

Proposed as a single-story (~30') new-construction "jewel box," serving as a focal point both at the entry to the project from E Foothills Parkway and as the terminus of an axis between building 11 and 22 (Cinemark).

- This structure will aid in framing a gateway to the project from E Foothills Parkway
- This structure is intended to help set the tone for the project's architectural character, with the potential for: a gabled roof, mass-timber or other exposed structure, and various textures of wood cladding.
- The project team proposes that this structure's active facades primarily face Loop Drive and North Entrance Drive, with secondary activation facing building 12, in order to maximize engagement with the pedestrian realm

Building 12 (Existing restaurant)

An existing two-story (~35') restaurant building that is proposed to receive only minor modifications of exterior facades, potentially including recladding, modifications and/or additions to existing glazing, trellises, and other architectural features.

- No change of use is proposed
- Existing service and loading configuration to remain

Buildings 13 and 17

Are existing single-story (~20') portions of the interior mall proposed for adaptive re-use.

- Existing mall walkway proposed to be reconfigured into non-conditioned pedestrian walkway with new articulated, human-scale facades
- The structures are proposed to be connected by partial cover consisting of portions of the existing atrium structure (~25' tall)
- Existing loading/service configuration at both 13 and 17 to remain
- Conversion of some areas to restaurant/food and beverage use

Building 14 Office

Building 14 is a new four-story (~65') office building along the northwestern edge of the commercial core, at the intersection of the Pedestrian Spine and Loop Drive. The building consists of a mixed-use ground floor with three floors of office space above.

Along with Building 15, Building 14 frames the northern entry to the active heart of the master plan area, while the population of office workers helps enliven the Foothills Master Plan throughout the day.

The mixed-use ground floor has approximately 8,000 sf of retail space, 6,500 sf of office lobby, and 7,000 sf of flex space. Active retail frontages occupy the main corners, and the office lobby has entrances on both Loop Drive and the pedestrian spine. The ground floor planning keeps the back-of-house spaces away from the pedestrian zones to limit non-active facades.

Three floors of office space above together provide approximately 75,000 sf of office space. The design of the office floors prioritizes wellness through controlled daylight, views, and operable windows for fresh air and ventilation. The top floor features terraces that both mitigate the overall mass of the building and build a spatial connection between the private space of the office building and the publicly accessible open spaces of the project.

Sustainability is a primary focus, and the design is targeting LEED Platinum certification. Goals include a mass timber structure to limit embodied carbon and the use of locally sourced non-toxic materials for a healthy environment throughout.

The material choices and architectural design strategies both root the building in its context and embody the exciting future of the Foothills Master Plan. At the ground floor, modern interpretations of vernacular forms and materials connects the base of the building to the adjacent retail spaces. For the office floors above, a regular rhythm of windows follows the efficient structural bays, creating a practical, hard-working look that reflects the spirit of the district.

Building 15 Mixed Use

Building 15 is a new 5 story building (~65') with round floor residential and 4 levels of urban apartments above. The building forms the terminus of the east-west retail spine through the former Foothills Mall and serves as the anchor along the eastern edge of the retail plaza forming a gateway to the residential neighborhood to the east.

The building is designed to conceal at grade parking which will be secured, with access provided from the north side. It has been designed in conjunction with Building 16, ensuring that all available parking will be concealed from the public. Building services for the retail and food and beverage establishments in the ground floor is provided from Central Boulevard and will also serve the residents of the building.

The ground floor area is primarily retail but will include a discrete lobby for residents to access their residences above. Each floor of residential is approximately 24,000 sf with an expected density of 120 units within the building. There are limited amenities planned for this building, given its location and prominence within the overall masterplan.

Building 16 (Townhomes)

Designed in conjunction with Building 15, Building 16 completes the activation at the ground floor along Center Boulevard which include 2 story (~40') walk-up townhome units accessed at street level with a 3rd floor residential flat above. Organized around an open stair concept, the massing of the building varies and steps back from the street. The location of this building ensures that the adjacent Building 15 parking is secure and concealed from the public as well as transitioning the overall building massing down to the street.

Buildings 18 and 20

Are existing restaurant structures (two-story, ~35' tall) proposed to be connected through a small (~800 sf) addition while potentially maintaining pedestrian access from surface parking between them during operating hours.

- Food-and-beverage tenant(s) are proposed to activate the lawn area, with potential for a common consumption license.
- Architectural and landscape improvements are focused on fenestration, cladding, trellises and patios
- The existing second-story patio is proposed to be expanded to provide additional activation on the lawn.

Buildings 19 and 21 (Retail)

Are existing single-story (~20-25' tall) restaurant spaces

- No change of use is proposed
- Pedestrian entrance from parking garage shifted to north of Building 19
- Selective demolition being considered of portions of Building 19 to enhance visibility from the garage into the center of the project and frame a gateway to the residential zone of the project.
- The area between the buildings is proposed to be screened or walled off for service/loading/trash.

Building 22 (Cinemark)

An existing single story (~50') building that is to remain with no proposed modifications to the structures or uses. Its area is included here for parking discussions only.

Building 23 (Parking Garage)

The existing parking garage is comprised of 4-levels (~45') that will remain as is with the exception of some residential units being added to the north and south side of the structure to activate and incorporate more street and residential linear park activation.

Building 24 (Fort Collins Activity Center-FAC)

The FAC currently has its main entrance on the interior of the mall. With the removal of the mall in that area the main entrance will remain in place but be accessed from the outside. New exterior improvements will be required following demolition of the Macy's building around it.

Building 25 (Townhomes)

Building 25 provides a buffer to the existing parking garage and activates the street frontage with 2 story (~40') walk-up townhome units accessed at ground level with a 3rd floor residential flat above. Organized around an open stair concept, the design of the building is similar to Building 16. Direct access from the garage will not be provided.

Building 26 (Townhomes)

Building 26 provides a buffer to the existing parking garage and activates the linear park with 2 story (~40') walk-up townhome units accessed at ground level with a 3rd floor residential flat above. This building will be built adjacent to the FAC bridge connecting to the parking garage and provide residential use and activation adjacent to Central Boulevard. Organized around an open stair concept, the design of the building is similar to Building 16. Direct access from the garage will not be provided.

Building 27 (Multi-Family)

Building 27 is a 5 story (~65') residential building with four stories of market rate apartments above a concrete podium. The ground floor will be heavily activated with amenities and leasing operations for the entire development. Additionally, further ground floor activation along Central Boulevard will occur through unique live/work units. Each of these units will engage the street with outdoor stoops and will connect to the amenity courtyard on the opposite side of the building. This is a defining feature of Building 27, as typical market rate apartments usually do not offer this type of live/work opportunity. The residential units will be slightly larger than Building 15, with an average of 850 sf. per unit. A mix of Studio, 1 BR, 1 BR + Den, along with 2 BR & 3 BR units.

Buildings 28 (Townhomes)

Buildings 28 is proposed to be 4 story (~50') walk-up townhomes, with rear accessed parking from the adjacent alley. Each finished floor will be slightly elevated, giving the resident a sense of privacy as they enter their units. These building sites are also expected to be offered for sale, where a third party developer will complete a separate PDP process.

Building 29 (Condo with Podium Parking)

Building 29 (~65') is planned to be designed as for sale condominiums. Incorporating on-site parking within a parking podium, the building will be wrapped with walk-up style units activating the perimeter of the site. A private outdoor terrace will be the central feature to the design, with 4 stories of condominiums above. Broken into separate buildings, this will allow for the amenity level to retain views of the front range and appropriately scale the overall building massing to fit within the development patterns of the Foothills Master Plan.

Each of these building forms will have their own character but have unifying design character which reflects the overall material palette of the development. Simple yet elegant use of large openings and outdoor space will help to break the overall building massing down into a collection of more intimate spaces.

Building 30 (Multi Family)

Building 30 is a 4 story (~50') market rate apartment building which is sited northeast of Building 27. It forms the north side of the common amenity courtyard and helps frame the space around the FAC. Several access points are provided for residents to congregate within this courtyard. Ground floor units with stoops will bring further activation to the courtyard and linear park to the east. Each of these units will engage the street with outdoor space to enter the unit and will connect the amenity courtyard on the opposite side of the building. This is a defining feature of Building 27, as typical market rate apartments usually do not offer this type of opportunity. The residential units will be slightly larger than Building 15, with an average of 850 sf. per unit. A mix of Studio, 1 BR, 1 BR + Den, along with 2 BR & 3 BR units. Parking for Building 30 will be provided both in the existing garage and on site with tuck-under garages facing the parking area. Building entry and indoor residential amenity will anchor the building on the northeast end.

Building 31 (Multi Family)

Building 31 is a 4 story (~50') market rate apartment building and anchors the northern end of the linear park. Ground floor units with entry stoops will front the park and continue the activation from Central Boulevard. These units will be larger, and typically include 2BR units with some 3 BR units. With a strong connection to the outdoor spaces surrounding the area, some outdoor balconies will be provided for individual units.

Parking for Building 31 will be provided both in the existing garage and on site with tuck-under garages facing the east side of the property. Building entry and indoor residential amenity will anchor the building on the south end. This building also has the potential to provide direct access from the existing garage by way of an elevated bridge.

Buildings 32, 33 (Townhomes)

Buildings 32 are proposed to be 3 story (~40') walk-up townhomes, with rear accessed parking from the adjacent alley. Each finished floor will be slightly elevated, giving the resident a sense of privacy as they enter their units.

Building 33 is predominantly the same as 32 but is being proposed as 3 story (~40') walk up units. With the adjacency to the Cycle Apartments, the goal is to continue to step the massing of the overall development around the perimeter of the site, respecting the existing massing adjacent. These buildings will incorporate rear loaded parking garages, with activated front stoops fronting the sidewalk. Upper story patios are expected to be incorporated to further scale the buildings to the street. These building sites are also expected to be offered for sale, where a third party developer will complete a separate PDP process.

FIRE SPRINKLER SYSTEMS

Exhibits to reference: Emergency Access

All existing buildings (including those proposed for modifications) have fire suppression sprinkler systems that will be retained in their entirety and/or modified to accommodate proposed changes to the underlying structure in accordance with the 2021 IEBC and local amendments.

All new buildings will provide fire suppression sprinklers as required by the 2021 IBC and local amendments.

WATER DETENTION AND SITE DRAINAGE

There is no on-site detention for this site. There is a single stormwater outfall point at the northeast of the site. Stormwater runoff from the site is ultimately conveyed from the single outfall to Fossil Creek Reservoir.

The site drains to several water quality facilities (rain gardens and sand filters) that are located throughout the site. The runoff from these water quality facilities is then conveyed in a storm sewer system to the single outfall point at the northeast of the site. The tributary areas of some of these water quality facilities will change with the redevelopment, but we will ensure that the capacity of each individual water quality facility is not exceeded. The redevelopment is likely to reduce the overall imperviousness of the site since parking areas are being reduced and landscape areas are being increased.

RUN-OFF WATER TREATMENT

Exhibits to reference: Pervious area

The existing water quality facilities will remain throughout the redevelopment of the site. These facilities will continue to treat site generated runoff. The proposed plan increases pervious area by approximately 4 acres from the existing conditions. Therefore the existing system will technically be oversized for runoff treatment.

NATURAL FEATURES

The Foothills site does not have any natural features. Overall impervious area does have an ~8% reduction with the proposed plan.

ANY FACTORS RESTRICT / AFFECT PROPERTY

Existing utilities will pose the biggest constraint to the site. Careful analysis will continue to happen to target which utilities should be left in place and which should be moved to maximize the overall project function and aesthetic.

EXISTING AND PROPOSED LANDSCAPING

Exhibits to reference: Master Plan, Open Space, Pervious Area, Linear Park Enlargement Plan

Existing landscaping for the site consists of primarily parking lot islands and the central artificial lawn space with adjacent planting beds just north of the Cinemark theater. Landscaping along College Avenue consists of bluegrass lawns with undulating planting beds along the sidewalk and store frontages.

The proposed landscape seeks to bring in a more natural and native approach with an eye toward water conservation and reduced maintenance needs in the spirit of sustainability. Planting areas are significantly expanded along the central Pedestrian Spine extending north from Cinemark. This area will be comprised of ornamental grasses, native perennials, low ground covers, evergreen shrubs, columnar evergreen trees as well as shade and ornamental trees.

A new Linear Park will extend from the central Pedestrian Spine out to the realigned Foothills Parkway Drive. This area will be planted with dense water-wise species along the fronts of residential units to create visual interest and provide buffering for the residents. Different species of shade and ornamental trees will be incorporated into the landscape for color and leaf texture variation.

College Avenue planting will also be upgraded to incorporate more water-wise landscaping as well as bring in more undulating landscape patterns along this frontage.

TREE REMOVAL

Certain trees within islands in the west parking area conflict with the reconfigured the parking lot islands. Additionally, trees within the existing east parking area conflict with the vision to re-purpose this area from large interior mall and parking lot space to a vibrant multi-family area with new streets and linear park. As mentioned in the sustainability section it is the goal of the project to be as thoughtful as possible with the existing materials on the site, including the trees. Most of the trees on site are small enough (less than 6" dia.) to transplant. It is envisioned for these trees to be transplanted either on site or other sites throughout Fort Collins if possible.

PREVIOUSLY SUBMITTED APPLICATIONS

This is the first PDR submittal for the Re-imagined Foothills.

SPECIFIC QUESTIONS

1. Would staff support 5 story buildings in the interior of the site that would be comparable in height to a 4 story building? For example, the proposed Office (building #14) is 4 stories and the proposed Mixed Use (building #15) are relatively equal in height due to different ceiling heights. Refer to "Building Heights" exhibit for proposed locations of 5th stories.
2. East Monroe Drive is public right-of-way for a portion of the street east of College Ave. At the John F Kennedy intersection it changes to private. Is the City open to having the north section of the road be dedicated as public right-of-way when the project is re-platted? Refer to Exhibit "Platting Concept Strategy" for more information.
3. Please confirm that fire truck access will not be required in the proposed exterior portion of the existing mall atrium.
4. The city's Natural Habitats and Features Inventory Map appears to identify "riparian forest" extending below and adjacent to buildings 1-5. Please confirm that there are no concerns with proposed project scope (restriping of existing parking lot) relative to Division 3.4.1.
5. There are existing storm lines throughout the site that have new buildings proposed next to them. The team would like to proposed a private 15' wide setback (7'-6" each side). Is staff comfortable with these setbacks?
6. There is an existing transformer in the loading area next to Dick's. The new office would be potentially expanding over this transformer. Is the 30' height above the transformer a hard and fast rule or are there other design features that could be utilized to reduce the height needed above the transformer?
7. Please confirm that there are no Historic and Cultural Resources necessitating project review under 3.4.7 on the project site or within the area of adjacency.
8. Please indicate whether the project will be reviewed primarily under 3.5.3 - Mixed-Use, Institutional and Commercial Buildings or 3.5.4 - Large Retail Establishments. Or if overlapping requirements apply which section will take precedence in the case of a conflicting requirement or standard between the sections.
 - Please confirm that because of the project's size (exceeding 7 acres) Section 3.5.5 - Convenience Shopping Center does not apply.
 - Please confirm that because the project is reducing the overall area of retail on the site that the regulations of 3.8.20(A) do not apply.
9. Please confirm the following interpretation of 3.5.3(E)(2):
 - A 30' long expanse of glass storefront, with a portion of solid wall on either side whose materiality texture/spacing/etc. differs from the area above the storefront, meets the conditions of the section by including both windows and a change in texture
 - Please confirm that a change in window head and/or sill height could be considered an equivalent element that subdivides the wall into human proportions; e.g. 30' of storefront, followed by a portion of solid wall with "punched" window language
10. Bike Parking requirements for multi-family seem to create areas of significantly underutilized outdoor bike parking. We visited several developments in the downtown area that are similar in nature with podium parking and a more urban context. The outdoor bike parking was used very little. Would staff be open to an alternative compliance proposal to provide all or a significant portion of the bike parking within individual units and/or on balconies with permanent bike racks? It appears that most residents are utilizing this as the best means to protect their bike from theft and vandalism. Refer to next page for photo documentation.

Housing Catalyst-Current Code



0 bikes utilizing racks



Bike remnants from stolen parts

The Flats-Old Code



Bikes on secure balconies

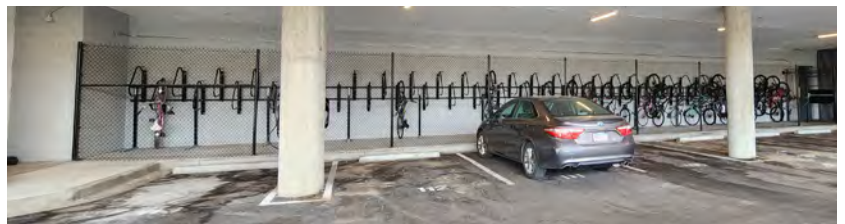


Only 1 bike in bike racks along Mason

Willow-Current Code

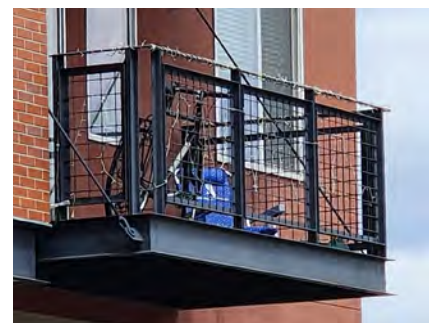


0 bikes utilizing racks, 0 bikes in secured bike parking area



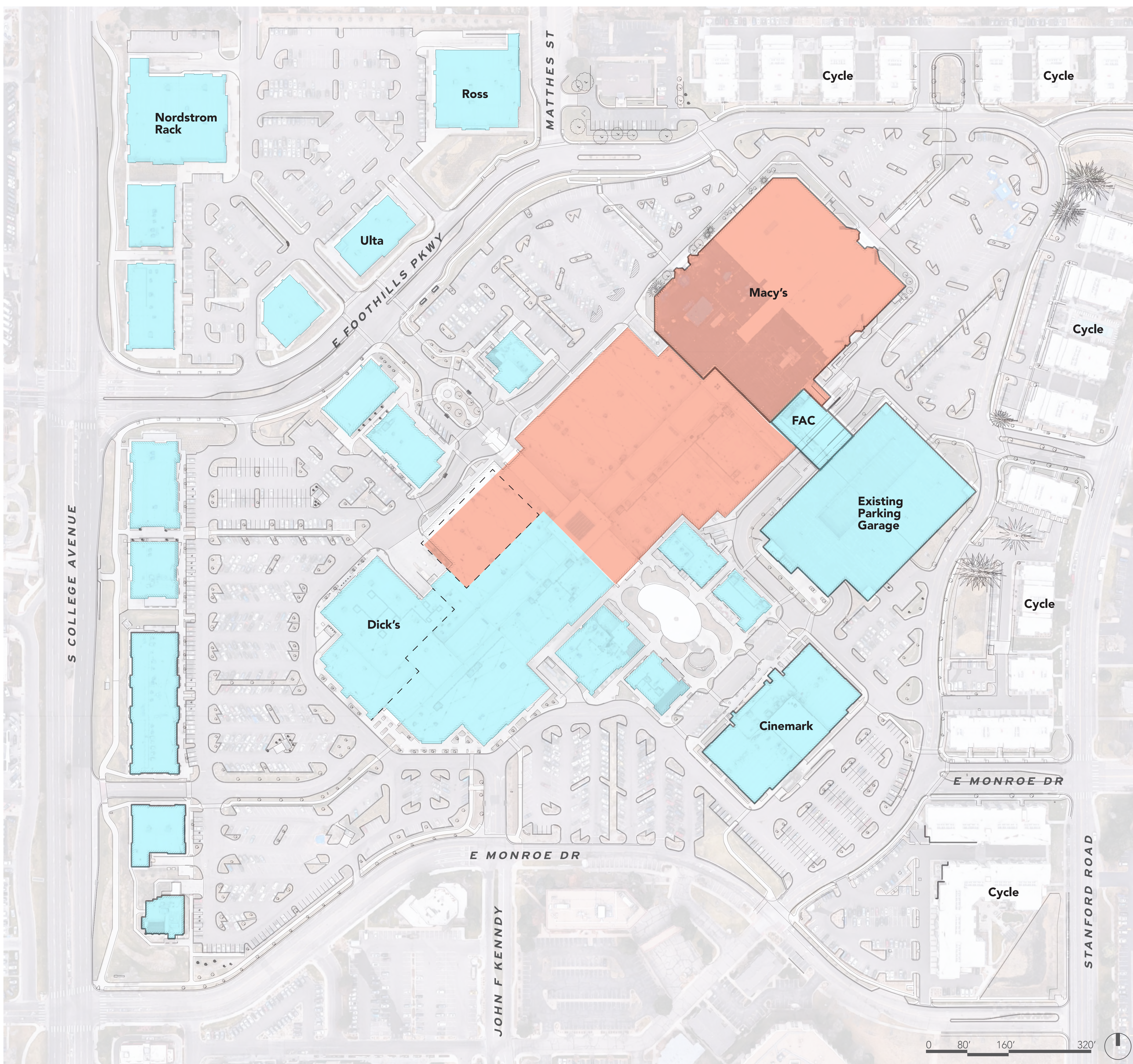
Secured outdoor parking - only 50% of capacity being used

Additional Images



EXHIBITS

1. Existing Site - Remove | Preserve
2. Existing Site Photos
3. Existing Site Photos
4. Landfill Diverting
5. Landfill Diverting
6. Entitlement Phases
7. Adjacent Uses
8. Platting Concept Strategy
9. Circulation and Access - Vehicular
10. Circulation and Access - Pedestrians and Bikes
11. Exercise Loops
12. Building Uses
13. Building Stories
14. Building Heights
15. Parking Locations
16. Pervious Area
17. Open Space
18. Emergency Access
19. Master Plan
20. Linear Park Enlargement Plan
21. Bird's Eye View
22. View - Brewery and Office
23. View - Lawn and Stage
24. View - Mall Spine
25. View - North Entry (Building 11)
26. View - Office (Building 14)



Legend:

- Existing building to remain
- Existing building to be removed



✓ Deconstruction



X Demolition



View West to College Shops and Mountains



View to College Shops from parking lot



View along College Shops and multi modal trail along College Ave



College Underpass Connection to MAX



Bikes and Pedestrians coming on underpass currently have no direct connection in the site



View coming in on West Entrance Drive - New open air entry point



View across existing angled parking toward Dick's



View toward Cinemark Theater - parking area to become pedestrian zone



Existing central lawn and gathering area



View of Fort Collins Activity Center (FAC)



View of tunnel between parking garage and FAC



View of FAC and parking garage



South parking garage entry



View along East Connector Drive



View of Cycle Apartments north entry



View of Cycle Apartments and adjacent business



View north of existing mall main entry and North Entrance Drive



View to northwest of College and Foothills Pkwy and existing retail to the northwest to remain

Surface materials: Salvage materials for reuse. Cobble mulch for parking lot islands, warning domes for reuse on site, artificial turf for reuse on site, asphalt pavement ground for new sub base material



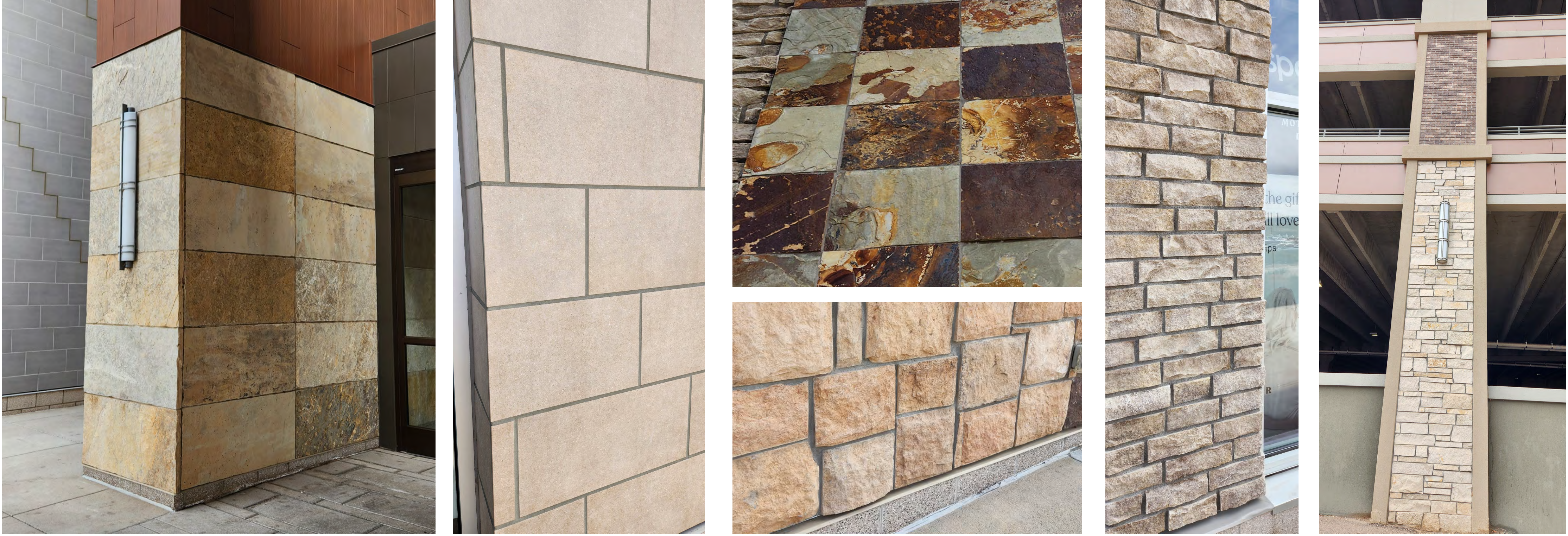
Landscape materials: Salvage rock for new landscape, donate retaining blocks for other uses



Signage: Salvage poles and sign panels for reuse



Stone veneer: Salvage for reuse onsite or other uses





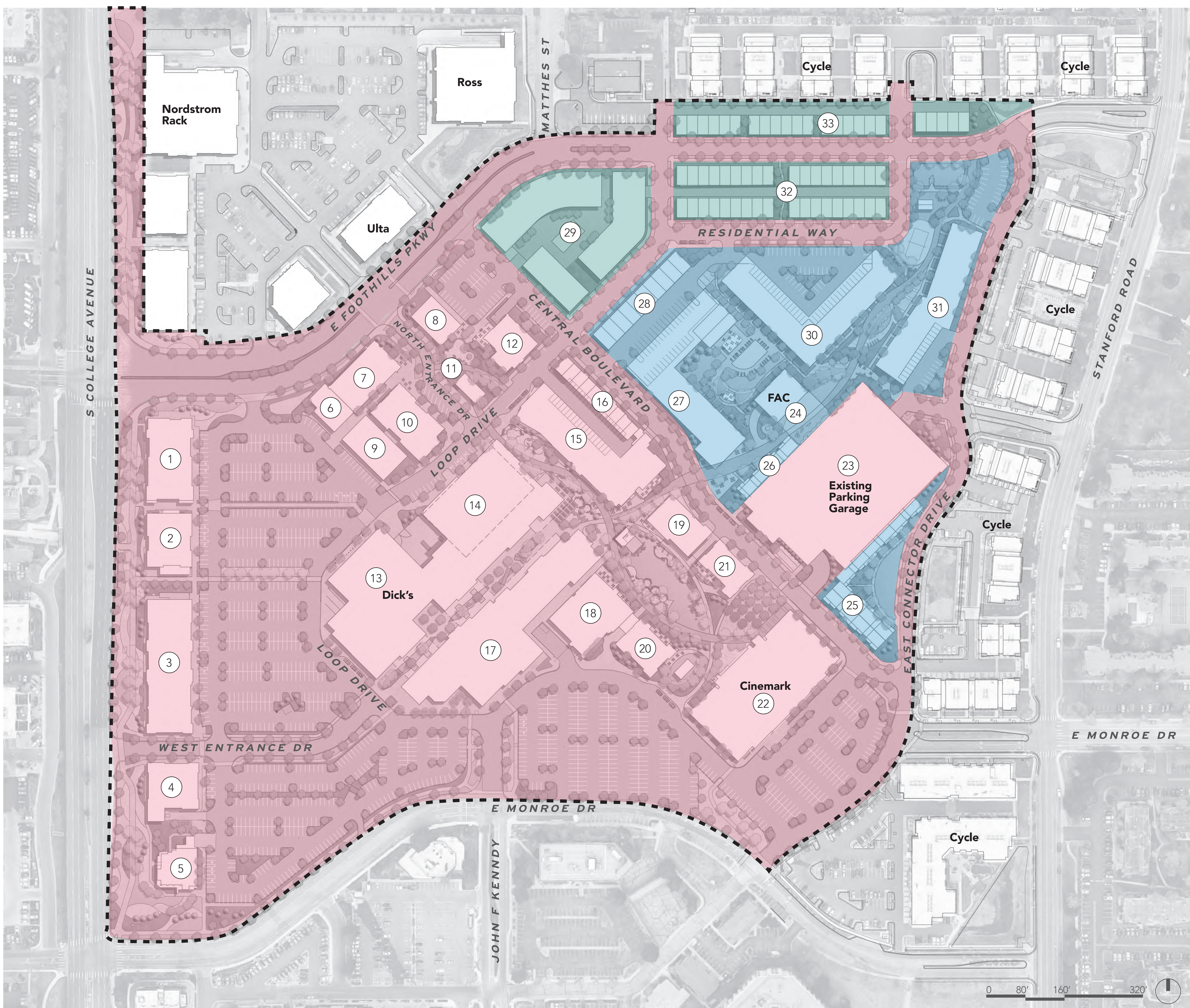
Tree Transplanting: Many of the trees are 5" or less diameter and make excellent candidates for being transplanted on the site or donated for City to use in replacing Green Ash around town



Site Lighting: Reuse parking lot lights, salvage pedestrian poles with new heads, reuse tivoili lighting, donate wall scones for other uses

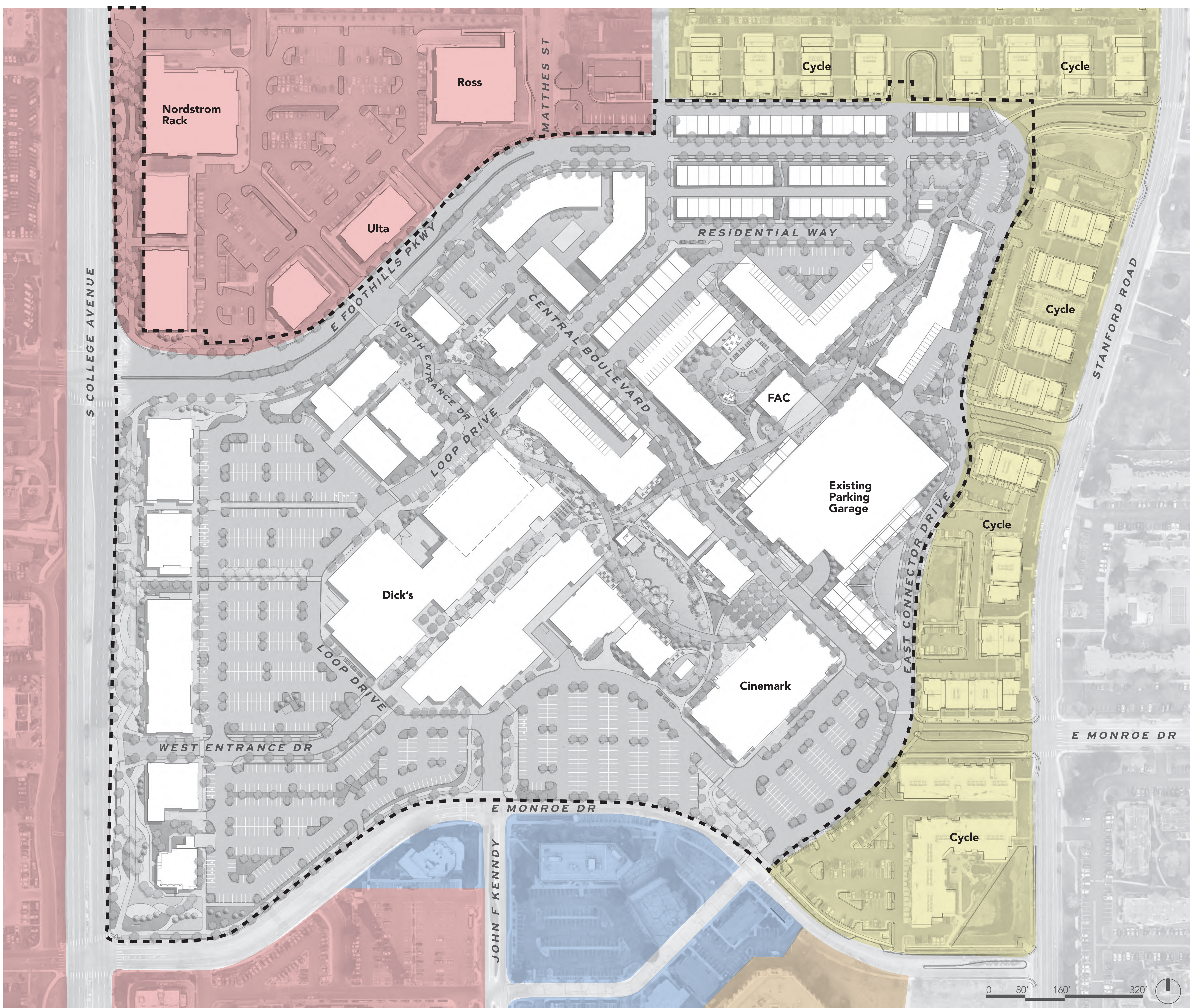


Site Furnishings: Repurpose with new paint color, reuse as is, donate for other uses



Legend:

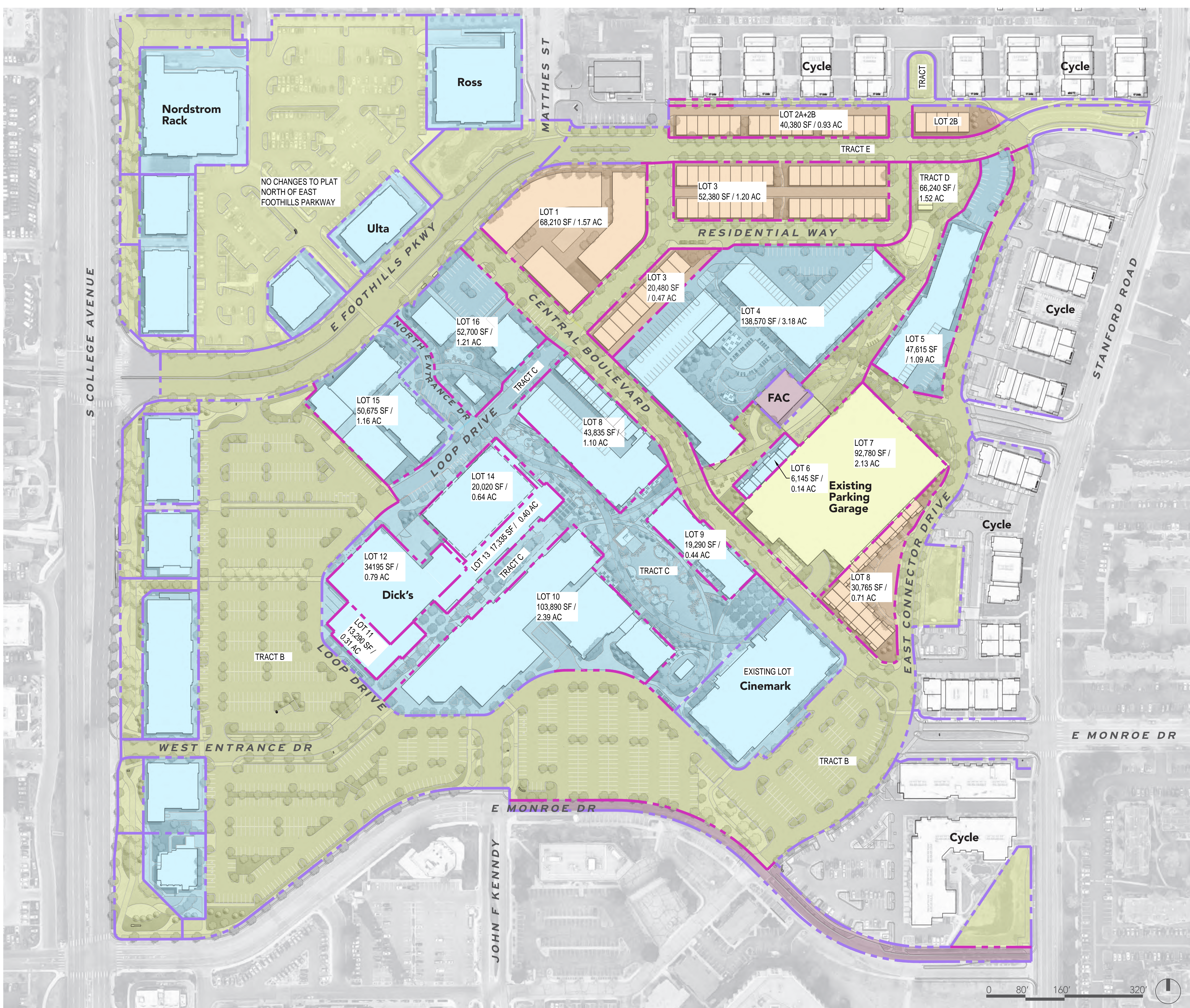
- ODP extents
- # Building ID Number
- PDP 1: McWhinney/Prism
- PDP 2: McWhinney/Prism
- Future PDPs by others



Legend:

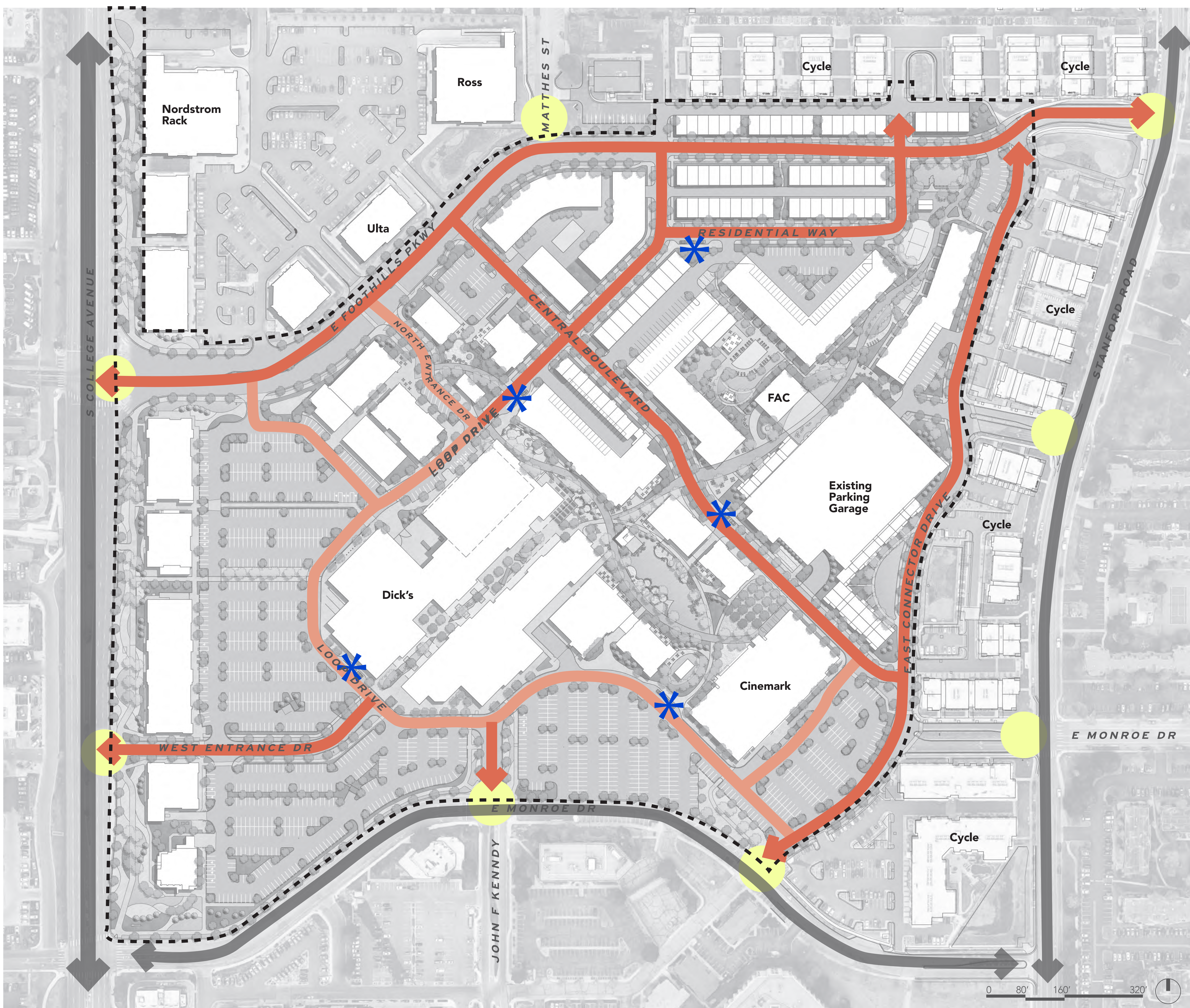
- Redevelopment extents
- Commercial/Retail
- Hotel
- Office
- Multi-Family Residential





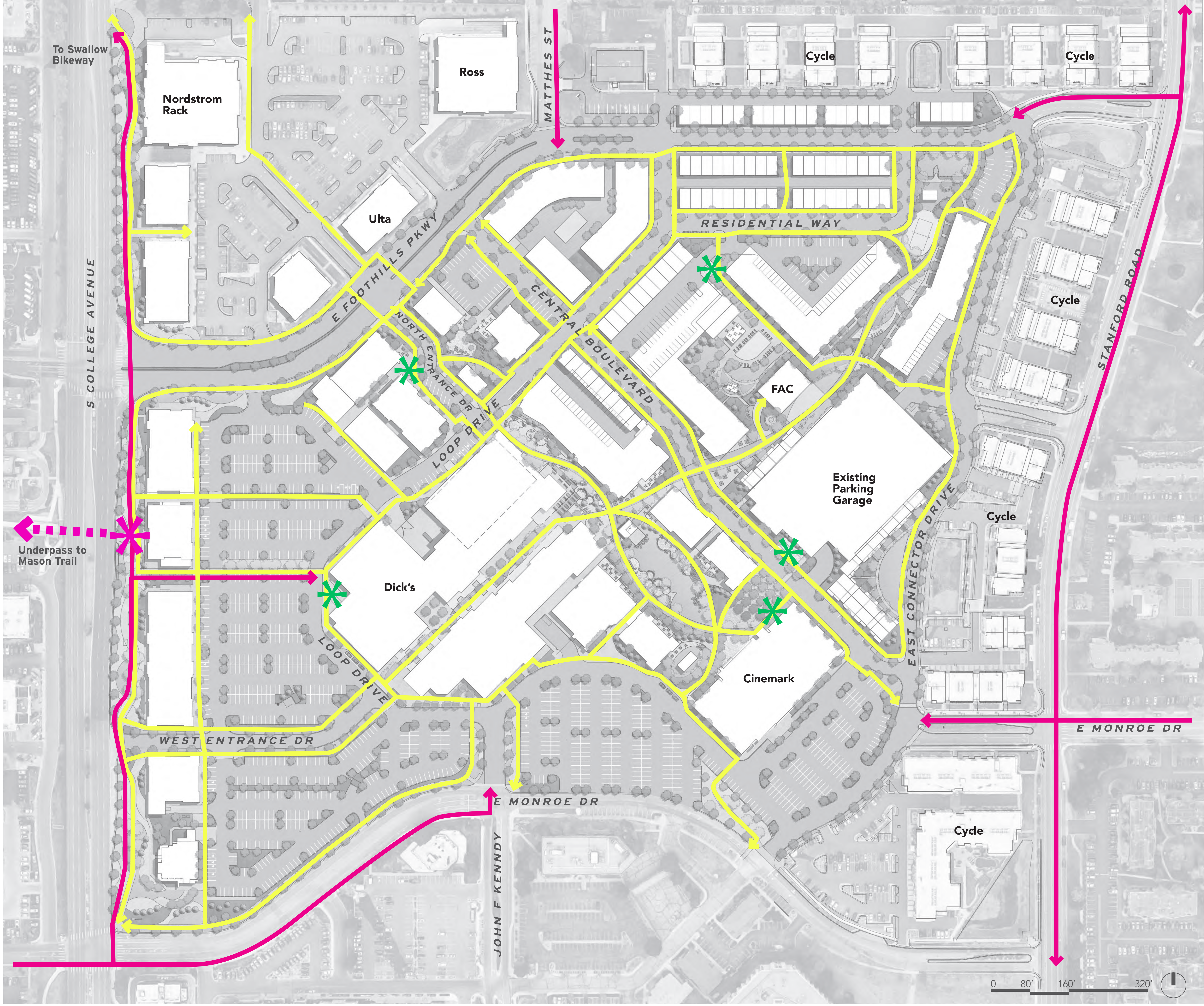
Legend:

- Proposed Lot/Tract Line
- Existing Lot/Tract Line
- MXD Fort Collins LLC
- Foothills Metro District
- City of Fort Collins
- Lot to Sell

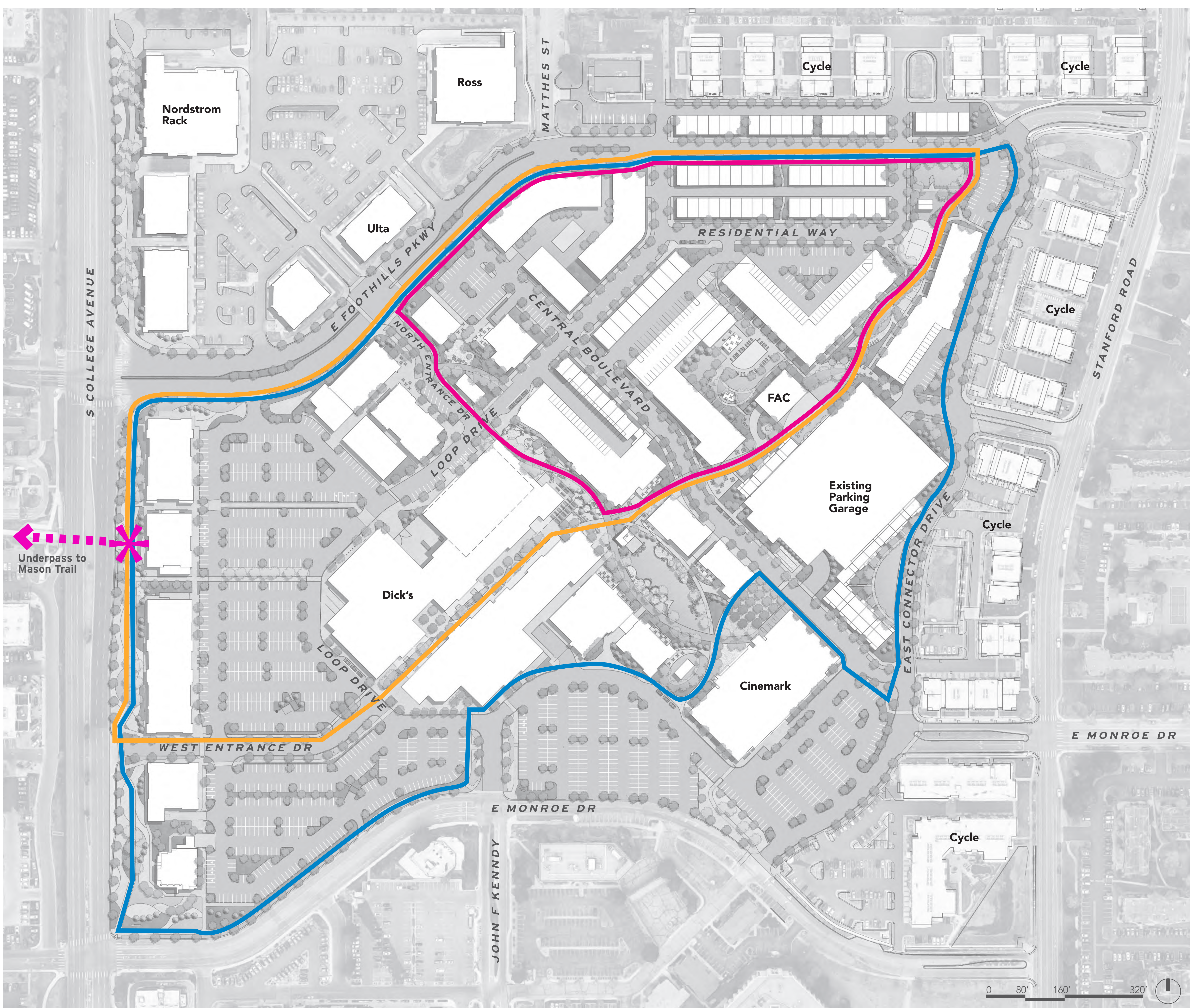






Legend:

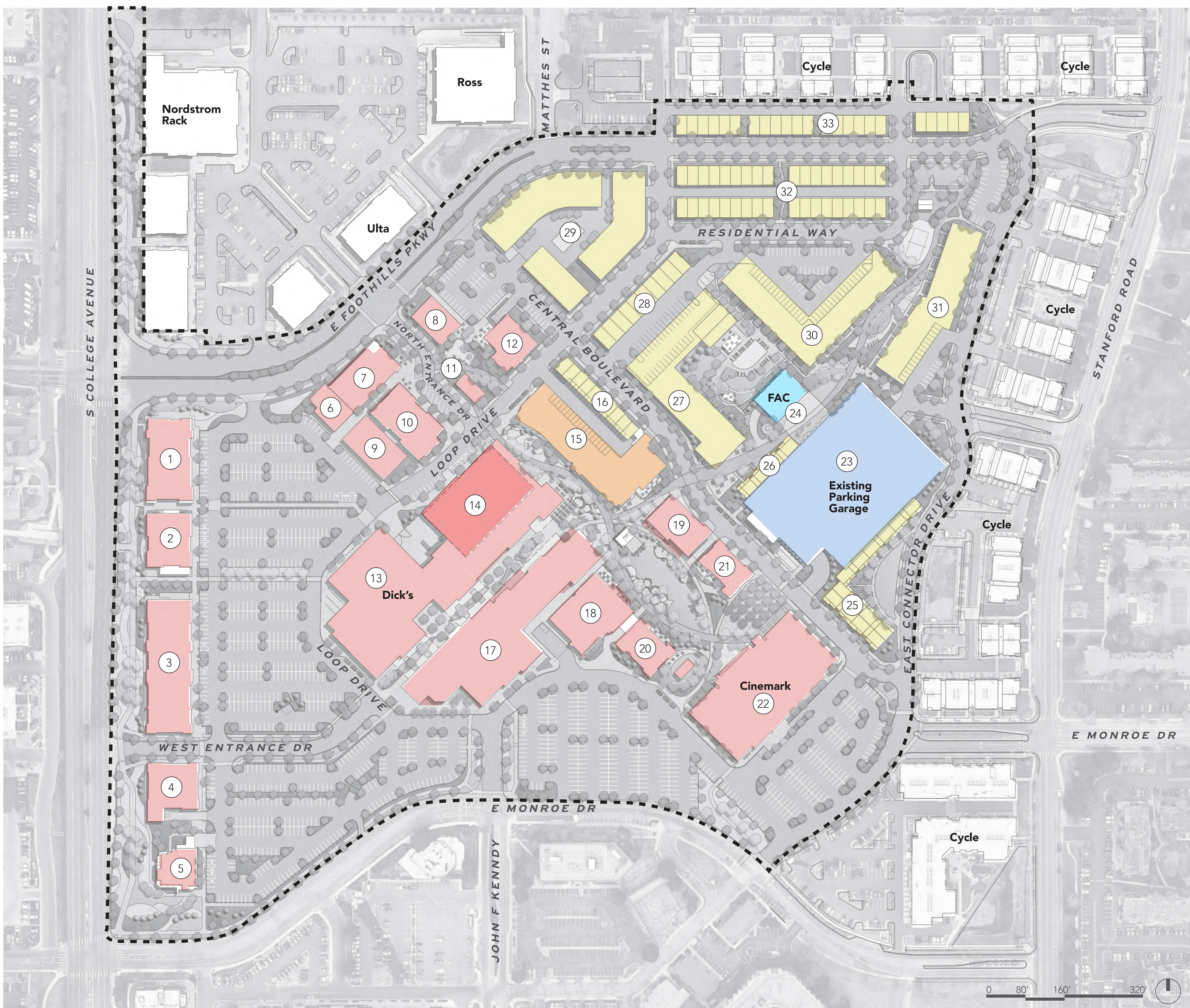
- Redevelopment extents
- ↔ R.O.W. Arterial
- ↔ R.O.W. Collector
- ↔ Street Like Private Drive
- Parking drive road
- * Drop-off location
- Access point into Foothills from right-of-way



- Legend:
- MAX Underpass connection
 - Bike Parking Garden
 - Pedestrian connection
 - Bike Access

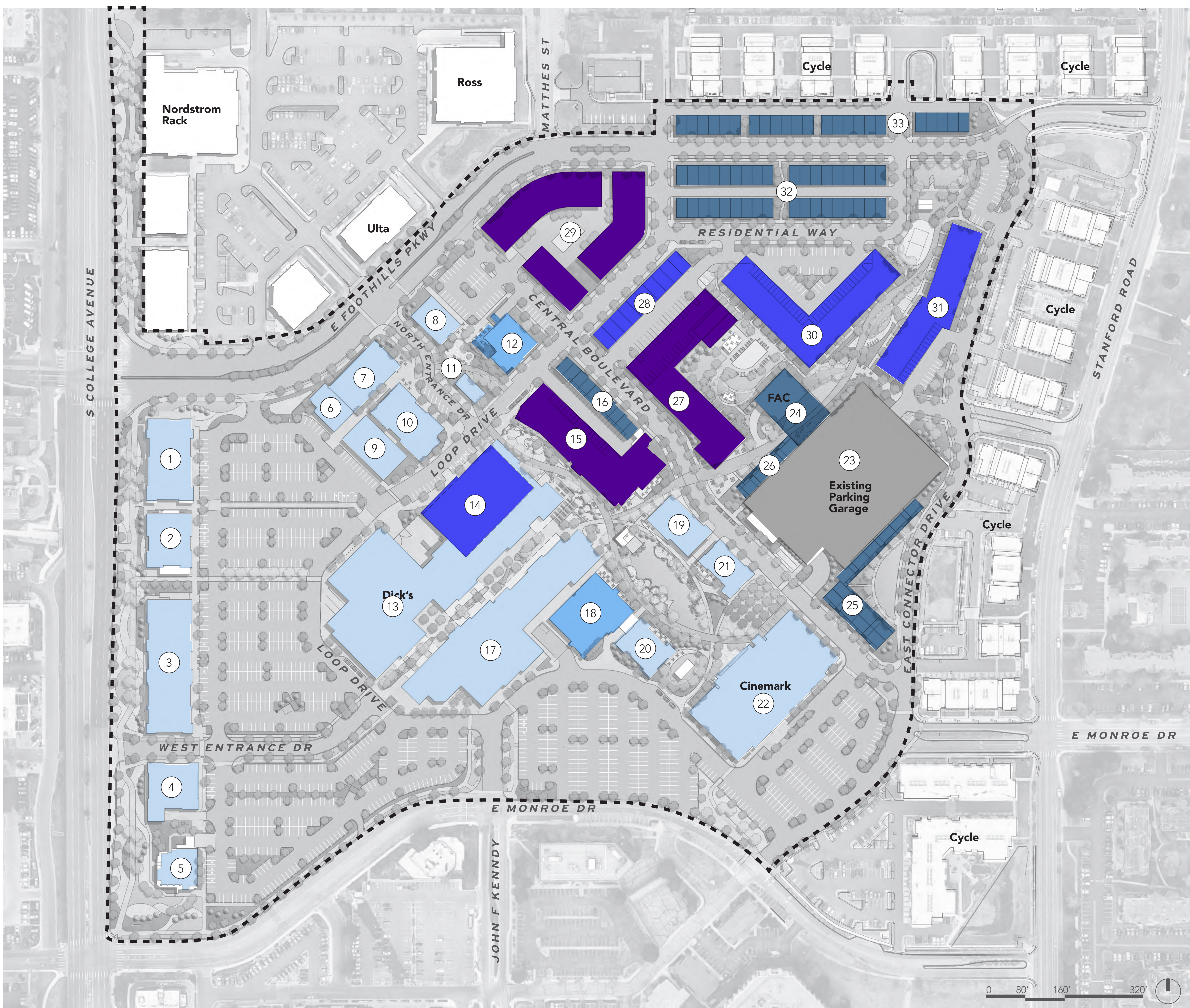


- Legend:**
-  MAX Underpass connection
 -  0.5 mile loop
 -  1.0 mile loop
 -  1.25 mile loop



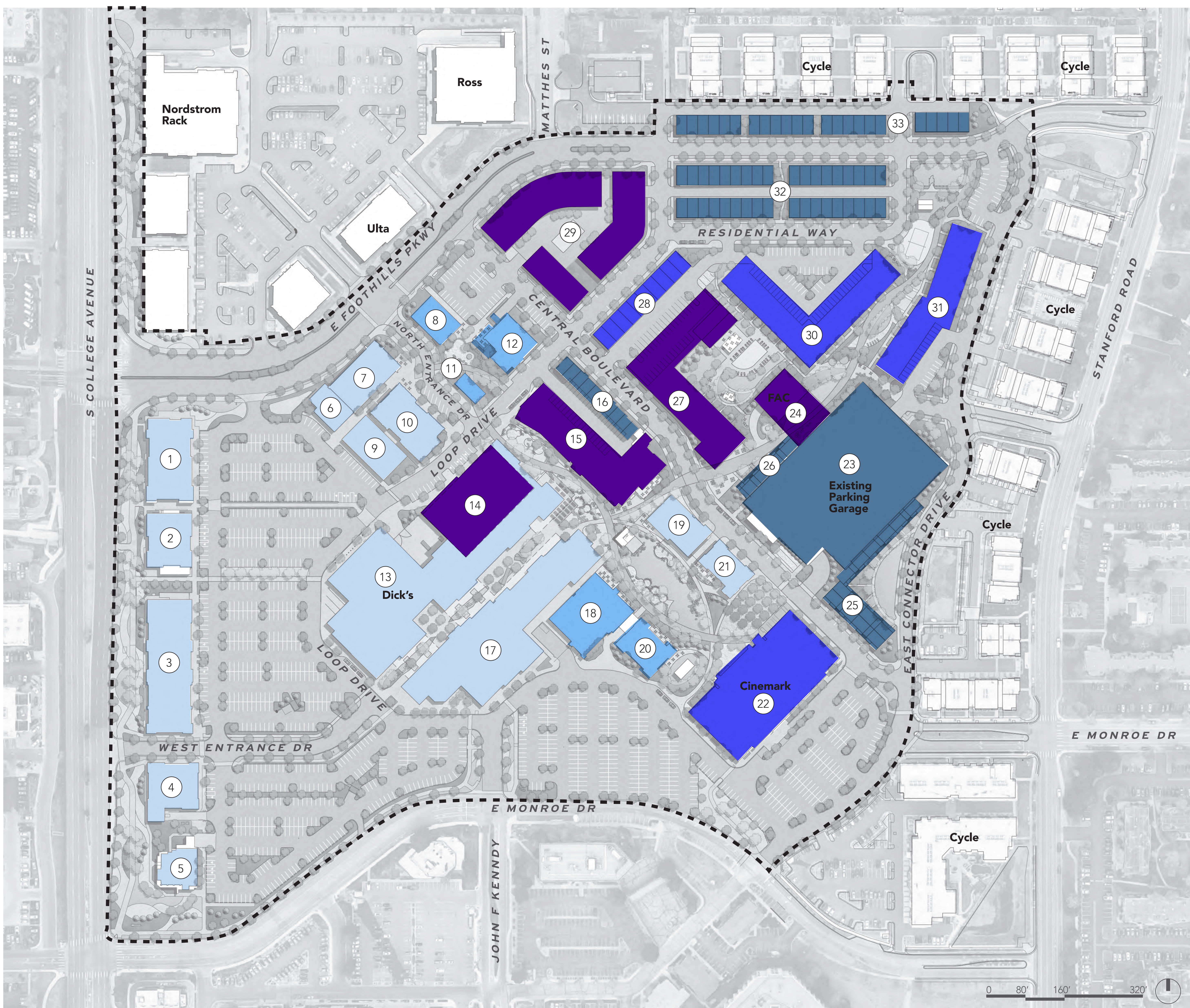
Legend:

- # Building ID Number
- Commercial/Retail
- Mixed Use: Office over retail
- Mixed Use: Residential over retail
- Residential
- Activity Center
- Parking Garage



Legend:

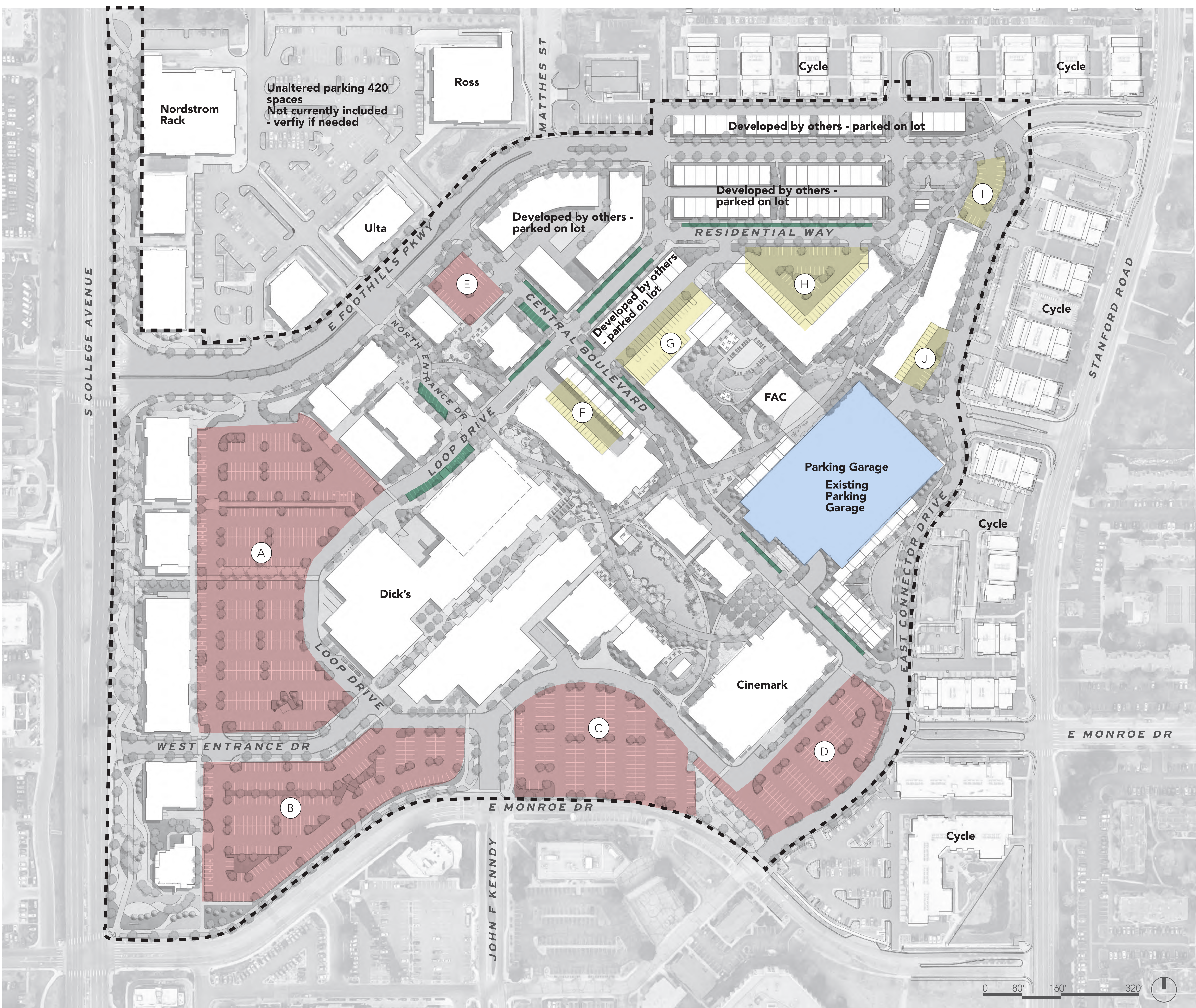
- 1-story
- 2-story
- 3-story
- 4-story
- 5-story
- Parking Garage (4-story)
- # Building ID Number



Legend:

- ~ 20' - 25'
- ~ 30' - 35'
- ~ 40' - 45'
- ~ 50' - 55'
- ~ 60 - 65'

Building ID Number

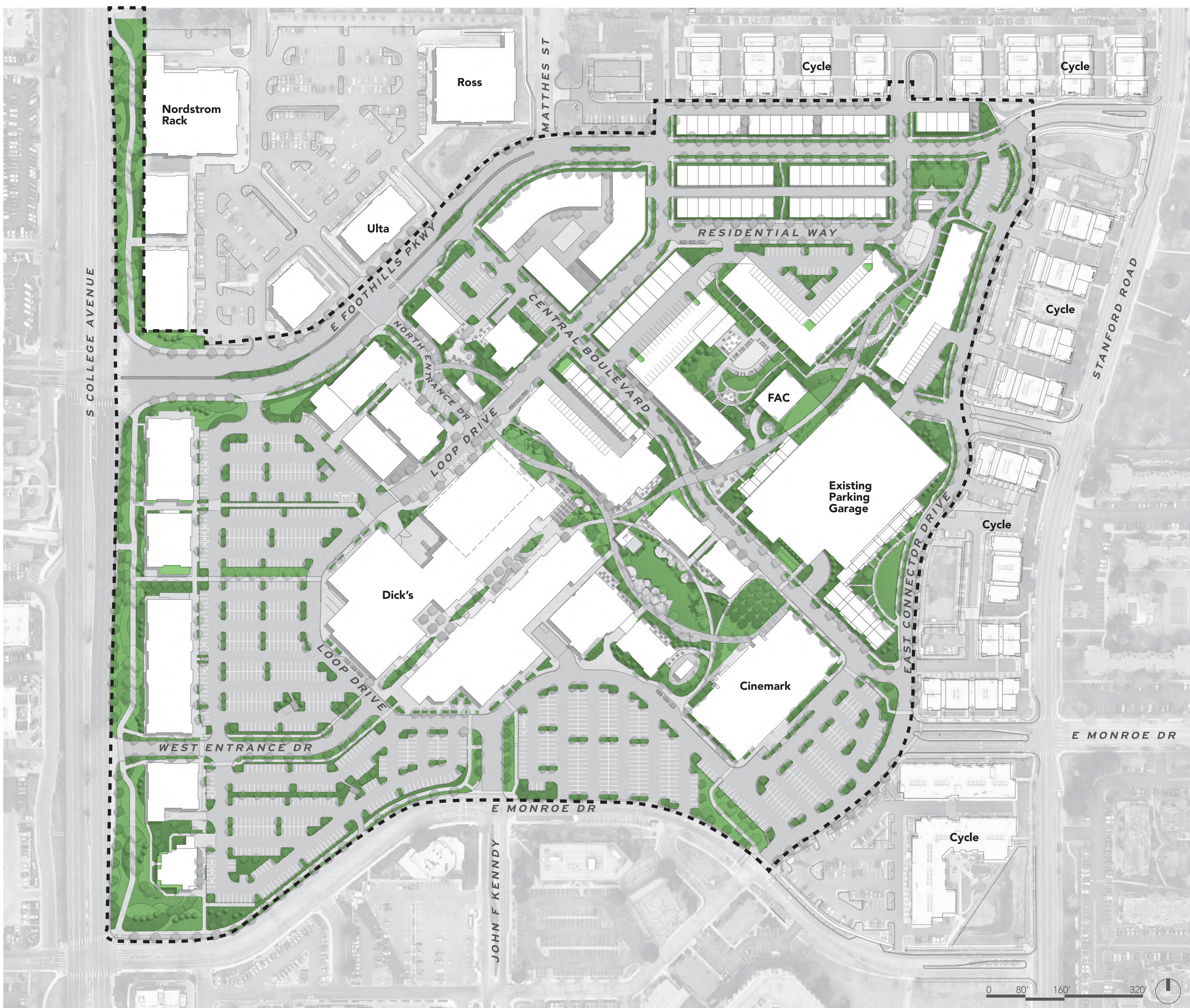


Legend:

- Redevelopment extents
- Shared Surface Parking
- Residential Parking
- On-Street Parking
- Parking Garage

Parking Summary:

Parking Area ID	Existing Parking Spaces	Proposed Parking Spaces
Shared Surface Parking		
A	381	430
B	216	248
C	177	219
D	125	125
E	46	49
TOTAL	945	1,071 (+126)
Residential Parking		
F		36
G		49
H		74
I		26
J		23
TOTAL		238
On-Street Parking		
TOTAL		97
Parking Garage		
1st Floor	215	215
2nd-4th Floor	763	763
TOTAL	978	978
TOTAL PARKING ON SITE		
GRAND TOTAL		2,384



Legend:

----- Redevelopment extents

█ Pervious Area

Existing Pervious Area:

345, 225 SF / 8 AC

15% Pervious

Proposed Pervious Area:

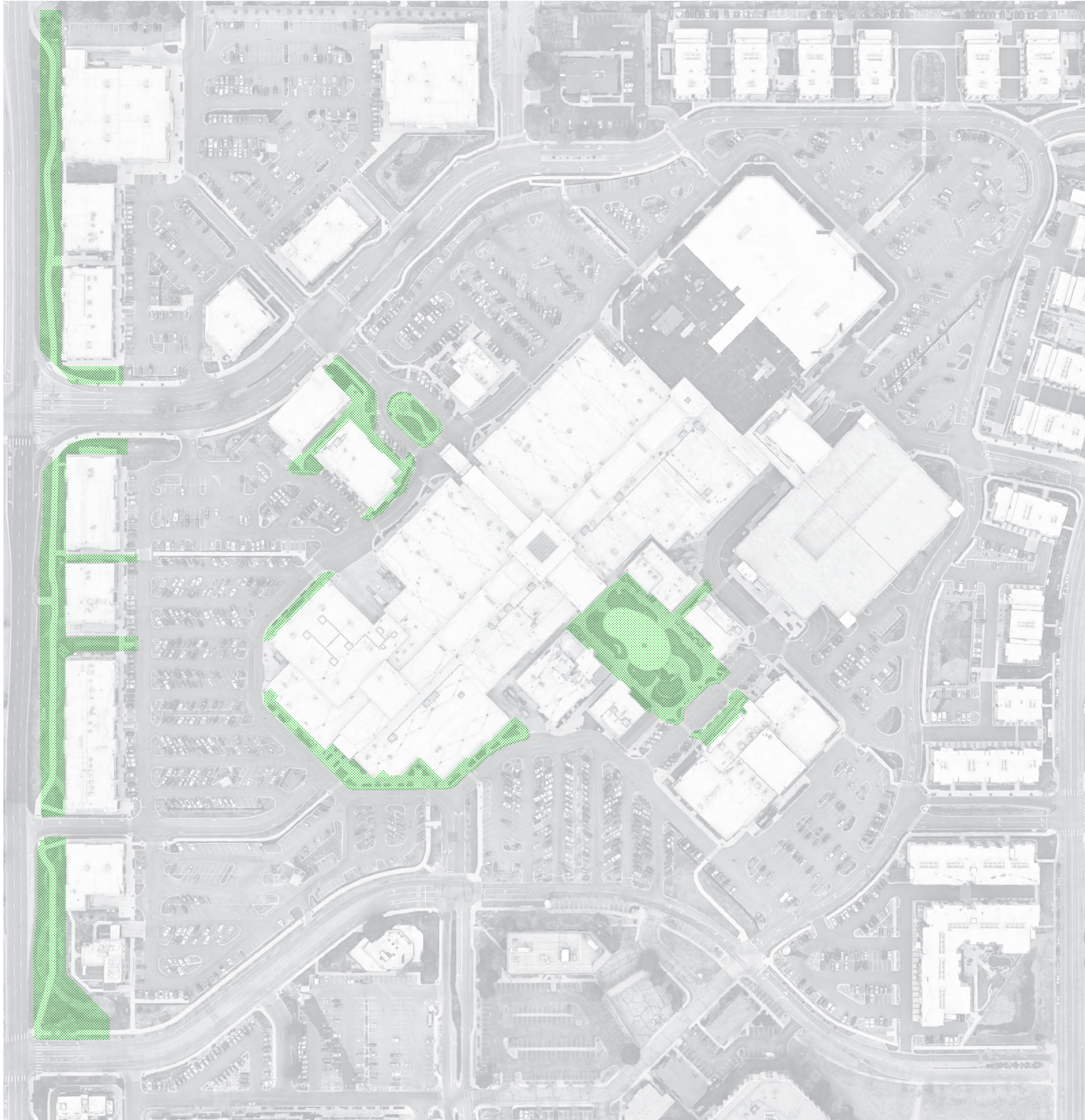
512,240 SF / 12 AC

23% Pervious

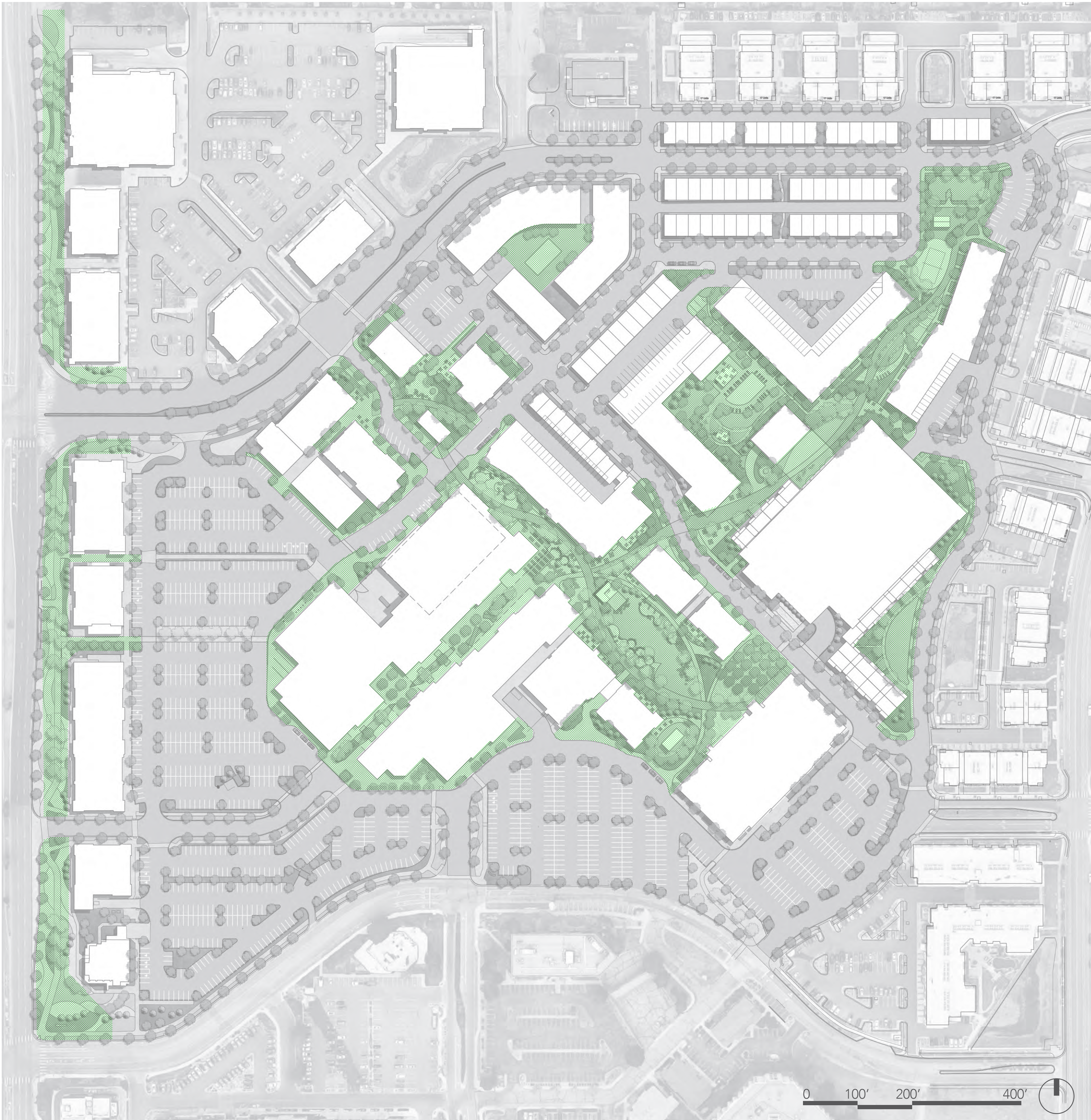
Increase:

167,015 SF / 4 AC

1.5X -or- 50%



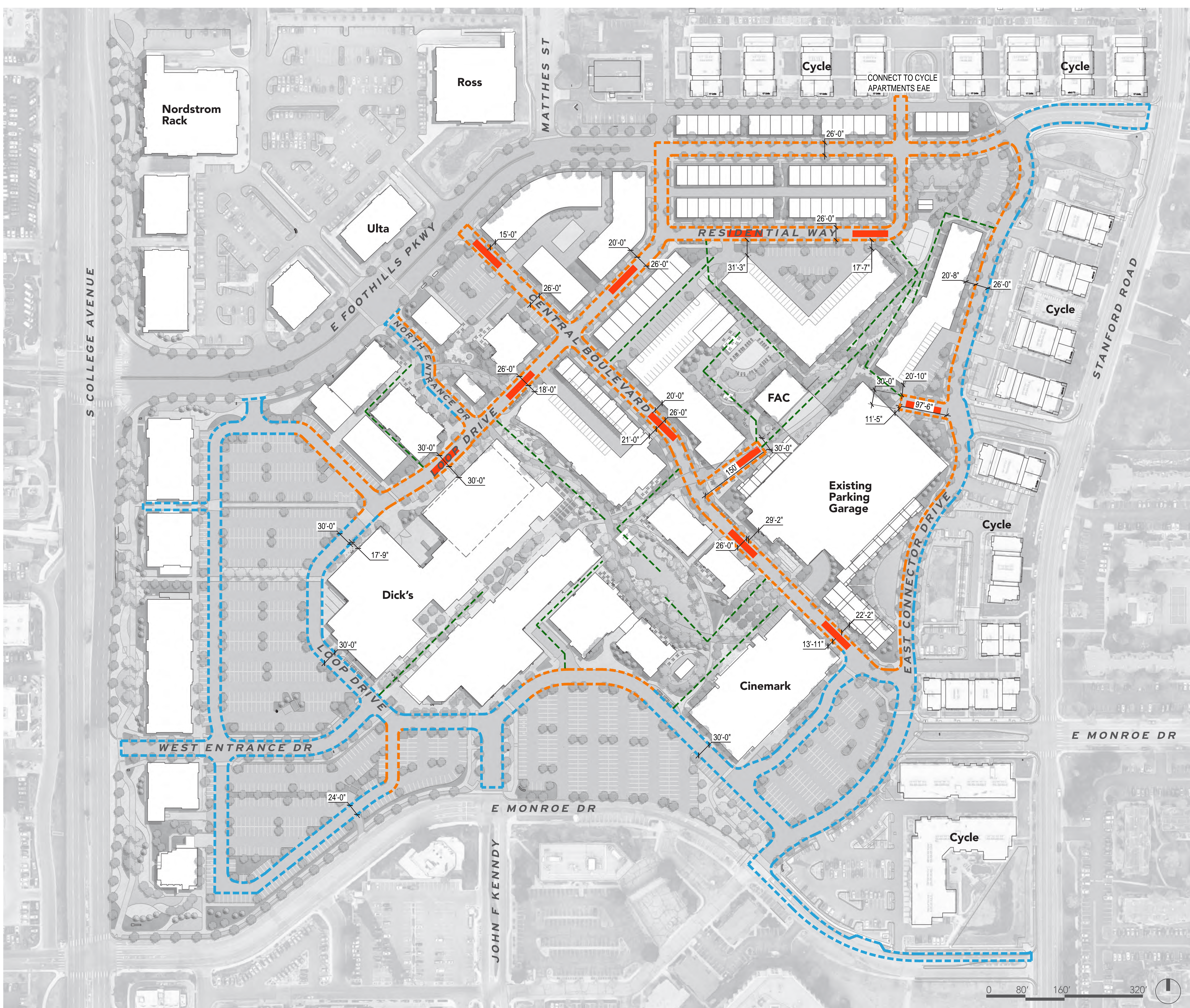
Existing Open Space Area:
181,560 SF / 4.2 AC



Proposed Open Space Area:
479,490 SF / 11 AC

Legend:
 **Open Space Area**

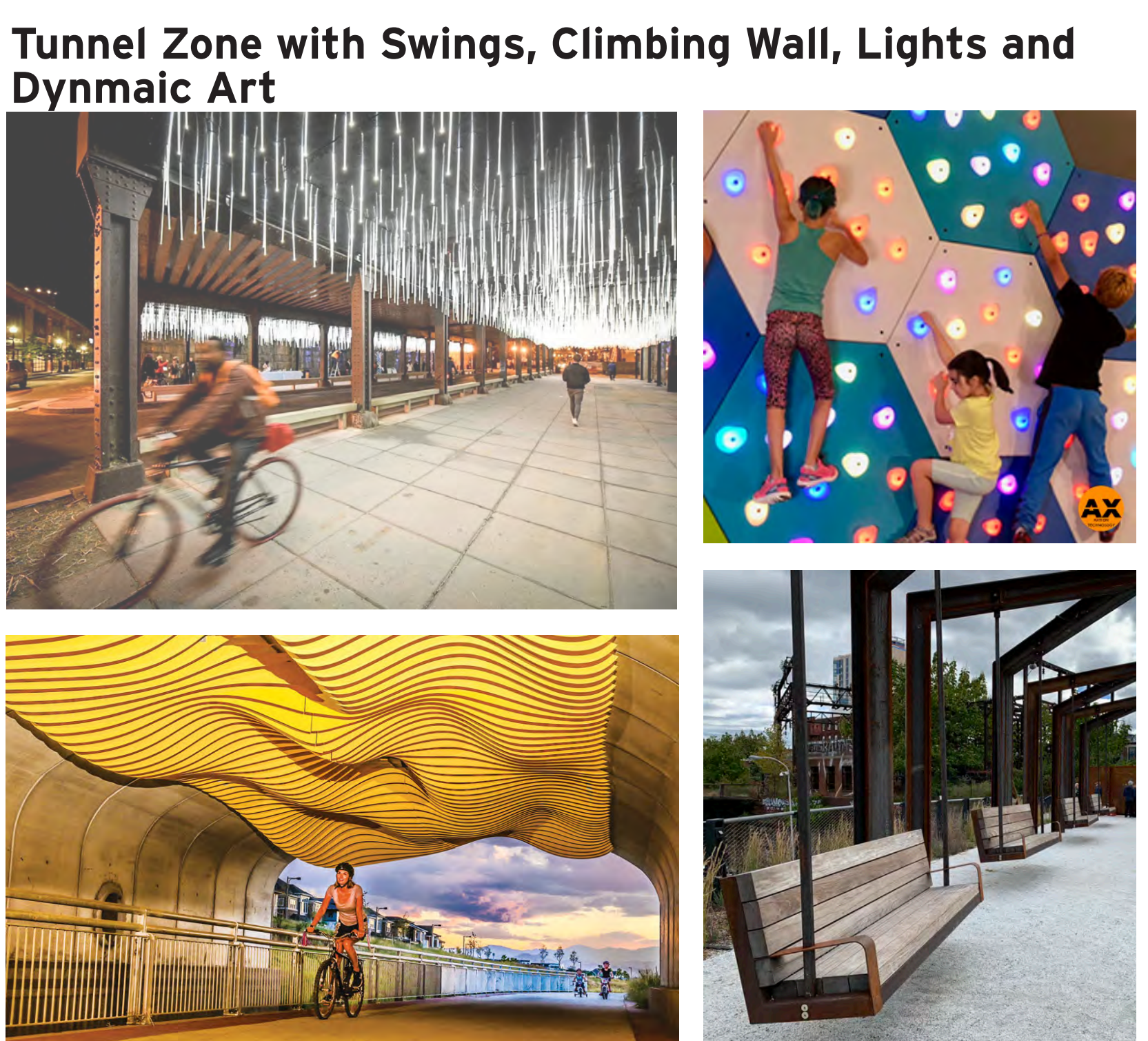
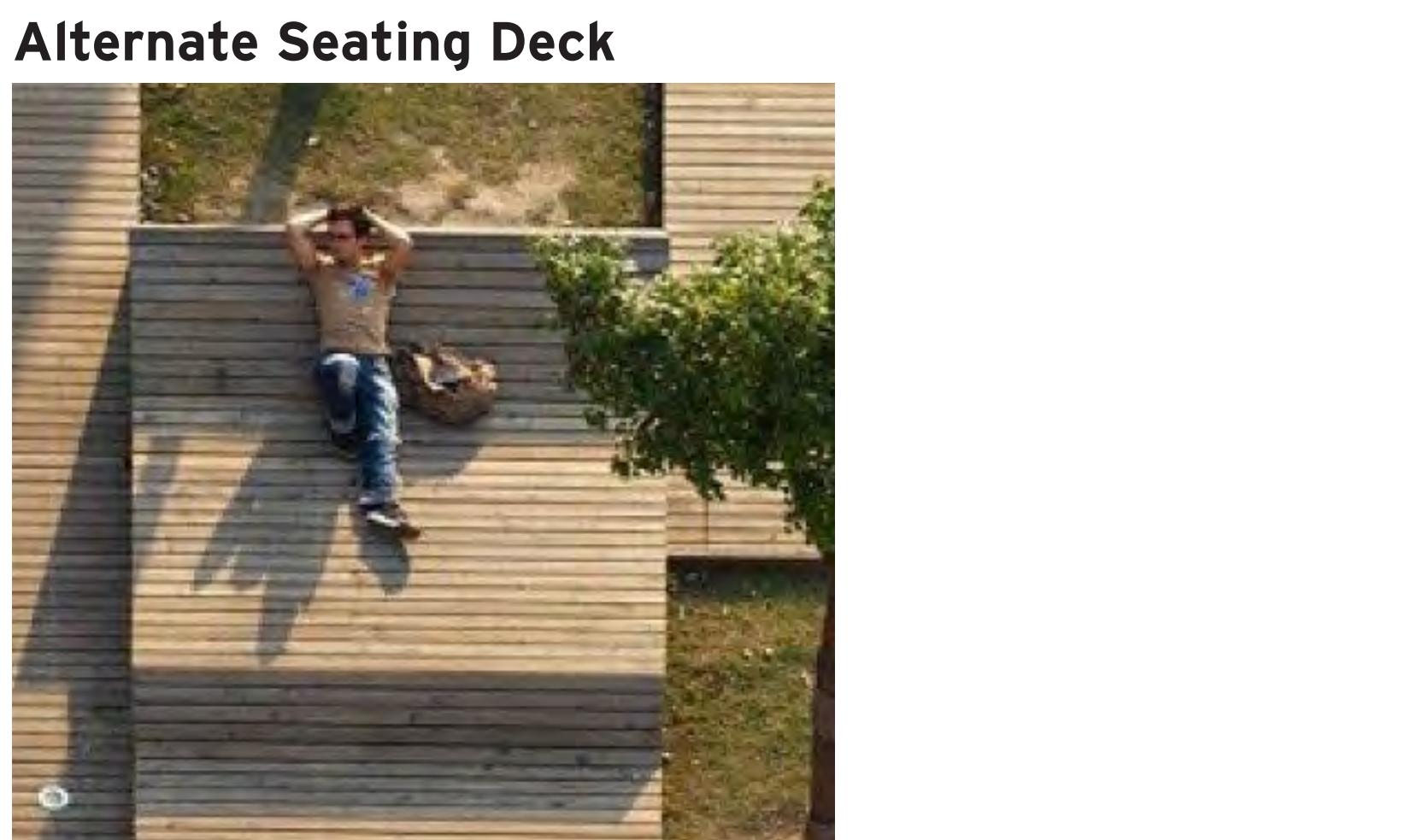
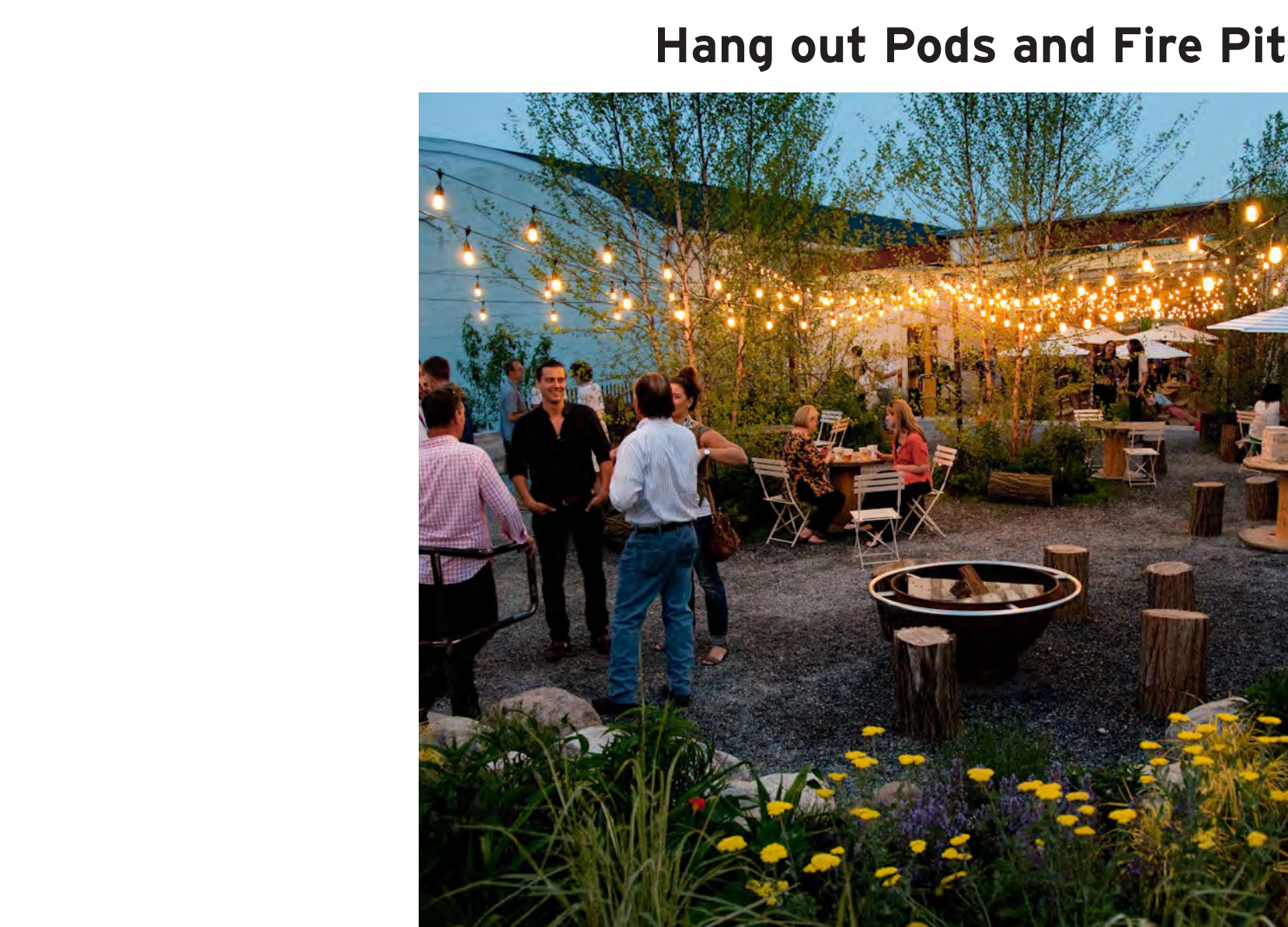
Increase:
~297,930 SF / 6.8 AC
2.6 X -or- 164%



Legend:

- Proposed EAE Line
- Existing EAE Line
- 300' Hose Pull (all buildings sprinklered)
- Aerial Access Location







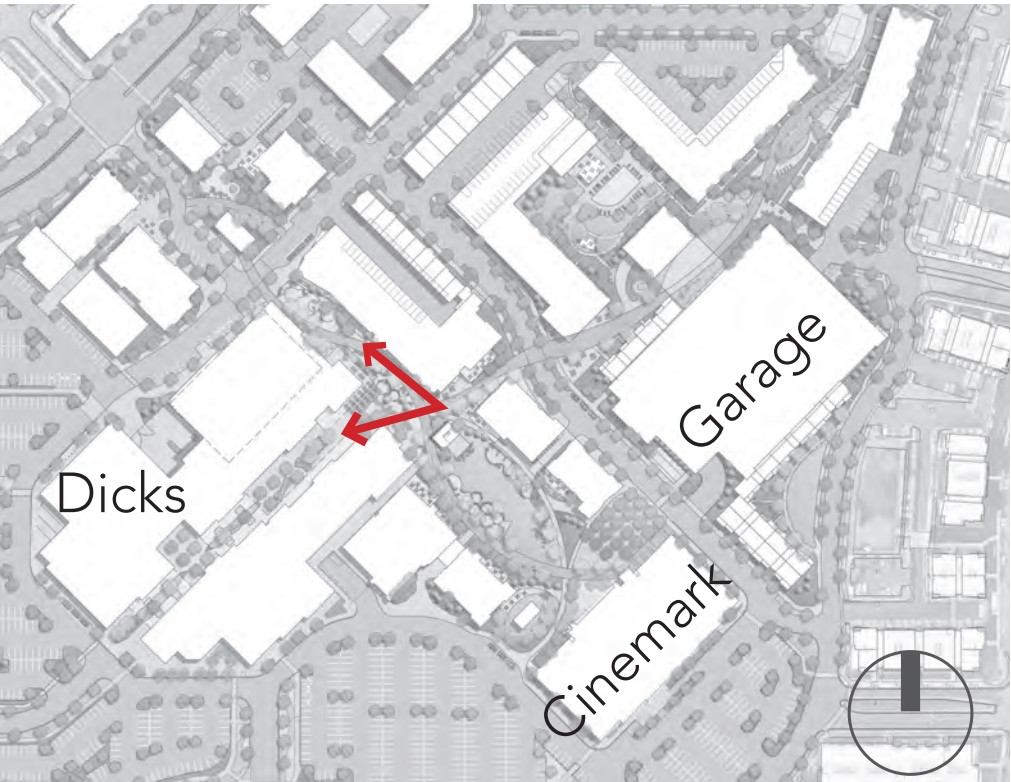
EXISTING



PROPOSED



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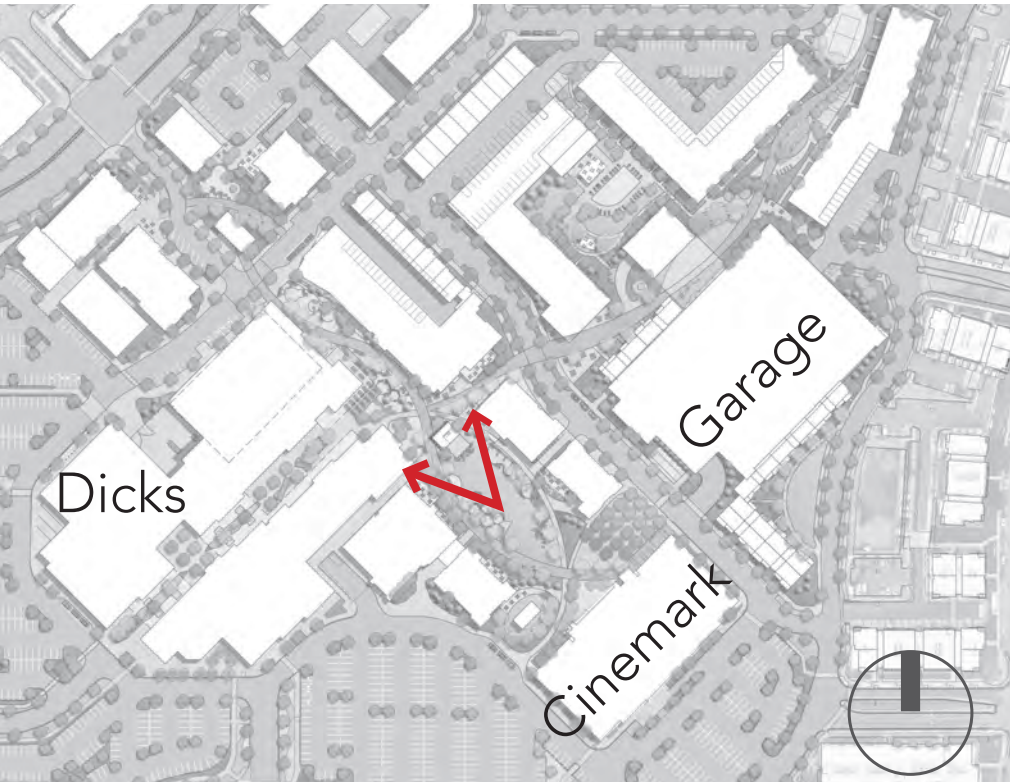


Michael Hsu
Office Of Architecture

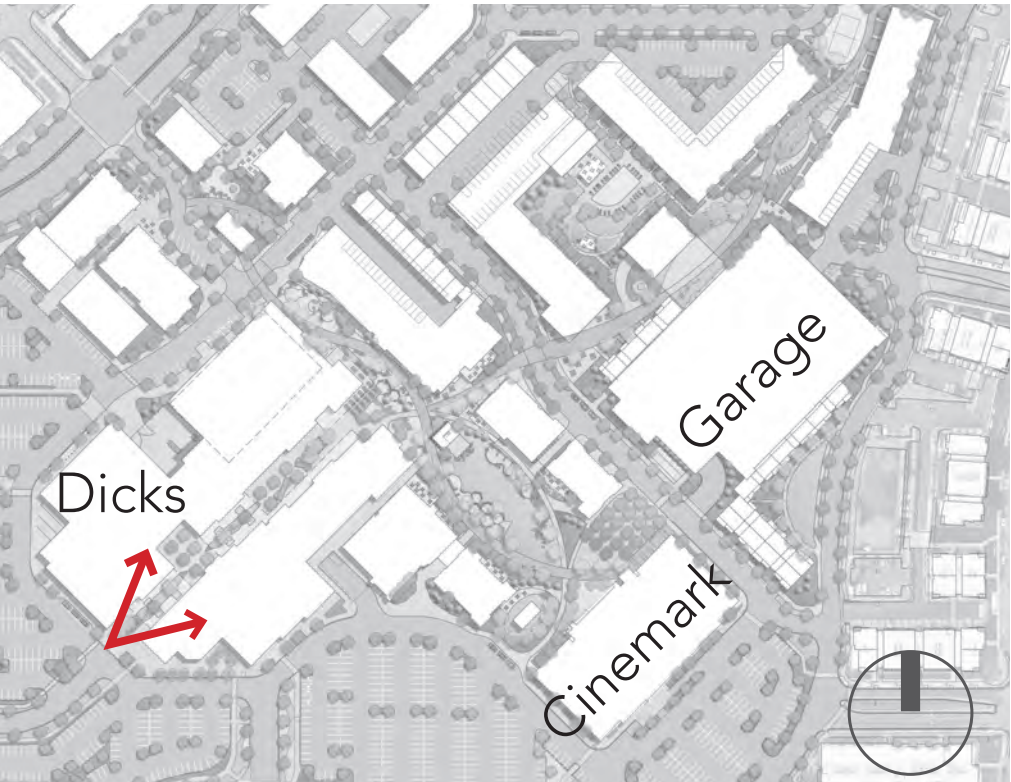


04.26.2023

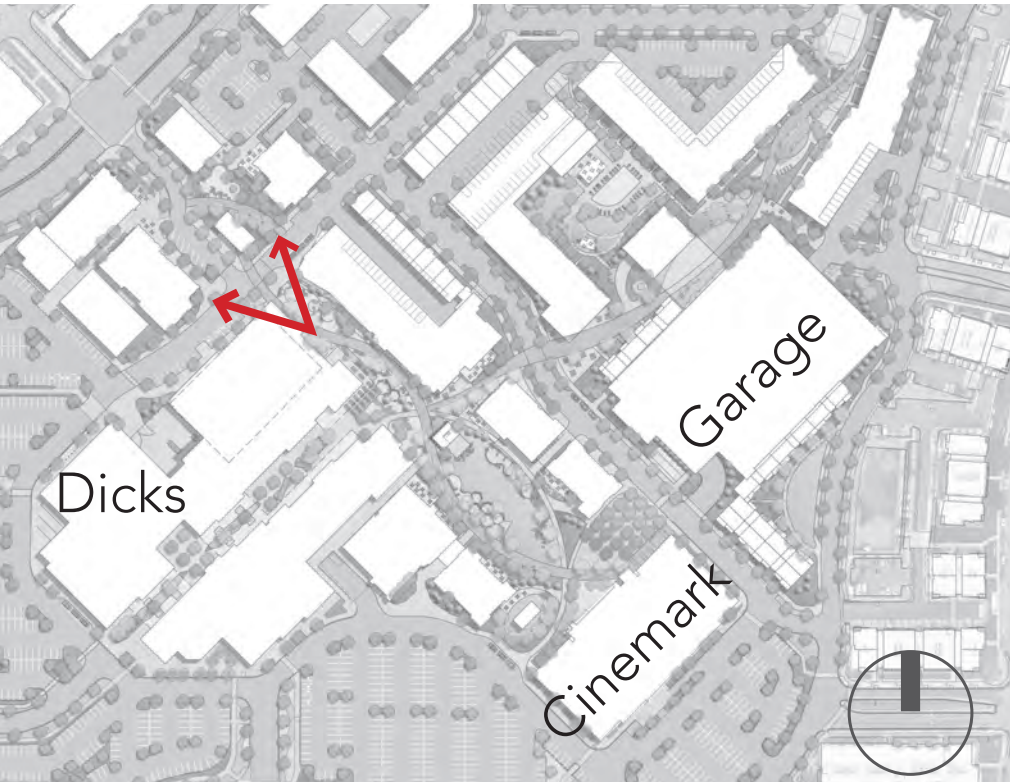
Foothills
View: Brewery and Office



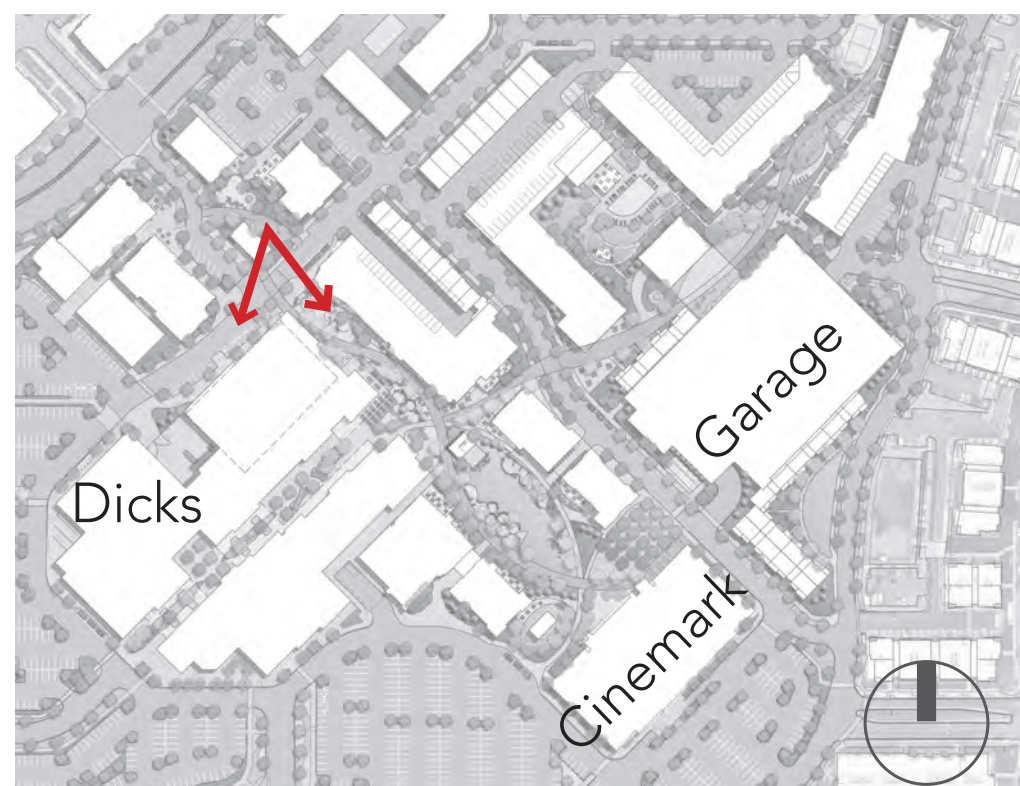
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