



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.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@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.

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.

PDR 140009

Section to be filled out by City Staff
Date of Meeting 10-29-14 Project Planner Noah Beals
Submittal Date 10-15-14 Fee Paid (\$500) [checkmark]

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Poudre Valley Health System – Harmony Campus Emergency Department

Project Address (parcel # if no address) SE corner of Harmony Road and Snow Mesa Drive

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Eric Roark, Senior Director of Design and Construction, University of Colorado Health - Owner

Business Name (if applicable) Poudre Valley Health Care, Inc., a Colorado non-profit corporation, d/b/a Poudre Valley Health System

Applicant Mailing Address University of Colorado Hospital, Leprino Building, Room 951, 12401 E. 17th Avenue, Aurora, CO 80045

Phone Number 720.848.7587 E-mail Address eric.roark@uchealth.org

Basic Description of Proposal (a detailed narrative is also required) New 17,400 s.f. Emergency Department building

Zoning H-C Proposed Use hospital (emergency dept) Existing Use n/a

Total Building Square Footage 17,400 S.F. Number of Stories one Lot Dimensions appx 250' x 450'

Age of any Existing Structures n/a

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.

Increase in Impervious Area appx 45,000 s.f. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Poudre Valley Health System
Harmony Campus Emergency Department
Preliminary Design Review Application
October 14, 2014**

Introduction

University of Colorado Health (UCHealth) is a new health system that aims to deliver the highest quality patient care with the highest quality patient experience. UCHealth is the first system of its kind nationally to integrate the strengths of community-based care and academic medicine. UCH combines Poudre Valley Hospital System (PVHs), Memorial Health System (MHS), and University of Colorado Hospital Authority (UCHA) into an organization dedicated to building a healthier community and providing unmatched patient care in the Rocky Mountain West. Separately, these institutions can continue providing superior care to patients and service to the communities they serve. Together, they push the boundaries of medicine, attracting more research funding, hosting more clinical trials and improving health through innovation.

The Harmony Campus continues to provide health care and wellness services as a key part of the University of Colorado Health system. Along with Poudre Valley Hospital, Medical Center of the Rockies, Mountain Crest Behavioral Healthcare Center, it is part of a regional and medical hub serving Colorado, Nebraska and Wyoming with clinics, outpatient services, surgery and lab services, and comprehensive cancer treatment services. The Harmony Campus has been master planned to allow for continued growth to meet the need for advanced medical services for the region. The Emergency Department is the next planned phase at the Harmony Campus.

Planned Project

The Emergency Department is planned as a 17,400 s.f. standalone building to be located at the southeast corner of Harmony Road and Snow Mesa Drive. This single story building will include a patient 'walk-in' emergency department entrance and separate ambulance canopy. A new parking lot is planned to serve the needs of this new facility.

Since the site has two public road frontages, the building will be located near the northwest corner of the property with the parking to the south. It is planned to be located as far north as possible while still allowing for the required 80' Harmony Road setback, and as far west as possible while still retaining the landscaped campus entry feature at the Snow Mesa/Harmony intersection. Pedestrian access will be provided directly to the adjacent public sidewalks.

The Harmony Campus is governed by an ODP. We anticipate a Minor Amendment to the ODP may be required as it indicated a possible hotel in this location. The Harmony Campus has always been intended primarily as a medical campus, and based on changing market conditions and the growing community healthcare needs, this medical use better fulfills the purpose of the ODP. The Harmony Campus was also established with private covenants including campus design guidelines which direct architectural character, landscape, and signs. The planned project will relate well to the surrounding neighborhood as it will meet the requirements of these campus standards and related medical uses in the Harmony Campus.

The site will be accessed from Harmony Road through the Snow Mesa entrance. The site will connect to the existing shared access drive east of Snow Mesa. No public street extensions are planned with this project.

Currently the site is undeveloped, and there are no trees or known natural features that would be affected.

The proposed building is anticipated to contain a fire sprinkler system.

Storm drainage improvements for the project will entail the installation of curb cuts, concrete chases, swales, and inlets and storm sewer pipe, as may be applicable, to convey runoff to the existing storm drainage system(s), constructed with the PVHS Harmony Infrastructure project.

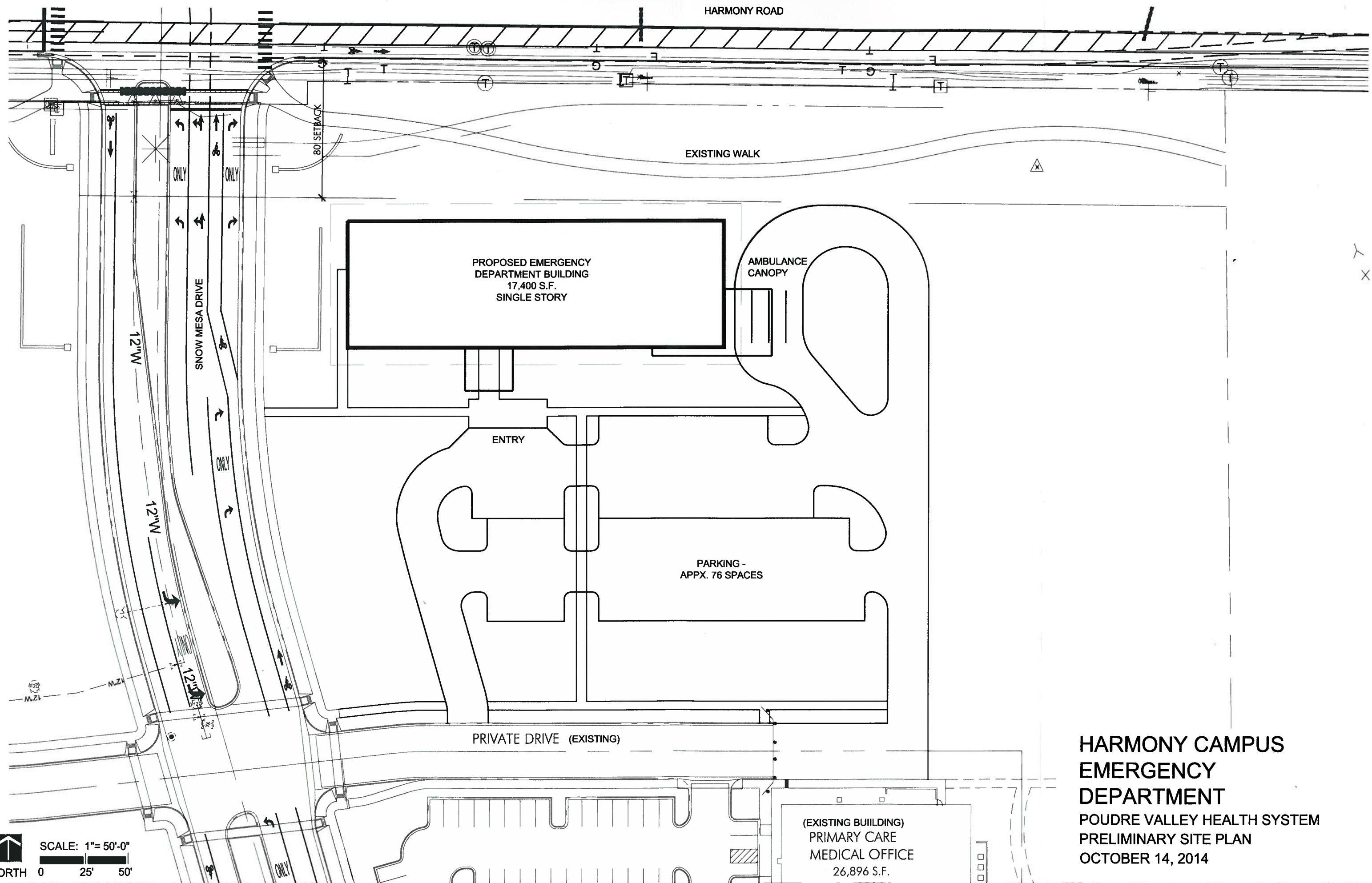
Runoff from the developed site will be conveyed to the existing water quality/ detention pond, located in the southeast corner of the project, which will provide the required water quality/ detention needs for the project. It is anticipated that LID and BMP's will be required by the City and implemented for the site.

Design Considerations and Questions

1. We consider this would require a Type I PDP/Final Plan process. Is an ODP amendment also required?
2. What off-site improvements may be required for this project?
3. Are there any concerns or known variances that can be identified at this stage?



HARMONY CAMPUS EMERGENCY DEPARTMENT - VICINITY MAP



HARMONY ROAD

EXISTING WALK

PROPOSED EMERGENCY
DEPARTMENT BUILDING
17,400 S.F.
SINGLE STORY

AMBULANCE
CANOPY

ENTRY

PARKING -
APPX. 76 SPACES

PRIVATE DRIVE (EXISTING)

(EXISTING BUILDING)
PRIMARY CARE
MEDICAL OFFICE
26,896 S.F.

SNOW MESA DRIVE

12'W

12'W

12'W

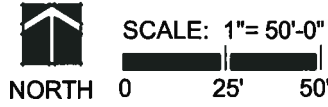
80' SETBACK

ONLY

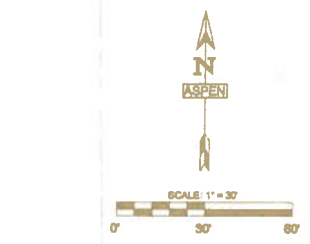
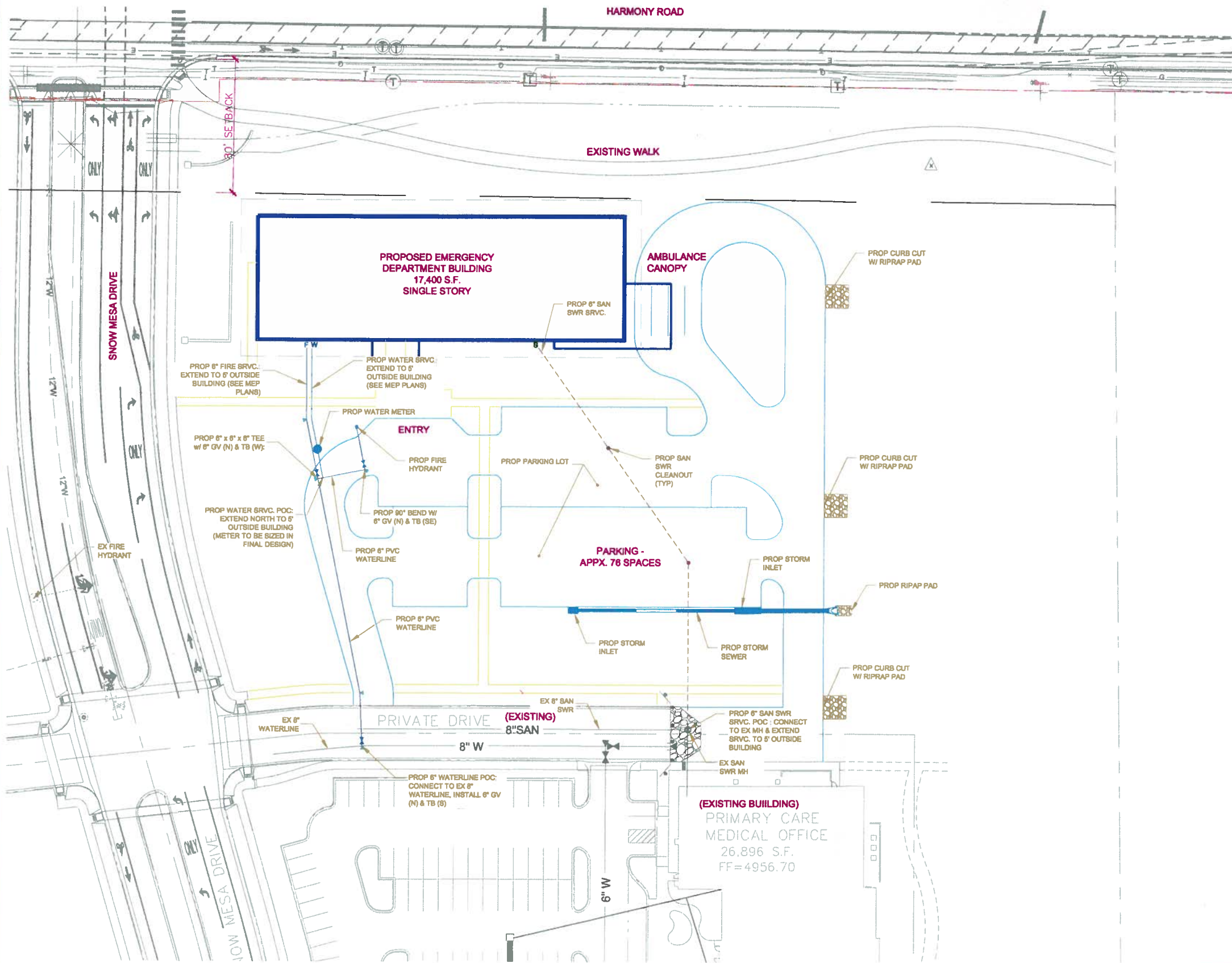
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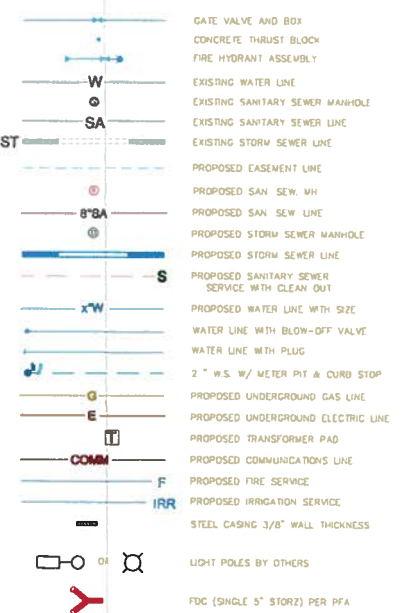
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**HARMONY CAMPUS
EMERGENCY
DEPARTMENT**
POUDRE VALLEY HEALTH SYSTEM
PRELIMINARY SITE PLAN
OCTOBER 14, 2014



- UTILITY NOTES:**
- TWO ACCESS DRIVES ARE PROPOSED OFF THE NORTH SIDE OF THE EXISTING PRIVATE DRIVE.
 - CONCEPTUAL LAYOUT FOR WATER, SANITARY SEWER, AND STORM SEWER HAS BEEN PROVIDED ON THIS PLAN FOR CONCEPTUAL PURPOSES ONLY.
 - THIS CONCEPTUAL PLAN DEMONSTRATES ANTICIPATED STORM SEWER INLET LOCATIONS AND ASSUMES THE PROJECT WILL DISCHARGE AT THE RELEASE RATE SET BY THE PVHS HARMONY MASTERPLAN DRAINAGE STUDY AND INTO THE EXISTING MASTERPLAN DETENTION FACILITIES, WITH NO ON-SITE WATER QUALITY OR DETENTION REQUIRED. BMP'S AND LID'S MAY BE INCORPORATED INTO THE PROJECT WITH PROPOSED STORM SEWER INFRASTRUCTURE, DURING FINAL DESIGN.
 - CONCEPTUAL LAYOUT FOR SANITARY SEWER AND WATER ASSUMES THAT CORRESPONDING UTILITY INFRASTRUCTURE TO THE SOUTH WILL BE UTILIZED AND TIED-IN TO AT THE LOCATIONS SHOWN.



REV. #	DESCRIPTION OF REVISION	DATE	REVISIONS APPROVED BY

CHECKED BY: J. Good
DESIGNED BY: J. Good
DRAWN BY: J. Good

POUDRE VALLEY HEALTH SYSTEM - HARMONY CAMPUS EMERGENCY DEPARTMENT PROJECT
FORT COLLINS, COLORADO

CONCEPTUAL UTILITY PLAN EXHIBIT

PROJECT/ LOCATION:
DRAWING:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO: 400-002
DATE: 10/14/14
SHEET No: EX-1