



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 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. 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.

PDR 140007

Section to be filled out by City Staff
Date of Meeting 10-15-14 Project Planner Jason Holland
Submittal Date 9-23-14 Fee Paid (\$500) v ck# 7852

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

Project Name Salud Family Health Center LaPorte

Project Address (parcel # if no address) 1830 LaPorte, Ft. Collins, CO
parcel # 97102-00-013 97102-00-011; 97102-00-014; 97102-00-012

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Thomas W. Beck
AIA, NCARB, T.W. Beck Architects, P.O. Box 57, Estes Park, CO 80517

Business Name (if applicable) Salud Family Health Centers

Applicant Mailing Address 203 S. Rollie Av, Fort Lupton, CO 80621

Phone Number 303.857.1411 E-mail Address jgreenlee@saludclinic.org

Basic Description of Proposal (a detailed narrative is also required) Replace existing structures with a new medical & dental outpatient clinic of approximately 35,000 sq ft

Zoning Transitional Proposed Use Outpatient medical clinic Existing Use Manufacturing

Total Building Square Footage 35,000 S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures New building Existing to be removed

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 Approximately same S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Oct 15



TW BECK Architects

**Architecture
Planning & Interiors**

170 S. Saint Vrain Ave. ❖ PO Box 57 ❖ Estes Park CO 80517
Phone: 970-586-3913 ❖ Fax: 970-586-4211
Email: thomas@twbeckarchitects.com

September 22, 2014

City of Fort Collins
Community Development & Neighborhood Services
281 North College Avenue
Fort Collins, CO 80522-0580

Re: Preliminary Design Review for 1830 West Laporte Av, Ft Collins

To whom it may concern:

Salud Family Health Centers, a non-profit medical and dental provider is looking to redevelop the existing Forney Industry property at 1830 West Laporte, Fort Collins. The site currently is being used for manufacturing, storage and their main corporate office.

The current access off of Laporte would be maintained as the main entrance for public access. The front parking lot would be utilized and expanded. The building proposed is a medical outpatient clinic and would be two or three stories with a total square footage of approximately 40,000 square feet.

The current manufacturing and office building are approximately 42,100 square feet would be demolished. The current building is mostly on ground level with some second floor areas. The site is approximately 3.7 acres and we would propose to reduce the footprint of the existing building. A second access currently exists off of Forney Street from the east and this access would be maintained for emergency and fire access as well as employee access.

Larimer County Canal #2 borders the property along the north and currently there are two vehicular crossings which would remain. We would propose that the existing trees and natural features along the irrigation canal would be maintained and enhanced for their patients and employees enjoyment.

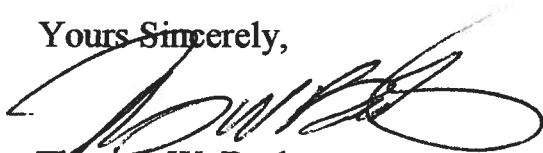
The current building does not have fire sprinklers and the new facility would be fully sprinklered. Fire hydrants would be added to the site as well. We would

provide runoff detention areas for the parking and drainage would be improved but similar to the existing configuration.

We would like to discuss schedule for this redevelopment. Since the current zoning is Transitional we would like to know your recommended zoning type for a medical dental outpatient clinic?

Since we are essentially down zoning from a manufacturing use to an outpatient medical clinic what are the total parking requirements? Are there any reductions for being on a bus route or encouraging the use of bicycles? Salud has used geothermal heating and cooling in other new clinics as well as many LEED principles but we have not gotten LEED certification due to the additional expense. Is LEED a requirement of the the City of Fort Collins? We are looking forward to working with the City of Fort Collins on this project. Please advise when we can have an initial concept or "preliminary" review meeting?

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Beck', with a large, sweeping flourish extending to the right.

Thomas W. Beck
AIA, NCARB

FORNEY ANNEXATION

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION:

Parcels of land located in the Northwest Quarter of Section 10, Township 7 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, and being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 10 and assuming the South line of the Northwest Quarter of Section 10 to bear North 89°14'44" West, with all other bearings herein relative thereto;

Thence, North 89°14'44" West, 615.00 feet to the Southwest corner of Radio City Annexation, said point also being on the North line of Frey Annexation and said point being the POINT OF BEGINNING; thence along said North line of Frey Annexation, North 89°14'44" West, 710.01 feet to a point on the East line of Springer Farm Annexation; thence along said East line, North 00°38'55" East, 435.71 feet to the North line of Springer Farm Annexation; thence along said North line, North 89°14'49" West, 330.72 feet to a point on the East line of Canfield Annexation; thence along said East line, North 00°42'46" East, 656.12 feet; thence departing said East line, South 89°24'33" East, 1320.17 feet; thence, South 00°23'46" West, 377.97 feet; thence, North 89°14'44" West, 285.00 feet; thence, South 00°23'46" West, 164.64 feet to the Northwest corner of Radio City Annexation; thence along the West line of Radio City Annexation, South 00°23'46" West, 308.17 feet; thence departing said West line, North 87°54'20" West, 249.40 feet; thence, South 07°37'19" East, 72.44 feet; thence, North 89°14'44" West, 86.39 feet; thence, North 00°23'46" East, 21.00 feet; thence, North 89°14'44" West, 83.00 feet; thence, South 00°23'46" West, 50.00 feet; thence, North 89°14'37" West, 85.00 feet; thence, South 00°23'46" West, 120.00 feet to a point on the North right-of-way line of Laporte Avenue; thence along said North right-of-way line, South 89°14'44" East, 493.58 feet to a point on the West line of Radio City Annexation; thence along said West line, South 00°23'46" West, 30.00 feet to the POINT OF BEGINNING.

Said parcel of land contains 23.160 acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEY NOTES:

- This Annexation Plat does not represent an actual field survey. It is made from recorded legal descriptions and platted subdivisions and it is not intended to be a land survey plat.
- No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
- The owner did not request a title search; therefore this survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.

This plat to be known as FORNEY ANNEXATION to the City of Fort Collins, County of Larimer.

State of Colorado by ordinance No. _____, passed and adopted on final reading at a regular meeting of the City Council of Fort Collins, Colorado held on the ____ day of _____, 20__.

City Clerk

APPROVED

This plat to be known as FORNEY ANNEXATION to the City of Fort Collins, Colorado was approved by action of the Planning and Zoning Board of the City of Fort Collins Colorado at a regular meeting held on the ____ day of _____, 20__.

Secretary of the Planning and Zoning Board

APPROVED AS TO FORM

Director of Engineering

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of Colorado, hereby certify that, as of the date of this certificate, the signers of this Annexation Petition for the area referred to as the Forney Annexation to the City of Fort Collins are the owners of real property in the area proposed for annexation. Furthermore, I certify that said owners constitute more than 50% of the landowners in the area proposed for annexation, as said area is described on Attachment "A" of said Annexation Petition, and own more than 50% of the land in said area, exclusive of streets and alleys.

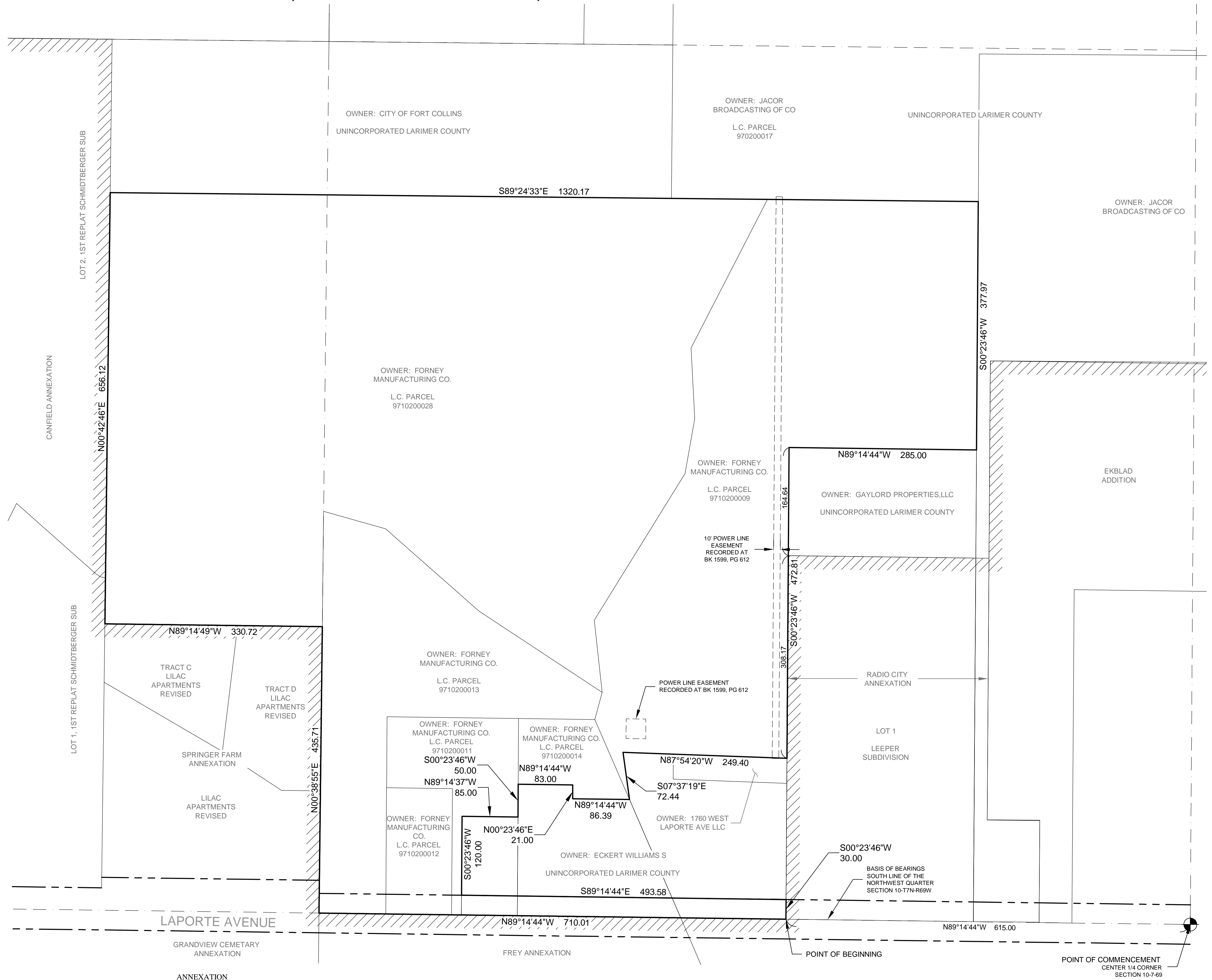
Date _____ Signature _____ Attorney Reg. No. _____

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Ft. Collins, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Fort Collins, County of Larimer, State of Colorado

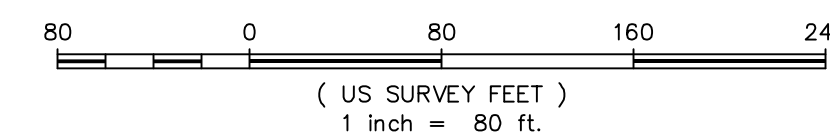
Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823



ANNEXATION

TOTAL PERIMETER.....	5879.31'
CONTIGUOUS BOUNDARY.....	2470.72'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	979.89'

INDICATES PRESENT CITY BOUNDARY LINE



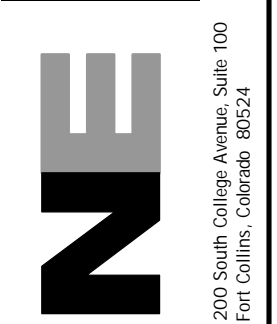
LINE LEGEND

- EXISTING RIGHT-OF-WAY
- - - - SECTION LINE
- PROPERTY LINE

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 10
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com



DATE: 7/12/12
PROJECT: 581-001
DESIGNED BY: L. Smith
DRAWN BY: C. Gilliland
SCALE: 1"=80'
REVIEWED BY: C. Gilliland

FORNEY ANNEXATION
COUNTY OF LARIMER
STATE OF COLORADO

Sheet
1
Of 1 Sheet

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Salud Ft. Collins - Laporte
 1830 Laporte Ave.
 Fort Collins, Co, 80521

TW Beck Architects
 Architecture,
 Planning and Interiors
 170 S. Sp. Vrain Ave.
 PO. Box 57
 Estes Park, CO 80517
 (970) 586-3913 phone
 (970) 586-4211 fax

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
A1

PROJECT NUMBER: N27
 DATE:
OCT. 06, 2014
 PROJECT PROGRESS

REGISTRATION:

