



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.

PDR150005

Section to be filled out by City Staff

Date of Meeting 4/15/2015 Project Planner Ted Shepard
Submittal Date 4/1/2015 Fee Paid (\$500) X

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

Project Name 215 Mathews Office Building

Project Address (parcel # if no address) 215 Mathews Street

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Greg Fisher - Architect

Business Name (if applicable) Greg D. Fisher, Architect, PLLC

Applicant Mailing Address 3115 Clyde Street, Fort Collins, CO 80524

Phone Number (970) 484-8433 E-mail Address greg@gregdfisherarchitect.com

Basic Description of Proposal (a detailed narrative is also required) 3 story office building of approximately 9,000 sf with ground level serving primarily as covered parking.

Zoning NCB Proposed Use Office Existing Use Single-Family Dwelling

Total Building Square Footage approx. 9,000 S.F. Number of Stories 3 Lot Dimensions 140' x 50'

Age of any Existing Structures 146 years (built in 1869) Please note: this project was previously determined to not be eligible for designation as a landmark by Preservation Planning. See attached correspondence.

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 3,406 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)*

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- 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

March 31, 2015

**215 MATHEWS STREET**  
**Preliminary Design Review (PDR)**  
**Narrative**



**Proposed Project / Use:**

A three story office building of approximately 9,000 sf is proposed on a 7,000 sf infill site immediately across Mathews Street from the Fort Collins Community Creative Center. The existing zoning for the site is NCB and professional office use is a permitted use subject to Planning and Zoning Board review. Redevelopment of this property will add much needed quality office space to the Old Town area and clean up the currently unsightly and dilapidated existing home. Approximately 3,000 sf of the facility will be occupied by Cline Williams Wright Johnson & Oldfather, L.L.P. Attorneys at Law. The remainder of the space will be for speculative office space.

**Existing Improvements:**

The existing site contains a non-distinct single-family residence and small shed along with typical related yard improvements. The site currently has access to Mathews Street via a curbcut and drive as well as from the alley on the west side of the site.

**Site Circulation:**

Circulation for the proposed site will largely work in the same fashion as the existing conditions although the intensity will be increased from a single family residence to an office facility. Vehicular access from Mathews Street and the alley are proposed to continue in the form of a one-way driveway serving a small parking area of 9 spaces. The proposed parking to be provided satisfies the zoning requirement of one parking space per 1,000 sf of gross building area and thus neighborhood parking should only be minimally impacted. Pedestrian access along the east side of the site will continue in the form of a north/south walkway and pedestrian access to the building will be taken from this walkway in the form of a small plaza.

**Site Design, Architecture and Surroundings Compatibility:**

The site is a small urban infill lot with the current single-family home being much less dense and intense of a use than the immediate surrounding properties. The proposed site design increases the density and intensity to respond to the present more urban context. The architecture attempts to sensitively respond to the historic nature of the Creative Center (former museum), the more traditional building to the south and the less descript building to the north and yet still be a reflection of the current time. In reviewing the surrounding context, there are a series of unifying elements, which the proposed design attempts to echo. First and foremost is the predominant use of

masonry. While the specific type of masonry varies greatly, the general use is rampant in the neighborhood and will continue with the proposed building. Second, building scale is fairly uniform, with there mostly being a mix of two-story and three-story buildings and even a four-story building currently being proposed for the Library Park Townhomes at the south end of the block. The three-story building proposed is more consistent with surrounding context than is the current single-story single-family home. Next, while not all do, most edifices make use of pitched roofs in keeping with the historical context. The proposed project continues this theme with the appearance of the project, from street level, being entirely of a pitched roof. Hidden within that pitched roof will be a roof well to conceal roof top mechanical units. Residential style and scale fenestration seems to be another common architectural thread in the vicinity. This project continues that thread with the vast majority of the windows with there being a few accents of storefront type glazing at the entry areas. Lastly, this building seeks to echo the masonry arches used on both the Community Center (former museum) and the building to the south. Not in a literal way but with a subtle nod taking form in arches over the main entry.

#### **Stormwater Detention:**

Stormwater detention is not planned for on this site due to the small increase in impervious area and the lack of storm sewer adjacent to the site. We understand that detention for sites in the Old Town Drainage Basin is only required when there is an increase in impervious area over 5,000 square feet (sf). The existing impervious area is estimated to be 2,024 sf and the proposed impervious area is projected to be 5,530 sf. The proposed site is projected to only increase the impervious area by approximately 3,404 sf.

#### **Drainage:**

It appears that a portion of the site drains west to the alley and a portion of the site drains east to Mathews Street. The exact percentage that drains each direction is not known at this time. It is expected that the proposed site will drain to both the alley and Mathews Street, but it is unknown how much it will change from the existing condition. This will be largely dependent on existing grades and the locations of gutters and downspouts on the proposed building. Due to the size of this proposed development, it is expected that the increase in quantity of stormwater runoff will not have much of an impact onsite or offsite. The roof drains and downspouts will likely concentrate the flows to specific locations, which may require sidewalk chases and curb channels to direct the flows to the Mathews Street flowline.

#### **Run-off Treatment:**

It is understood that this site drains to the Udall Natural area where water quality is provided in the extended detention pond. However, it is also understood that Low Impact Development (LID) requirements are in place now that require the stormwater runoff to be treated on site by filtration or infiltration methods. There is not storm sewer adjacent to this site and it is not currently know if the existing soils are conducive to infiltration. The project geotechnical engineer will perform tests to check the infiltration

capabilities of the existing soils. If the soils are not conducive to infiltration, above ground filtration options (such as a raised planter bed) that would capture stormwater from the roof and filter it before it released above the grade of the street would be looked into. If soils are conducive to infiltration and the geotechnical engineer approves it pervious pavers or bioretention without an underdrain may be pursued since there is no adjacent storm sewer. Other LID solutions / suggestions from City staff that may be suitable for this development would be welcomed.

#### **Natural Features Impact:**

There are numerous existing trees located on the current site that will need to be removed. It is anticipated that most of these trees are Siberian Elm and are undesirable. However, it would be our intent to meet with the City arborist and review the conditions and respond accordingly.

#### **Fire Protection Systems:**

The existing structure will be razed. The proposed structure will be sprinkled with a NFPA 13 sprinkler system.

#### **Unusual Factors:**

The NCB zone district, the subject property is located within, is intended as a transitional district between more intense downtown commercial uses and the surrounding single-family residential neighborhoods. The subject property happens to fall on edge of the Downtown District and in many ways the subject block more closely resembles the character and intensity of the Downtown District more so than the surrounding single-family neighborhoods. The existing single-family home is the last remaining on the block face and is sandwiched between two much more intense and dense multi-family residences with an approved even more intense attached-dwelling project, the Townhomes at Library Park, on the way further south on the block. The existing adjacent buildings, and certainly the approved Townhome project, exceed many of the zone district standards but do so in what seems to be an appropriate manner given the proximity to downtown and the lack of immediate proximity to single-family homes. In this same fashion the subject property will require several modifications of standards to allow it to come into compatible character, scale, density and intensity with the adjacent properties. Please refer to the "Specific Questions" section below for more specifics on the Modifications of Standards required.

#### **Previous Applications:**

There has been no previous applications with the exception of one to the Preservation Planning department to determine if the existing building is eligible for designation as a landmark. A response was received indicating that the building was not eligible. Please see the attached email correspondence between Josh Weinberg of Preservation Planning and the property owners.

### **Specific Questions:**

As stated above, several Modifications of Standards will be required for the proposed project that will allow it to come into compatible character, scale, density and intensity with the adjacent properties. While it is acknowledged that staff cannot grant an approval of these modifications through the PDR process it is requested that staff provide a preliminary opinion as to the appropriateness of the requests or offer other suggestions for solving the issues. Further, it is not intended that the following information is an actual modification request nor are the issues adequately explained or defended herein. The following list generally outlines the anticipated Modification of Standards:

1. **Section 3.2.2(J): Setbacks (parking).** Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the side and rear yard lot line five (5) feet.

**Outline/Arguments:** Parking setbacks proposed exceed the required on the south, east and west sides of the parking area. However, the proposed north setback is 3'-4" in lieu of the 5' required. The south side exceeds the setback due to placing the building face at the building setback and then providing room to accommodate the structural columns to support the floors above before placing a drive aisle. The north side is below standard in order to accommodate the required drive aisle width and parking stall depth. An alternative to this modification would be to modify the drive aisle width required by the parking stall dimensions indicated in section 3.2.2(L). In either event a modification is needed to provide any modestly efficient form of parking for such a narrow lot (50'). A vine trellis structure is proposed along all of the parking areas which would extend the "green" feel of the setback beyond 5' and thus it would be argued that this solution is equal to or better than the standard.

2. **Section 4.9(D)(1): Density.** Minimum lot area shall be equivalent to the total floor area of the building(s), but not less than five thousand (5,000) square feet.

**Outline/Arguments:** The lot area is 7,000 square feet. The proposed maximum floor area would be 9,000 square feet. This is a 28% increase beyond the standard. The adjacent properties exceed this criteria significantly more. It would be argued that the proposed solution is minimal and inconsequential given the surrounding context.

3. **Section 4.9(D)(5): Allowable Floor Area on Rear Half of Lots.** The allowable floor area on the rear half of a lot shall not exceed thirty-three (33) percent of the area of the rear fifty (50) percent of the lot.

**Outline/Arguments:** The allowable rear building area would be 1,155 square feet based on a real lot area of 3,500 square feet. The proposed floor area would be approximately 3,236 square feet. While this is a sizable increase, the adjacent properties exceed this criteria significantly as well. It would be argued that the proposed solution is minimal and inconsequential given the surrounding context.

4. **Section 4.9(D)(6)(b):** Minimum front yard setback shall be fifteen (15) feet.

**Outline/Arguments:** The building as proposed would not be setback from the front property line for the width of two brick columns at the main entry, this would be for a total width of 4' – 8". Another 15' of the building width would be setback 2'. And another 7' – 8" width of building would be setback 5'. The remaining 12'-10" of façade width would be the opening to the parking area. Please refer to the site context diagram provided with the drawing package. It delineates the setbacks for the other properties on the block front. The buildings to the north and south of the subject property are setback 12' and the Townhomes at Library Park project further to the south has a virtual zero setback for the full width of the two buildings. With the four properties a nice undulation pattern of facades is developing in a mild in and out fashion. It would be argued that the proposed solution is minimal and inconsequential given the surrounding context.

5. **Section 4.9(D)(6)(d):** Minimum side yard setback shall be five (5) feet. Whenever any portion of a wall or building exceeds eighteen (18) feet in height, such portion of the wall or building shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of wall or building height that exceeds eighteen (18) feet in height.

**Outline/Arguments:** This standard has two components. The proposed project complies with the first component of providing a 5' building setback. The second component requires the building to be stepped back in a fashion that would be more consistent with residential uses. None of the adjacent projects comply with this standard as, like stated previously, the general character of this block is more like the Downtown District in this regard. The proposed building rises to three stories or approximately 37'. It should be noted that the project to south has a varying setback which helps provide further buffer. And, it should also be noted that the project façade to the north contains no windows that would be impacted. It would be argued that the proposed solution is minimal and inconsequential given the surrounding context.

6. **Section 4.9(E)(6): Access:** Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley; provided, however, that such alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curbcut along a public street, or when alley access is determined by the City Engineer to be a hazard to persons or vehicles.

**Outline/Arguments:** The project proposes relocating the existing Mathews Street curbcut from the north portion of the frontage to the south portion and utilizing this curbcut to connect to a one-way drive serving the under-building parking and continuing on to the alley. This solution largely maintains current traffic flows and actually eliminates the need for a vehicle to back into either Mathews Street or the alley. Furthermore, the one-way drive allows for 2' less of overall width for the drive and parking stalls (20' drive plus 19' parking stalls vs. 24' drive plus 17' parking stalls for a two-way drive). This 2' reduction is essential

to adequately and efficiently fit parking on the site. It would be argued that the proposed solution is minimal and inconsequential given the existing conditions. It could also be argued that the proposed solution is better than the existing due to the elimination of backing movements into Mathews Street.

**Further Specific Questions:**

In addition to the questions regarding Modifications of Standards answers to the following questions are also requested:

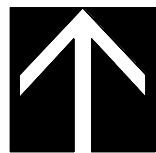
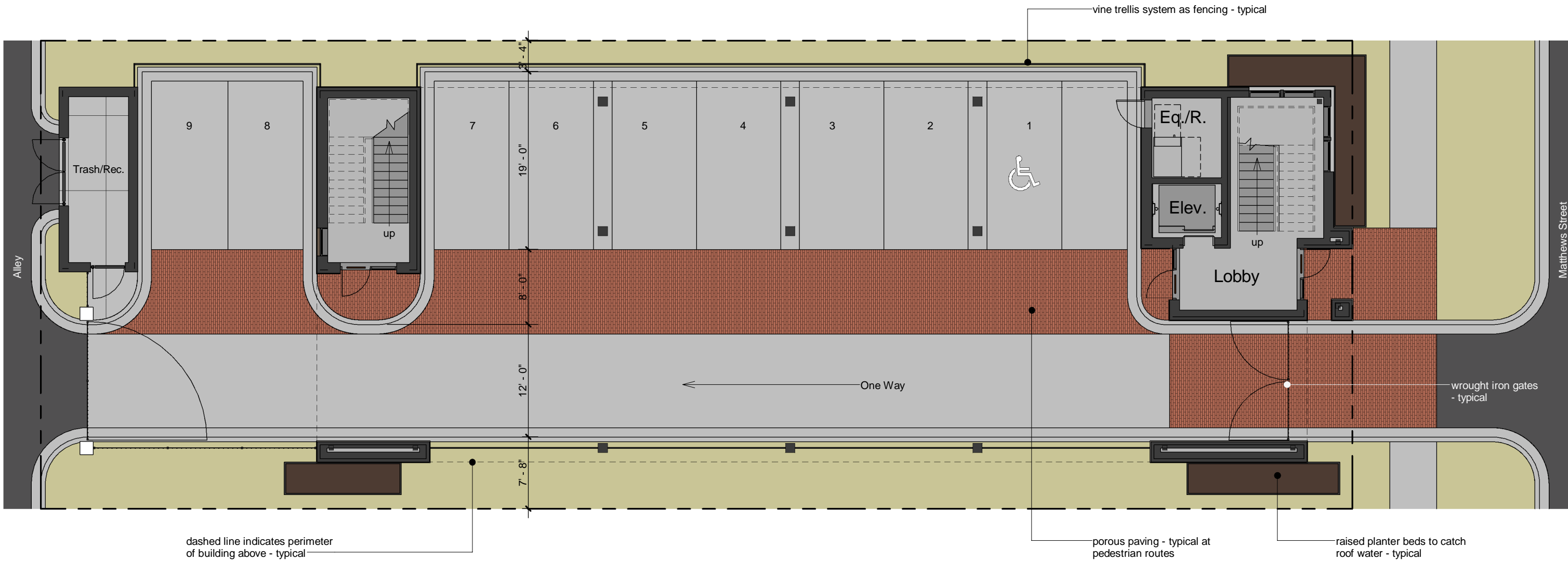
7. A 20' wide one-way drive aisle is provided to access the parking stalls per section 3.2.2(L). This driveway is proposed to be "necked down" to 12' where the drive meets the alley and the street and at the rear stair tower, between parking spaces. Such a configuration seems appropriate given the one-way nature of the drive and given that reasonable turning means are still provided into the parking stalls. Please provide feedback on the acceptability of the proposed layout.
8. It is anticipated that a traffic report will not be required due to the low intensity of the proposed project but please confirm.
9. The project as proposed will require an engineering variance to eliminate the requirement for a 15' utility easement along Mathews Street. Is this something that staff would support?
10. The project as proposed will require an engineering variance to reduce or eliminate the 8' utility easement along the alley. Or, the easement could remain if it was acceptable to place the trash enclosure over it. Is this something that staff would support?
11. Is the 4" waterline in Mathews Street adequate to serve the needs of this site?
12. Where is the existing electrical service and is it sufficient to meet the demands of the new building with an elevator?
13. The existing alley appears to be in reasonably good condition and thus, significant improvements are not anticipated. Does staff agree with this assessment?
14. Are the positions of the existing fire hydrants at the intersections of Olive/Mathews and Oak/Mathews acceptable to the fire department to serve this site?









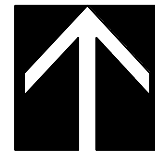
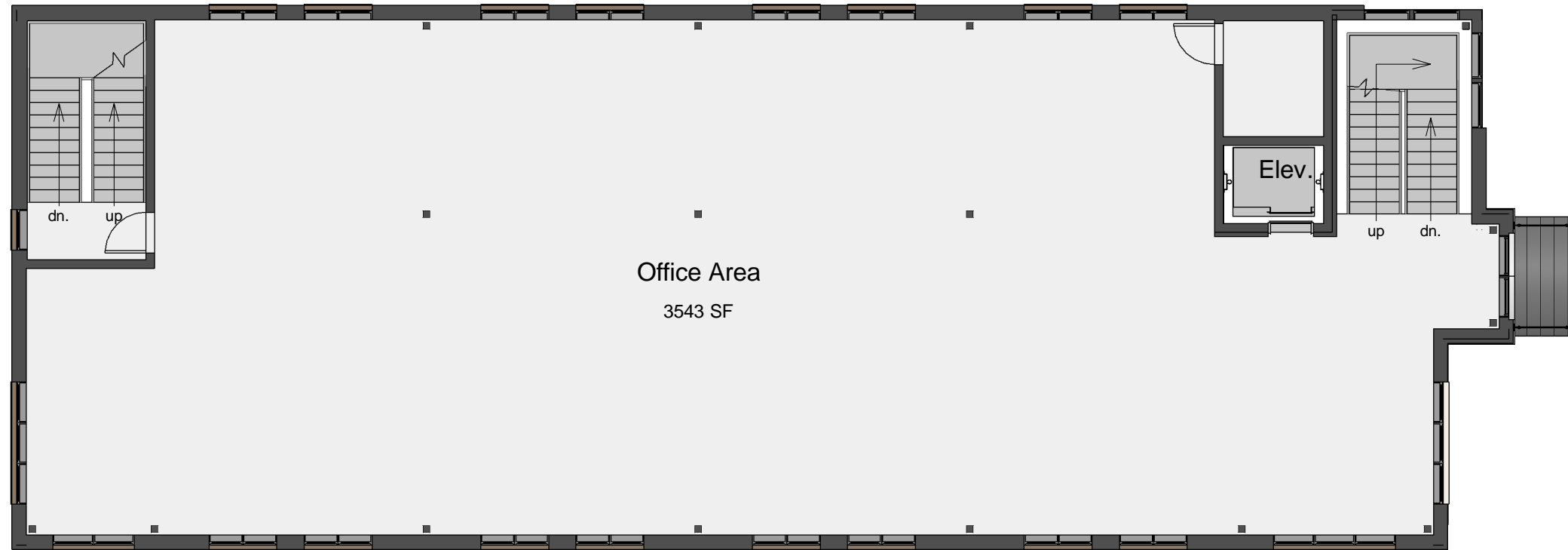


North

## Preliminary 1st Level Floor Plan

3/32" = 1'-0"

Area (Gross Building)	
1st Level - Lobby	465 SF
1st Level - Rear Stair	216 SF
2nd Level - Office	4317 SF
3rd Level - Office	4063 SF
Grand total	9060 SF

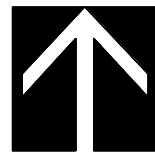
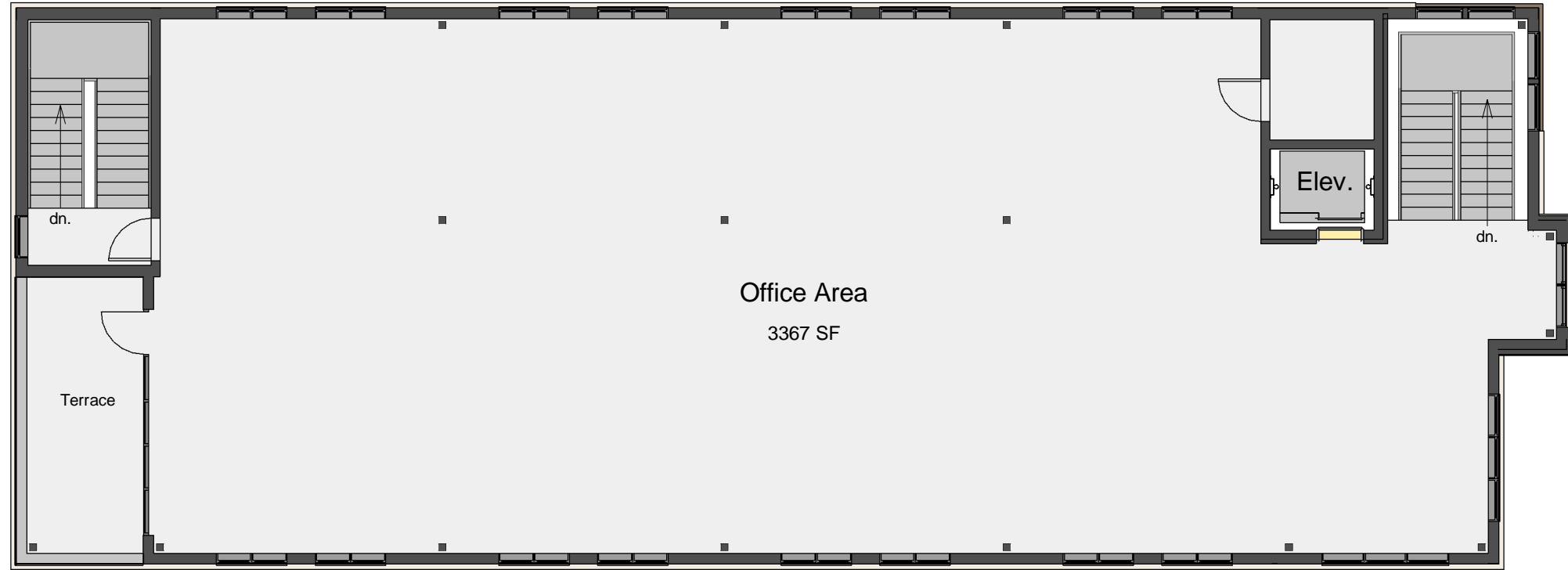


North

## Preliminary 2nd Level Floor Plan

3/32" = 1'-0"

Area (Gross Building)	
1st Level - Lobby	465 SF
1st Level - Rear Stair	216 SF
2nd Level - Office	4317 SF
3rd Level - Office	4063 SF
Grand total	9060 SF



### Preliminary 3rd Level Floor Plan

3/32" = 1'-0"

Area (Gross Building)	
1st Level - Lobby	465 SF
1st Level - Rear Stair	216 SF
2nd Level - Office	4317 SF
3rd Level - Office	4063 SF
Grand total	9060 SF



Preliminary West Elevation

1/8" = 1'-0"



Preliminary East Elevation

1/8" = 1'-0"



Preliminary South Elevation

1/8" = 1'-0"





# Preliminary North Elevation

1/8" = 1'-0"

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**Subject:** RE: 215 Mathews Street

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**From:** Josh Weinberg (jweinberg@fcgov.com)

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**To:** oldemeyer@yahoo.com;

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**Date:** Monday, February 16, 2015 12:04 PM

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Hi Brad,  
You are correct - there was no appeal, so the review of the existing building is completed.  
I am happy to meet with you early and often regarding your project's compliance with LUC 3.4.7.  
Thanks,  
Josh

Josh Weinberg, Preservation Planner  
CDNS | City of Fort Collins  
[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)  
970-221-6206

-----Original Message-----

From: brad oldemeyer [mailto:[oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)]  
Sent: Monday, February 16, 2015 12:01 PM  
To: Josh Weinberg  
Subject: 215 Mathews Street

Josh,

Should I assume that there was no appeal to the Historic Preservation on 215 Mathews?  
I'm meeting with an architect and builder, in the near future.

We have reviewed the land use code 3.4.7, and will require phase 2 P&Z.

Thanks for all of your assistance.

Brad

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On Thu, 1/15/15, Josh Weinberg <[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)> wrote:

Subject: RE: Fort Collins Demolition/Alteration Review  
To: "brad oldemeyer" <[oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)>  
Date: Thursday, January 15, 2015, 10:57 AM

Hi Brad,

The house at 215 Mathews Street was determined to not be individually eligible for designation as a Fort Collins Landmark per the demolition/alteration review process outlined in Section 14 of the Municipal Code. This was conducted

by the Chair of the Landmark Preservation Commission and the Director of Community Development and Neighborhood Services.

The next part of the review is to post the property for two weeks allowing for an appeal of that decision. A sign should go up tomorrow.

Following the sign posting, and granted there are no appeals, there will be no further Historic Preservation review for alterations/additions to the building. However, since there are many historic buildings nearby and a historic district adjacent, any future construction on the property will be reviewed for compliance with Land Use Code Section 3.4.7.

Please let me know if you have any questions.

Thanks,  
Josh

Josh  
Weinberg, Preservation Planner  
CDNS | City  
of Fort Collins  
[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)

970-221-6206

-----Original  
Message-----  
From: brad oldemeyer [mailto:[oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)]

Sent: Monday, January 05, 2015 4:25 PM  
To: Josh Weinberg  
Cc: [oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)  
Subject: Re: Fort Collins Demolition/Alteration Review

Josh,

My wife and I proceeded with buying 215 Mathews. I appreciate your advice pre-purchase. I'm attaching a signed application for historical review, as well as photos of the house from each angle (some limited secondary to shallow setbacks).

I'm curious as to how long this review is valid for prior to a potential demolition?

Thanks for your review. Let me know if you need any other information.

Brad Oldemeyer  
970 443-0790

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On Fri, 10/24/14, Josh Weinberg <[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)>  
wrote:

Subject: Fort  
Collins Demolition/Alteration Review  
To:  
"[oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)"  
<[oldemeyer@yahoo.com](mailto:oldemeyer@yahoo.com)>  
Date: Friday, October 24, 2014, 11:48 AM

Good afternoon,  
Per our  
conversation,  
please return the attached  
form (sign on bottom of second  
page) and  
photographs of all sides of the building at 215 Mathews to begin the demolition/alteration review  
process.  
Thanks,  
Josh

Josh

Weinberg,  
Preservation

Planner  
CDNS | City of Fort  
Collins  
[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)

970-221-6206