

# Preliminary Design Review Agenda

Schedule for 10/06/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

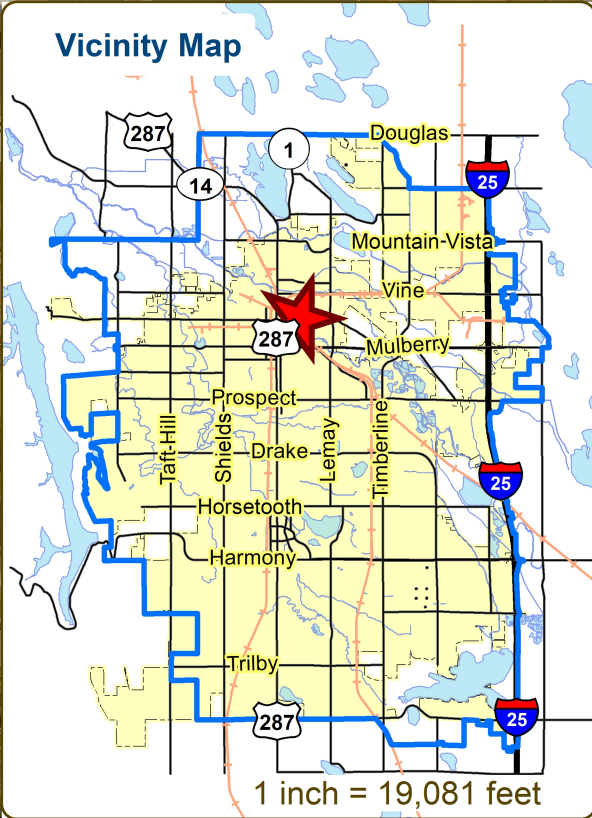
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## Wednesday, October 6, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	<b>FC Habitat / Hartford / Odell Affordable Housing Project</b>  <b>PDR210019</b>	John Beggs 970-484-8855 jbeggs@russellmillsstudios.com	This is a preliminary design review to rezone and develop affordable multi-family dwellings on the lot located to the north of Odell Brewing Company (parcel #9712100042). The proposal includes a rezone of the property to the Neighborhood Conservation Buffer (NCB) zone district. The proposed development is for 7 multi-family buildings containing 20 dwelling units for a total of 140 units. The proposal also includes 219 parking spaces (combination of garage, on-site, and on-street parking). Access will be taken from the proposed 4th St to the east which would be accessed from Buckingham St to the north and Logan St to the south. The property is within the Industrial (I) zone district. The proposed Plan amendment and rezoning would be subject to Planning & Zoning Commission and City Council (Type 2) Review.	<b>Planner:</b> Jason Holland <b>Engineer:</b> TBD <b>DRC:</b> Tenae Beane

# FC Habitat / Hartford / Odell Affordable Housing Project

Vicinity Map

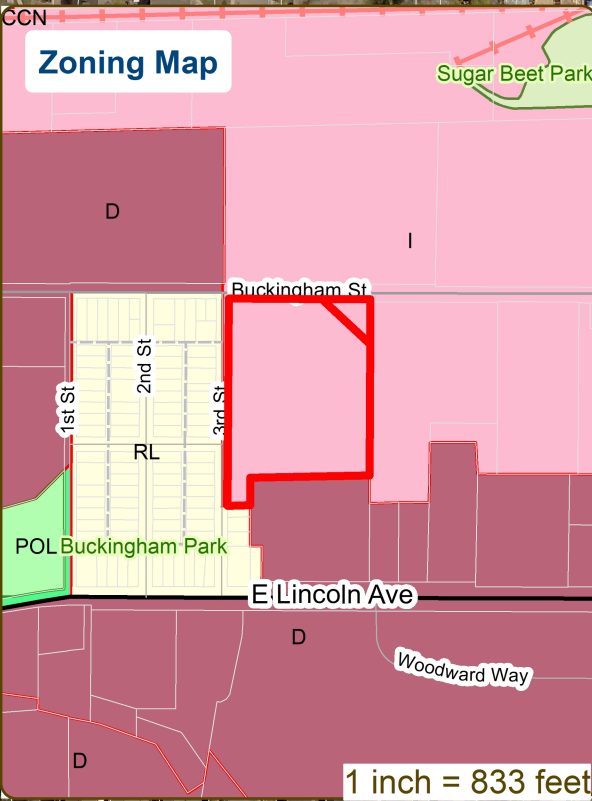


Aerial Site Map

Buckingham St



Zoning 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 (\$500) \_\_\_\_\_

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

Project Name Fort Collins Habitat for Humanity/Hartford/Odell Multi-Family development

Project Address (parcel # if no address) SE Corner of Buckingham & 3rd St.
Parcel # 9712100042

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
John Beggs - Russell + Mills Studios, consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 S. College Ave, Unit A, Fort Collins, CO 80524

Phone Number 970.484.8855 E-mail Address jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) A mix 20 plex multi-family buildings on the undeveloped lot north of Odell Brewing

Zoning I- Industrial Proposed Use A mix of 20 plex multi-family buildings Existing Use Open lot

Total Building Square Footage 119,000 sf S.F. Number of Stories 3 Lot Dimensions

Age of any Existing Structures

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.

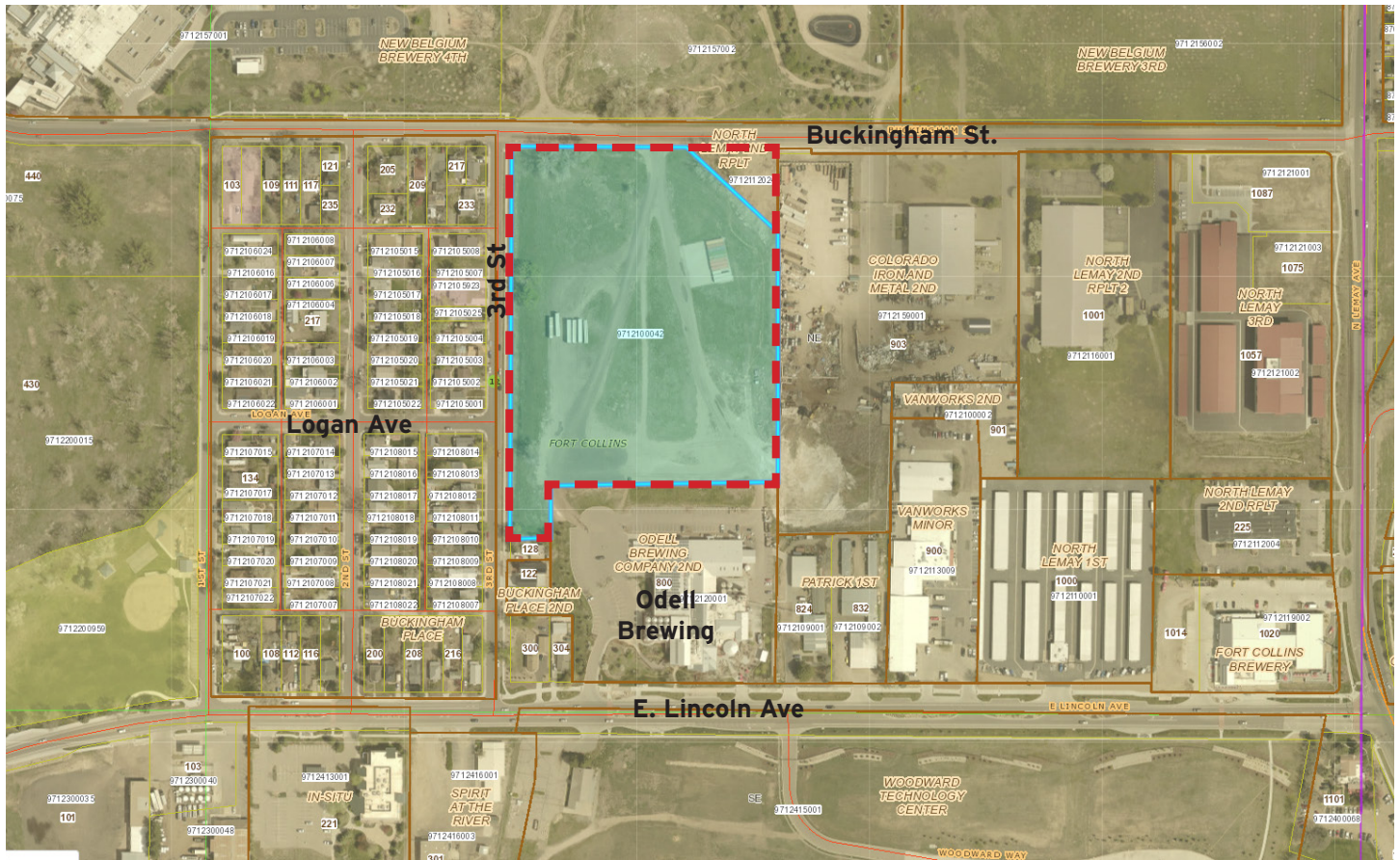
Is your property in a Flood Plain? [ ] Yes [x] No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area 198,000 sf S.F.

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

# HABITAT/HARTFORD/ODELL MULTI-FAMILY



## Site Location



## Site Plan

### Proposed Use

The Fort Collins Habitat for Humanity/Hartford/Odell multi-family project is located along Buckingham St at the SE corner of Buckingham and 3rd St. The project will provide 20% of the units on the plan as affordable housing as defined in the Fort Collins Land Use Code.

This project is a culmination of the Odell Family, Hartford Homes, Colorado Iron and Metal and Fort Collins Habitat for Humanity coming together to provide opportunities for homeownership with a portion of the units accessible to home buyers earning 45-80% of the area median income for this area of Fort Collins. The goal of the project is provide affordable housing in a desirable location in Fort Collins and to be a good neighbor.

Fort Collins Habitat for Humanity believes that the residents of a community know their hopes and dreams for their neighborhood – safe streets with decent and affordable homes, a place to buy fresh fruits and vegetables, a park for the kids to play, a school where students thrive.

Fort Collins Habitat for Humanity tailors our efforts by partnering locally with residents and community leaders and organizations to best address real concerns and improve the lives of the people who live in the neighborhood.

With residents collaborating and leading efforts, Habitat's work looks different in each community – from building new homes to a bank and grocery store in one, a youth center in another, walking trails, home repairs and community gardens in yet another. Alongside Habitat, residents work with churches, schools, new and longstanding neighborhood coalitions, local government and other community partners to achieve their goals.

The proposed site is located directly north of the existing Odell Brewing site. The site is currently vacant and is used



# HABITAT/HARTFORD/ODELL MULTI-FAMILY

for impromptu access to the brewery. The site was a location in the past for discarded beet tailings - it is the owner's plan to export the beet tailings to an off site location. The design team may look at using some of the tailings to develop mounding between the multi-family area and the outdoor storage proposed by Colorado Iron and Metal.

Currently this lot is zoned I-Industrial. The lot would need to be rezoned and per preferred direction from the City we would propose rezoning to NCB, Neighborhood Conservation Buffer District - this would provide the best transition between the existing neighborhood and allows for this housing type.

Because of the rezoning of the property the design team is aware that the Northside Neighborhoods Plan and Structure Plan will need to be amended and approved by the Planning and Zoning Board and City Council.

The plan is proposing a mix of 20-plex multi-family buildings that will complement and match the existing building style within the existing neighborhood.

As mentioned before the project site is an open lot that has been used for access to and from the brewery.

The total site area disturbance is 9.46 AC/412,040 SF.

## Access/Circulation

The plan shows the proposed 4th Street alignment. This is running N/S along the project site. We are proposing the 57' local connector cross section to provide ample room for thru-traffic, bike lanes and on-street parking. The plan also shows the extension of Logan Ave from the west. This would extend until it meets 4th Street.

Access into the multi-family area is from 4th Street along the east side and Logan Ave from the south. These would be private alley access points. Certain building(s) will be located so that emergency access, in particular, fire trucks will have aerial access in case of an emergency. These buildings are called out on the plans. All other buildings are situated and are close enough to a public ROW for emergency access to occur.

Each building type provides parking for a certain amount of parking. Below is a breakdown of room quantities and parking requirements:

- 20 plex (Farmhouse - 3 story):
  - » (4) 1 bedroom x 1.5 = 6 required
  - » (14) 2 bedroom x 1.75 = 24.5 required
  - » (2) 3 bedroom x 2 = 4 required
  - » **Total Required for Building Type = 34.5 (rounded up to 35)**
  
- 20 plex (Craftsman - 3 story):
  - » (4) 1 bedroom x 1.5 = 6 required
  - » (14) 2 bedroom x 1.75 = 24.5 required
  - » (2) 3 bedroom x 2 = 4 required
  - » **Total Required for Building Type = 34.5 (rounded up to 35)**

The following table outlines the parking requirements for the site. We are proposing a full affordable housing parking reduction for the site. But, even with that reduction, the site (along with on-street parking) allows for close to 90% of the required parking for the project.

Building Type	Required Parking	Provided Parking (attached garages)	Affordable Housing Reduction (Required Parking)	Total Off Street Parking	Total On Street Parking	Total Parking (includes attached garages)
20 Plex (Farmhouse) (3 buildings)	35 (35 x 3 bldgs = 105)	14 spaces (14 x 3 bldgs = 42)	18 (18 x 3 bldgs = 54)	81 spaces	32 spaces  (Only counting west side of 4th and north side of Logan Ave within project area)	219 spaces
20 Plex (Craftsman) (4 buildings)	35 (35 x 4 bldgs = 140)	16 spaces (16 x 4 bldgs = 64)	18 (18 x 4 bldgs = 72)			
	245 spaces	106 spaces	126 spaces			

# HABITAT/HARTFORD/ODELL MULTI-FAMILY

Pedestrian circulation will be along internal sidewalk connections to all public right-of-way. All buildings front on to a public ROW and have direct connection to that public sidewalk. Pedestrian circulation from the east to the west is facilitated by an internal pathway system that will be further developed as the project proceeds.

## Overall Design Intent

The overall design intent is to create a vibrant multi-family project. The building(s) will provide a great housing need in this area. The quality of design for the buildings will match and complement the existing neighborhood.

## Compatibility with Surrounding Area

The architecture for all the proposed multi-family buildings will complement the existing residential neighborhood.

## Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

## Planting, Lawn, and Street Trees

Street tree plantings will be located within the tree lawns with detached sidewalks. Native and low water plant species will be utilized throughout the site. Foundation planting will be planned around the buildings.

## Open Space

All buildings will have access to ample and quality open space areas. Each building is no more than 350' from the 16,000 SF open space along the west side of the proposed 4th Street ROW/Street. This area will provide gathering spaces and an open play area for residents.

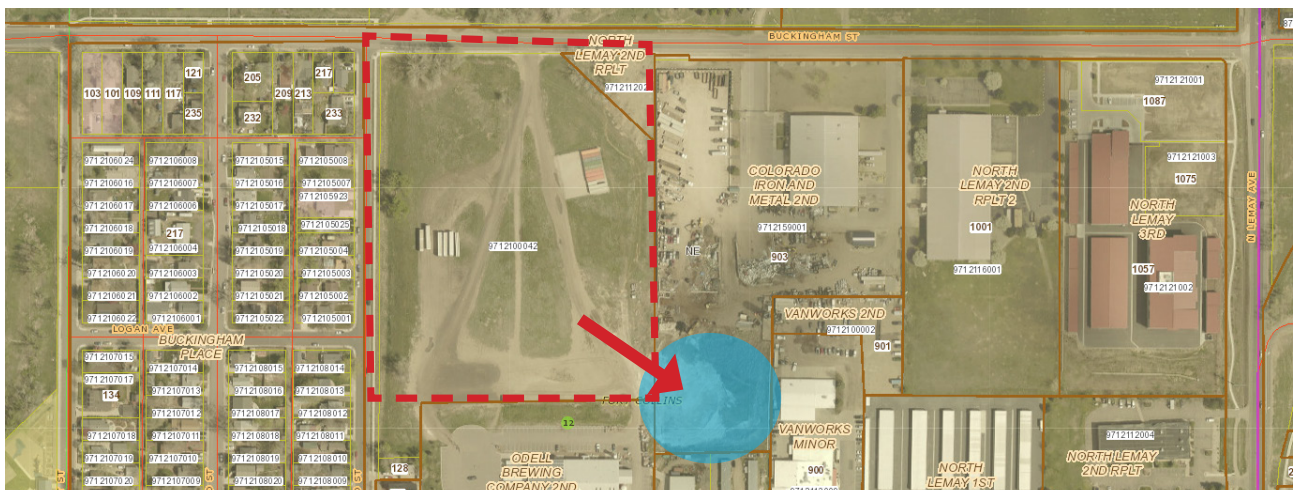
## Buffer Park Space

In addition to the access to the large open space within the multi-family area - the design team is proposing to enhance and capitalize on the buffer area that is required between the existing industrial zoning to the east and the proposed NCB zoning. This area will provide for just under an acre of open space for the residents of the multi-family area as well as the surrounding neighborhoods. This area could also provide for soft surface trail connections, play areas, public art possibilities, gathering spaces and open lawn areas. The plan below outlines some of the other potential opportunities within in this area.

## Engineering

### Stormwater Detention

Stormwater detention will be further analyzed, but the design team is working on a potential detention area that would occur within the southern most area of the Colorado Iron/Metal site. This would not only help for the stormwater needs of this site, but also Odell and Co Iron/Metal. This approach has been discussed with the owner's of the property and initially the idea has been agreed upon. The screen shot below outlines the area to be used.





# HABITAT/HARTFORD/ODELL MULTI-FAMILY

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## Natural Features

There are no natural features impacted by this development plan.

## Architecture

The architecture is being developed and will be presented during the PDP review. It will complement the surrounding neighborhood. The 20 plex buildings will be a 3-story building.





Existing trees to be evaluated - possibility of removal during design process

This area to remain in the industrial zone district

Access point, typ.  
Emergency aerial access from alley, typ. (min. 15' from alley edge)

15K building  
CO Iron and Metal

CO Iron and Metal  
Outdoor Storage (I-Industrial Zone)

Public art within main node of park area

Other potential uses:  
- playground(s)  
- flexible lawn space  
- historical learning space - Sugar Beet history - partnership with The Museo de las Tres Colonias

Gathering Areas - picnic shelter, tables, etc.

Buffer Area park  
80' wide area between Industrial zone and proposed NCB zone district

CO Iron/Metal secondary entrance point off of 4th  
Parking lot entrance to Odell proposed parking area

Proposed parking area by others

**DENSITY CALCULATIONS**

Odell Lot = 7.65AC  
• (7) 20 PLEX = 140 units  
140 TOTAL

GROSS DENSITY = 18 DU/AC



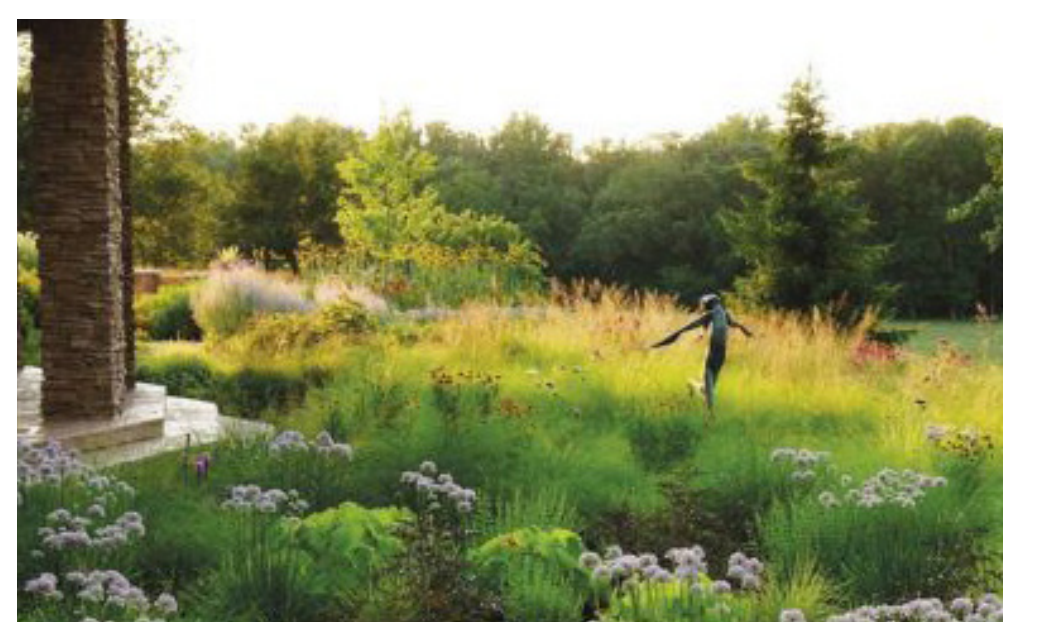
Similar width and use of space - South Park, San Francisco



Similar width and use of space - South Park, San Francisco



Similar width and use of space - Highline Park, NYC



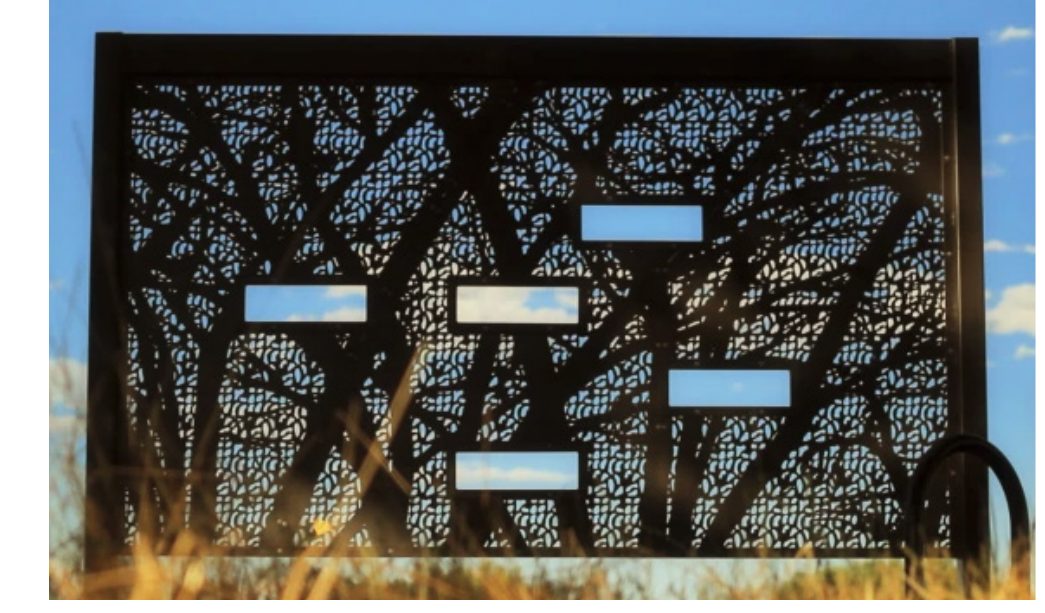
Matrix planting within buffer area



Public Art - NYC



Public art lighting feature



Metal screening panels - opportunity to tell history of the area



Metal panel for shade structures - ties into metal panel screening

**Parking Requirements:**

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