

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

4/23/2025 8:30 AM

Project Name

The Edison at University Plaza
PDR250002

Applicant

Andy Reese
970-822-7911
andy.reese@kimley-horn.com

Planner: Kai Kleer

Engineer: Sophie Buckingham

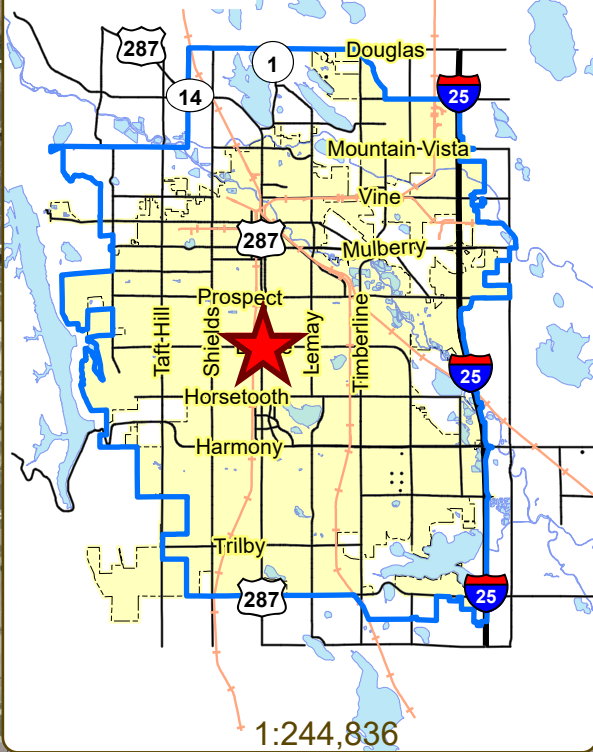
DRC: Brandy Bethurem Harras

Description

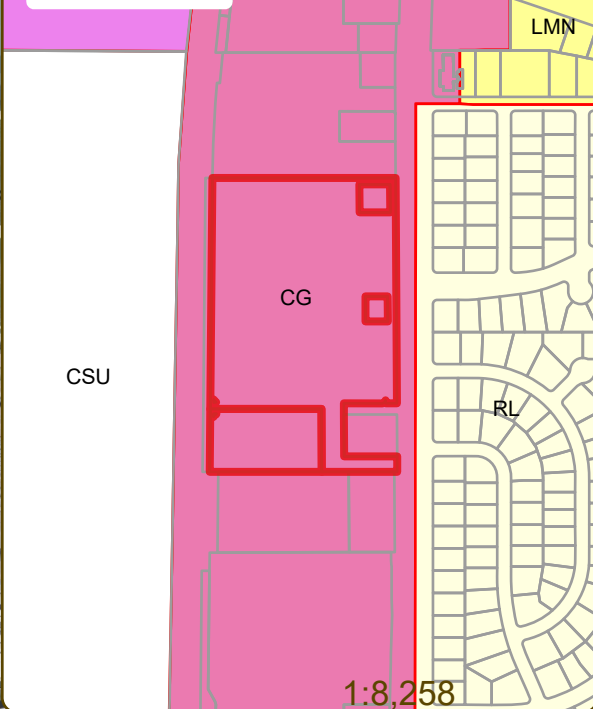
This is a request to demolish the existing buildings and construct a multi-unit building (parcel #'s 9723413001; 9723413002). The development would consist of a 4-story building containing 279-295 dwelling units. 192 parking spaces would be provided for the multi-family use. Access is proposed from S College Ave to the east. The site is approximately .2 miles north of W Drake Rd and directly west of S College Ave. The site is located within the General Commercial (CG) zone district, and the Transit Oriented Development (TOD) zoning overlay. The proposed project would be subject to an Administrative (Type 1) Review.

The Edison at University Plaza- Multi-Unit

Vicinity Map



Zoning Map



Aerial Site Map



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PRELIMINARY DESIGN REVIEW:
APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal **in greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Wednesday at 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 The Edison at University Plaza

Project Address (parcel # if no address) 2325 and 2407 S College Ave

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

Business Name (if applicable) Kimley-Horn and Associates

Applicant Mailing Address 3325 S. Timberline Road, Suite 130 Fort Collins, CO 80525

Phone Number 970-822-7911 E-mail Address Andy.Reese@kimley-horn.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment +/-8 acre site that currently consists of the "old" King Soopers building and several other commercial spaces; Previous PDR on similar concept done in Sept 2021 (PDR210016)

Zoning CG Proposed Use Multifamily Existing Use Commercial

Total Building Square Footage TBD S.F. Number of Stories 4 Lot Dimensions Varies

Age of any Existing Structures Varies - Initial construction in 1964, with numerous remodels and updates

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 Not calculated, but an overall decrease in impervious area is anticipated with new landscape S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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EdisonAtFortCollins.pln

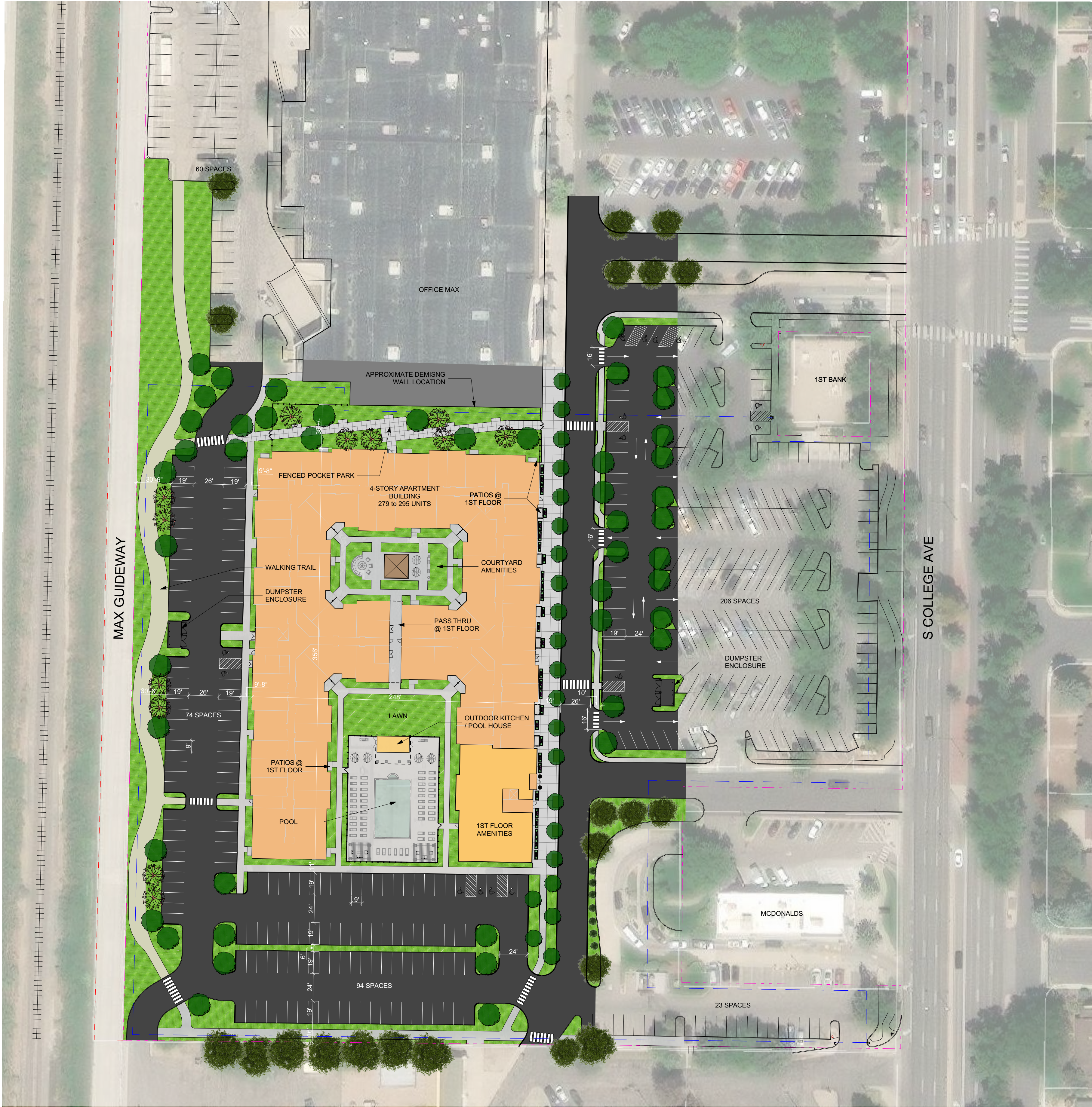
DEVELOPMENT OPTIONS

OPTION 1: 279 UNITS		
UNIT MIX:		
STUDIOS:	126	(45%)
1BR:	94	(34%)
2BR:	45	(16%)
3BR:	14	(5%)
TOTAL:	279	

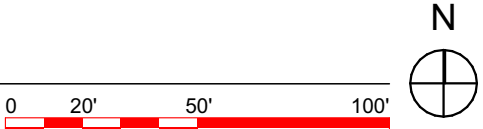
OPTION 2: 283 UNITS		
UNIT MIX:		
STUDIOS:	130	(46%)
1BR:	97	(34%)
2BR:	42	(15%)
3BR:	14	(5%)
TOTAL:	283	

OPTION 3: 291 UNITS		
UNIT MIX:		
STUDIOS:	140	(48%)
1BR:	102	(35%)
2BR:	35	(12%)
3BR:	14	(5%)
TOTAL:	291	

OPTION 4: 295 UNITS		
UNIT MIX:		
STUDIOS:	144	(49%)
1BR:	105	(35%)
2BR:	32	(11%)
3BR:	14	(5%)
TOTAL:	295	



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'



DEVELOPER
QUADRANT PROPERTIES
353 MARSHALL AVE
ST. LOUIS, MO 63119

THE EDISON @ UNIVERSITY PLAZA
2535 S COLLEGE AVE | FORT COLLINS, CO 80525
PRELIMINARY STUDIES 3/24/2025



Project Narrative: The Edison at University Plaza

(2325 and 2407 S. College Ave)

(a)What are you proposing/use?

- The current proposal seeks to redevelop the existing site by removing two of the existing buildings that exist on the site and construction a new 4-story multifamily building. Portions of the existing parking lots would be reconfigured to add landscaping islands and improve overall circulation. The exact number of units has not been determined but could range from 279 units to 295 units, depending on the final unit mix. These various options are listed on the conceptual site plan that has been included with this application.
- Due to the existing uses north and south of the site, the project is proposing to build the new structure in a similar location to the existing commercial buildings, rather than pushing the building east towards College or west towards the Max Guideway. This will allow for the operations associated with the adjacent uses to continue unimpeded and allow the new building to fit within the existing circulation framework.

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

- Existing commercial buildings and existing parking areas.

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

- In general, vehicular traffic circulation will remain similar to the existing condition, with traffic using a continuous drive lanes on the west, east and south side of the site. Those drives connect to adjacent properties, allowing for vehicular traffic to move easily throughout the project.
- Truck deliveries to the commercial uses north of the site would utilize the drive that is provided on the west side of the new building.
- A pedestrian promenade/multiuse path is provided along the west side of the property that would provide connectivity to the north and south for pedestrians and bicyclists.
- A new east-west pedestrian connection is proposed on the north side of the new building that would allow pedestrians to move from the east side of the project to the west side and the pedestrian promenade.

(d) Describe site design and architecture.

- Multiple discussions with planning staff have occurred over the past several years to develop a plan that meets the intent of the land use code while maintaining the operational needs of adjacent uses. The result has been a site plan that resembles the existing framework, while providing enhanced landscaping and improved pedestrian circulation.
- The architecture for the site has not been developed at this time, but will look to buildings in the area for inspiration, with the intent of fitting the context of the shopping center while creating a more modern aesthetic that recognizes newer developments in the area.

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

- This project is compatible with the surrounding area due to the mixed-use nature of developments in the area.
 - The area immediately surrounding the new building is commercial in nature and will benefit from the nearby proximity to numerous residents.
 - The project will have similar characteristics to other multifamily projects to the north of the project, including Johnson Drive and State, and will continue to fulfill the City's goals of creating additional residential density in the City core.
 - The nearby MAX Station to the north will provide excellent transit connectivity for residents.
 - The buffer that exists between the new building and the existing single-family uses east of College will minimize impact to existing residents

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

- Detention would not be provided for the project due to the reduction in impervious area from the existing condition. Water quality and LID will be provided, likely through a combination of underground storage, extended detention and raised planters that would function as rain gardens.

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

- Flows on the west side of the site currently drain to a detention area on the west side of the existing drive, while drainage to the east is captured by various storm inlets and conveyed from the site via an undersized storm drain system in College Ave.

- The proposed drainage patterns will remain similar, with improvements made to water quality as well as onsite conveyance.

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

- Water quality and LID will be provided, likely through a combination of underground storage, extended detention and raised planters that would function as rain gardens.

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

- Yes, there are sprinklers in the existing buildings, and there will be sprinklers in the new building as well.

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

- The main factor affecting the project are the operational needs of adjacent businesses and the need to coordinate the new project with the existing uses.

(l) Have you previously submitted an application?

- Yes, a PDR was completed in September of 2021 (PDR210016).

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

- Confirmation that the layout as shown is generally acceptable
- We have had multiple conversations with staff about credits for existing water and electric services, and would appreciate confirmation of those credits under new rate schedules.
- Please confirm the project would be subject to a Type I hearing under the new land use code that was adopted in 2024.
- A neighborhood meeting was held in 2022-ish. The project would likely hold another neighborhood meeting to ensure community members are able to offer fresh input on the project. Is this a requirement though?
- Please provide any information on upcoming projects in the area that may affect this project. This could include capital projects the City has planned for Drake/College or other redevelopment projects in the nearby vicinity that may need to be coordinated.