

Preliminary Design Reviews 2011

Date	#	Name	Location	Planner	Proposal
January 12, 2011	n/a	West End Flats	1228 W. Elizabeth St.	Emma McArdle	Preliminary Design Review for proposed development of a 5 story sustainable mixed-use project consisting of a 100 unit student housing project with 1200 sq ft commercial retail on the first floor. Located at 1228 W. Elizabeth. The lot contains a one story in-line retail building to be demolished with most of parking area remaining.
March 2, 2011	n/a	Orthopaedic & Spine Center of the Rockies	2500 E. Prospect Rd.	Emma McArdle	Preliminary Design Review for a proposed 43,650 sq. ft. building expansion to the existing 53,780 sq. ft. Orthopaedic & Spine Center of the Rockies situated on the 11.24 acre site. The proposed expansion would include four separate addition areas to the existing building; a total of 20,800 sq. ft. to the clinical and physical therapy uses in two additions, and 22,850 sq. ft. to the surgery center/recovery center uses in two additions. Two additional entries would be created to separate the different uses to the facility. The existing parking areas are currently insufficient for the patients visiting the center and as the expansions occur, additional parking will be required. The proposed site layout will provide a more efficient circulation for vehicles and pedestrians. The intent is to phase construction of the parking areas to minimize the disruption to the center, with an end result of adding 32 handicap parking stalls to the existing 13 handicap stalls and adding 406 standard parking stalls to the existing 227. Located at 2500 E. Prospect Rd
June 22, 2011	110001	Warren Federal Credit Union	Rigden Farm - E. Drake and Iowa	Courtney Rippy	This is a request to locate Warren Federal Credit Union on the parcel on East Drake Road between Illinois Dr. and Iowa Ave. The building will be two-stories, 10,000 square feet and include a 4 lane drive thru and 24 hour ATM.
July 6, 2011	110002	Block 23 Redevelopment	300 N. College Ave	Ted Shepard	The proposed project consists of a 608,500 square foot, 5 story, mixed-use building, including retail, office and residential uses. Parking for all uses is structured and occurs on four levels above grade and one partial level below grade.

