

# Preliminary Design Review Agenda

Schedule for 08/24/2022

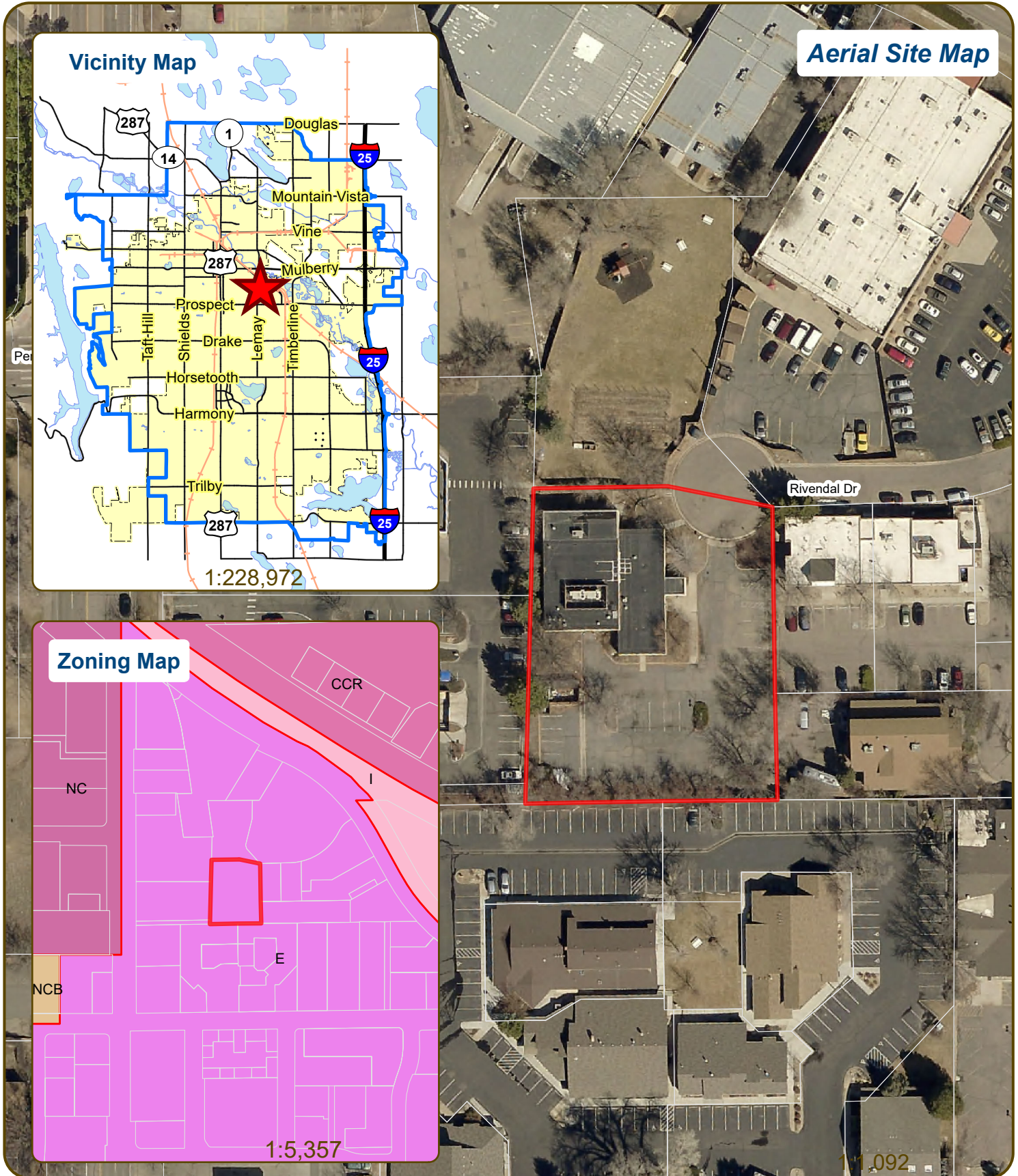
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, August 24, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Emergency Shelter at Vineyard</b> <b>PDR220008</b>	Shaun Moscrip 970-223-1820 smoscrip@alm2s.com	This is a request to develop a seasonal overflow shelter at 1213 Riverside Ave. (parcel #8718216904). The proposal includes converting a former medical clinic to a 50+ bed seasonal overnight shelter, to provide needed capacity that can't be accommodated at the existing Fort Collins Rescue Mission (FCRM) shelter. The goal is to operate the shelter for approximately three (3) years or until another shelter is completed. Access is taken directly from Rivendal Dr at the NE corner of the site. The site is approximately 0.07 miles southwest of Riverside Ave and approximately 0.05 miles east of S Lemay Ave. The property is within the Employment District (E) zone district, and is subject to Basic Development Review (BDR) Review.	<b>Planner:</b> Kai Kleer <b>Engineer:</b> John Gerwel <b>DRC:</b> Brandy Bethurem Harras

# Emergency Shelter at Vineyard Seasonal Overflow Shelter



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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 (\$1,000)

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

Project Name

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning Proposed Use Existing Use

Total Building Square Footage S.F. Number of Stories 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 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 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: Please see attached
  - (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

August 3, 2022

**RE: PDR Narrative  
Emergency Shelter at Vineyard  
Fort Collins, Colorado  
Project No. 2219**

1) **Project Narrative** – Please include the following information:

This is where you can describe the project, needs, requirements, all the items meant to describe why the space is needed.

- The PDR is starting the process to change the use of an existing empty building, formerly a medical clinic to an emergency homeless shelter. The need in the community is for at least 50 beds of seasonal overnight shelter (SOS) for men experiencing homelessness throughout the inclement weather season. We hope to provide as many basic survival amenities that can be provided in-shelter such as expansion of bathrooms, showers, a space outfitted for a warming kitchen and laundry, and office space.
- Since 2000 we have seen numbers of those seeking shelter in our community during the winter months cap around the 150 mark. Fort Collins Rescue Mission (FCRM) currently has a maximum capacity of 106 beds. There are currently no other options for expanding shelter beyond these 106 beds in the foreseeable future. FCRM is also the primary distributor for meals and primary provider of bathroom and shower facilities for men experiencing homelessness in our community. Without these basic amenities provided, a rise in urban camping, public use of commercial restrooms, and increased negative community interaction can be expected between those experiencing homelessness and the wider community. Finally, this is a life and death resource on the many nights in Fort Collins where shelter is maxed out and temperatures are life threatening.

(a) What are you proposing/use?

- The existing building is a former medical clinic. The Owner, in collaboration with the City of Fort Collins and the Denver Rescue Mission, is proposing a temporary emergency shelter for the homeless of Fort Collins. The goal is to operate the shelter for approximately three (3) years or until another shelter is completed. The modifications proposed for the site and building exterior are generally neglected maintenance, including items such as rebuilding the existing trash enclosure and replacement of broken or deteriorated glazing.

(b) What improvements and uses currently exist on the site?

- Current improvements include an existing building, paved parking, and landscape areas. The site was formerly a medical clinic and is currently vacant.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

- The driveway is located on a cul-de-sac, opposite of a driveway for the Vineyard Church. Off-site pedestrian circulation includes a sidewalk on Riverside Avenue. There is no sidewalk on Riverside Drive. On-site circulation includes paved parking, landscape areas and sidewalk connecting the parking to the entrance. This lot is separated from the adjacent lots by landscape areas.

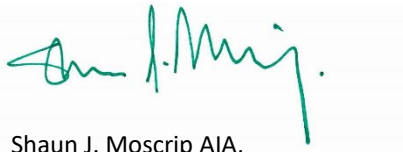
- (d) Describe site design and architecture.
- The site is mostly paved with small landscape areas. The building is painted split-faced concrete masonry block with dark bronze storefront and glazing.
- (e) How is your proposal compatible with the surrounding area?
- The surrounding area is actually somewhat amenable for shelter services, given the lack of residential development in the area and the presence of several service providers that already have interaction with those experiencing homelessness. SummitStone Health Provider's Crisis Stabilization Unit and Front Range Clinic both provide useful service for some of those who utilize our shelter services and should be comfortable with our demographic. The tucked-in location is also an advantage for the shelter being that it isn't located on a busy thoroughfare or in the center of public view. Our ability to operate at the scope of a 24/7 facility (which depends on funding support and outfitting the building properly) all the more increases the compatibility with the surrounding area.
- (f) Is water detention provided? If so, where? (show on site plan)
- Detention was added in 2007, water detention was not provided as part of the original development.
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
- The site has surface drainage from the west to Riverside Avenue on the east. Drainage patterns include the north portion of the site draining to Riverside Drive and the south portion draining through chases in the shared parking. No site changes are proposed.
- (h) What is being proposed to treat run-off?
- No site changes are proposed.
- (i) How does the proposal impact natural features?
- No site changes are proposed.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
- The current structure is not sprinklered, the renovation will include a new sprinkler system.
- (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?
- This site had a CRT review in August 2021 with the request to change the building use to childcare. The City comments concluded a Minor Amendment would be required. It was decided by the owner that proposal could not move forward at that time.
- (m) What specific questions, if any, do you want addressed?
- Which non-life safety related code requirements could be waived to expedite the development process?
  - What will the planning process to move the project forward?

2) **Site Plan** – Please consider including the following:

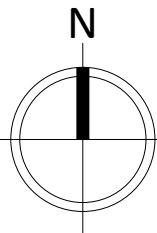
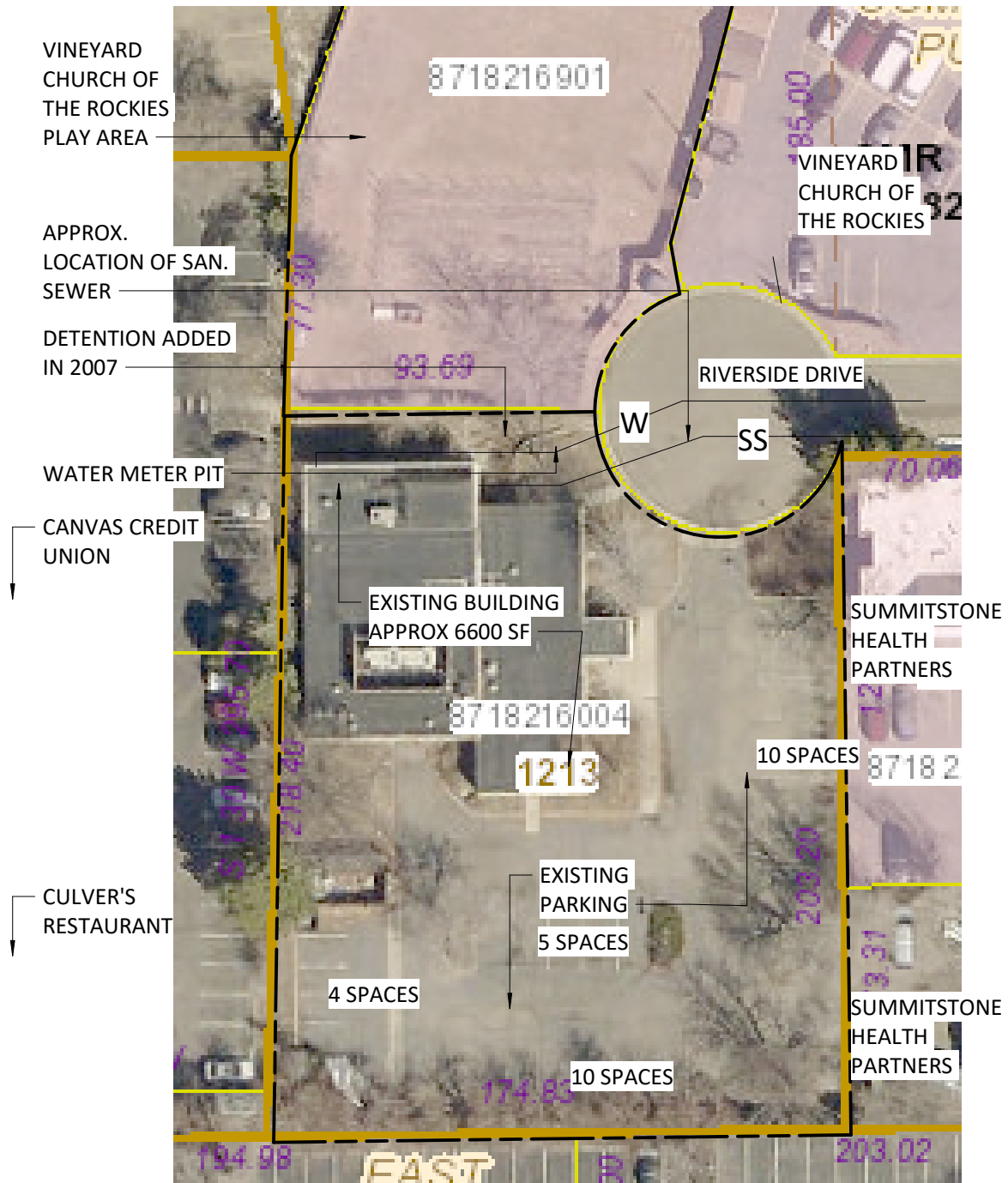
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- (g) Location of detention, drainage and water quality features
- (h) Emergency vehicle access and fire hydrant locations

Sincerely,

**alm<sub>2</sub>s**



Shaun J. Moscrip AIA,



# SITE PLAN 1

SCALE: 1" = 50'-0"



712 WHALERS WAY SUITE, B-100  
FORT COLLINS, CO 80525  
(970) 223-1820  
www.alm-2.com

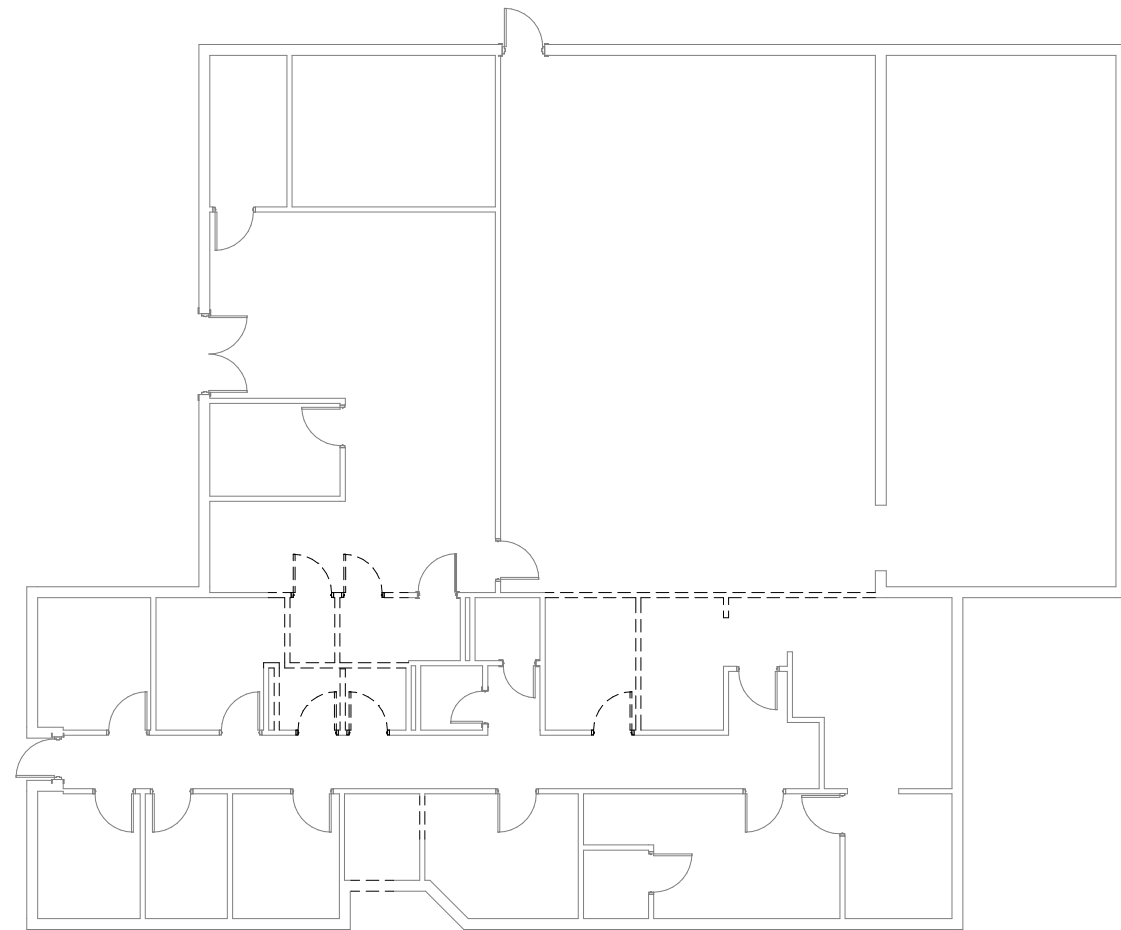
EMERGENCY RESCUE MISSION  
VINEYARD CHURCH OF THE ROCKIES  
FORT COLLINS, CO

PRELIMINARY  
DESIGN REVIEW

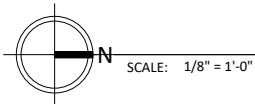
DRAWN: SIM  
DATE: 8/2/22  
PROJECT: 2219

PDR 1





01 - FIRST LEVEL DEMOLITION PLAN



01 - FIRST LEVEL FLOOR PLAN