

# Preliminary Design Review Agenda

Schedule for 10/05/2022

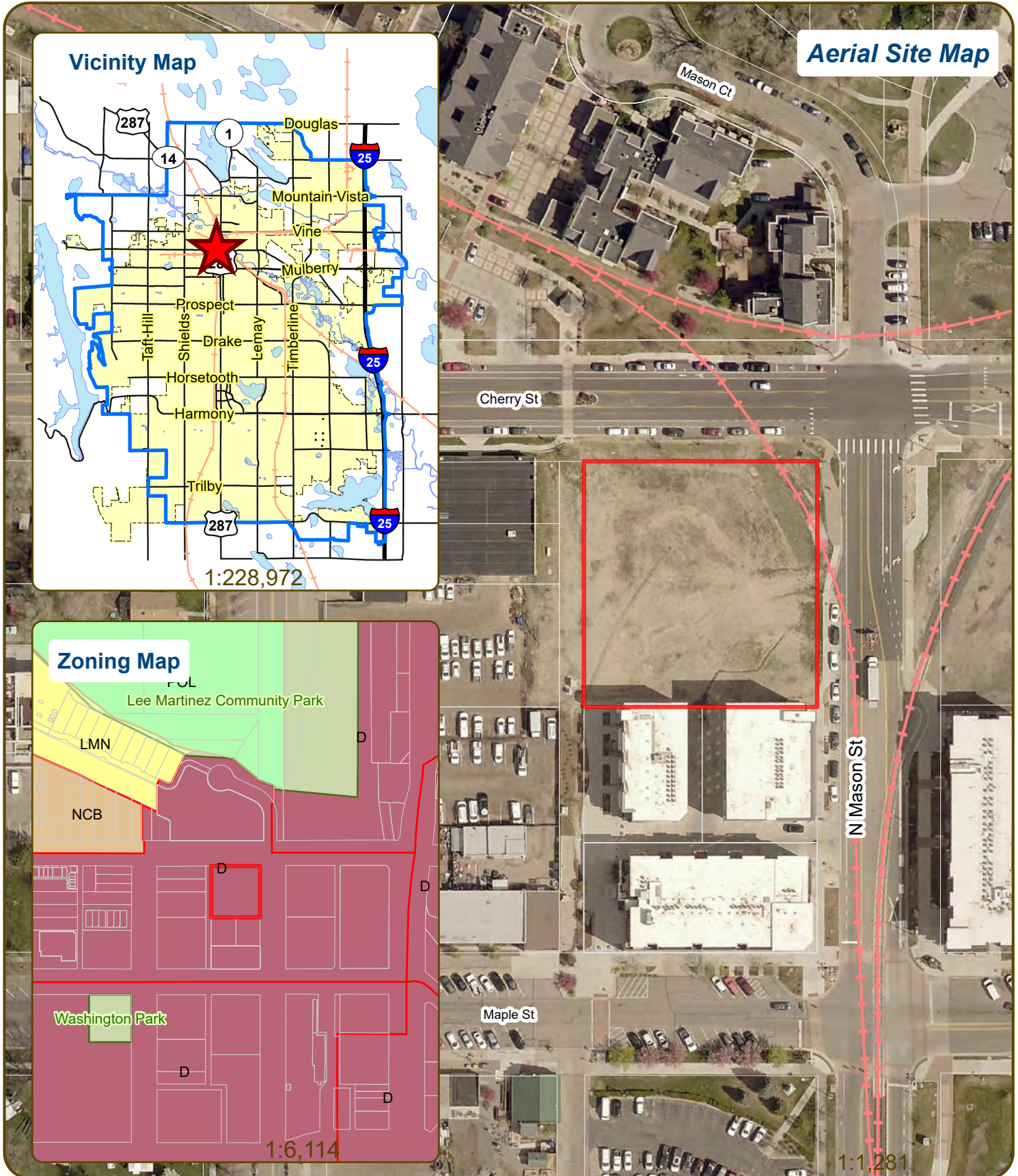
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, October 5, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	<b>209 Cherry Street Multifamily PDR220012</b>	Nathan Starck 970-484-8855 nstarck@russellmillsstudios.com	This is a request to develop a mixed use building with 100 residential units at 209 Cherry St. (parcel #9711182002). The proposal includes a 100 unit apartment complex with 1st floor retail along Mason Street and a 1 Story underground parking garage. Also included is the extension of the existing enhanced alley to Cherry Street. Access is taken directly from N Mason St. to the east. The site is approximately 0.10 miles west of N College Ave and approximately 0.17 miles north of Laporte Ave. The property is within the Downtown District (D) zone district (North Mason Subdistrict), and is subject to a Planning & Zoning Commission (Type 2) Review.	<b>Planner:</b> Will Lindsey <b>Engineer:</b> TBD <b>DRC:</b> Brandy Bethurem HARRAS

# 209 Cherry Street Multifamily Multifamily Residential



**Aerial Site Map**

**Vicinity Map**  
1:228,972

**Zoning Map**  
1:6,114

1:1,281

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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)





## **209 CHERRY STREET MULTIFAMILY DEVELOPMENT** **PROJECT NARRATIVE**



### **PROPOSED USE**

Proposing to develop a 100 unit multifamily project including 1 story of underground parking and 1,800 sf of retail. Project will also include extending the enhanced shared alley between Mason Street and Howes Street. According to the Fort Collins Downtown Plan, this site has the high potential for infill/redevelopment, making this site ideal for our proposed project. In addition, providing this high-quality multi-family housing option in the Downtown District promotes more housing opportunities, greater energy efficiency per unit, and more pedestrian activity as stated and desired in the Downtown Plan.

### **EXISTING CONDITIONS**

The existing site is currently Vacant, with no hardscape improvements. There is 1 existing tree on the lot in very poor condition. There is some existing parallel parking within the Mason St and Cherry St right-of-ways.

### **ACCESS & CIRCULATION**

Vehicular circulation is north and south direction on Mason Street and east and west direction on Cherry Street. Proposed vehicular entry to the parking garage will be on Mason Street. Pedestrian circulation on sidewalks along Mason Street and Cherry Street. Proposed pedestrian connections will



also include the extend shared alley between Mason and Howes, along with a mid-block sidewalk connection on the south side of the building. The main entry for residents and visitors will be at the corner of Mason and Cherry St, signified by a decorative plaza and architectural features. A secondary entry for residents and visitors will be off the enhanced shared alley, signified by site features and entry doors. Pedestrians will have safe access in the shared alley by overhead lighting, bikes racks, and improved hardscape.

### **SITE PLAN**

The Site Plan will utilize the City of Fort Collins Site Planning and Design Standards to provide a pedestrian friendly experience on all 4 sides of the lot.

The Streetscape along Mason Street will continue the existing street vocabulary of concrete curb tree planters and permeable pavers. We plan to utilize the City of Fort Collins Low Impact Development Standards to construct rain gardens that will assist the project in reducing the impervious surface and storm water requirements. The streetscape also includes a tree lawn with shade trees to enhance the overall neighborhood quality, connecting into the Mason Street flats development just south of the site, completing the city block improvement. This streetscape will compliment the desired street type of Green Edge described in the Land Use Code, providing a scattered amount of ground floor retail, mixed with planting areas and pedestrian circulation.

The Streetscape along Cherry Street will be comprised of a 5 ft wide tree lawn, sidewalk and rain garden planting areas between the back of sidewalk and edge of building. This improved streetscape condition will tie into the Trolley Barn sidewalk improvement and promote safe access for pedestrians to the College Ave corridor, as well as, north of Cherry Street. There is an existing improved crosswalk (to remain protected in place) mid-block to the north side of Cherry St, giving pedestrians access to the Hickory Trail Head , Museum of Discovery, and businesses in the Mason Court development. This streetscape will compliment the desired street type of Mixed-Use described in the Land Use Code, providing walk-up access for residents and landscape areas to provide relief between the building and sidewalk.

The Shared Alley will be an extension of the existing enhanced alley to the south. This alley will be a combination of seat walls, site furnishings, permeable paving and plantings that enhance the pedestrian experience. The project also proposes apartments with private patios that front the shared alley which creates another activated edge for the building. A secondary pedestrian entrance is proposed on the shared alley side of the building.

### **ARCHITECTURE**

The 209 Cherry Street project is a seven-story mixed use building at the corner of Cherry and Mason. The owner understands the importance of the site and its ability to activate the street and this block of downtown Fort Collins. The site also sits adjacent to the historic Trolley Car Barn.

The project tips its hat to the historical structure with the use of brick at the ground level and the proposed building utilizes similar window proportions for some of its openings. The ground floor activates the street with both commercial spaces and residential units. 209 Cherry has 114 residential units and 81 parking spaces. Parking is located on the ground floor and one level underground. Amenity spaces are strategically located throughout the building to maximize views, daylight and function. The second-floor amenity deck floods the interior units with natural light and allows for a premier spot for the exterior pool, while also being cognizant of the building relationship and scale to the historic neighbor. The pool will have mountain views and create a popular gathering space that is protected from the street. The building is clad in brick, metal panel, and wood look metal panels.



Overall, the project looks to bring a warm, rich aesthetic to the site that pays honor to the Trolley Car Barn while also activating this portion of Cherry Street and the Hickory trail head.

### **COMPATIBLE WITH SURROUNDINGS**

This project is located on the northern edge of the Downtown District. Over the past few years, several multifamily developments have increased the density along Mason Street and Cherry Street. This project is proposed to max out at 85 ft tall, falling within the land use code maximum building height for Downtown District. In selecting materials for the building, the design team has taken cues from the adjacent Trolley Car Barn that will compliment the historic aesthetic of the Barn, while connecting into the architecture of the multi-family buildings of the neighborhood.

### **PARKING**

As stated above, the architecture incorporates ground level and underground parking for a total 81 parking spaces. In addition to the garage parking, there is parallel parking along Mason St and Cherry St, to add another 11 spaces for residents and visitors. Utilizing an underground parking strategy minimizes the amount of auto/pedestrian conflicts by focusing on a main entry point for vehicles and separating vehicular and pedestrian circulation.

### **WATER DETENTION AND SITE DRAINAGE**

The project will utilize several solutions for water detention, and looks forward to guidance from the City of Fort Collins Engineering Department. The proposed solutions include a underground detention vault and rain gardens both within the public right of way, and on private property. There is an opportunity for permeable paving in the shared alley, and at the main pedestrian plaza at Cherry and Mason.

The existing site is mostly flat with some undulation. The site is sloped from a high point on the southwest corner to the low point on the northeast corner. There is an existing storm drain inlet along the flow-line of Cherry Street at the approximate mid-point of the lot. There is also an existing storm drain inlet along the flow-line of Mason Street at the approximate southeast corner of the lot. Overall, there is enough grade to work with while maintaining an urban-like streetscape as desired in the Downtown District.

The project will utilize the City of Fort Collins Low Impact Development Standards to reduce and treat run-off.

### **FIRE SPRINKLERS**

The proposed building will meet the current fire code and will include fire sprinklers.

### **APPLICATION PROCESS**

This is the first submittal for 209 Cherry Street.

### **QUESTIONS TO BE ADDRESSED**

- Does the proposed 85' height maximum suffice for a 7 story building to meet Land Use Code?
- Please inform the design team of required planning process steps for the proposed concept.





## **209 CHERRY STREET MIXED USE DEVELOPMENT**

PRELIMINARY DESIGN SUBMITTAL

SEPTEMBER 14, 2022

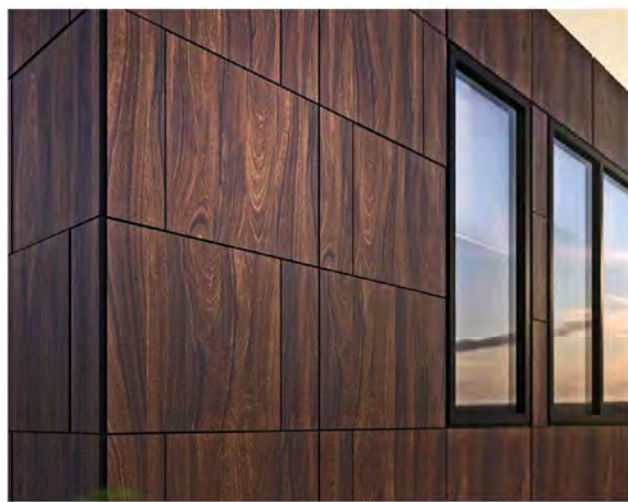






- LEGEND**
1. GARAGE ENTRY
  2. RETAIL PATIOS
  3. PARALLEL PARKING
  4. ENTRY PLAZA
  5. TREE LAWN
  6. EXISTING PARALLEL PARKING
  7. EXISTING TRAIL CROSSING
  8. ENHANCED ALLEY WITH NEW PAVING, LIGHTING, BUILDING ACCESS
  9. RESIDENTIAL PATIOS WITH STEPS TO RIGHT-OF-WAY
  10. RESIDENTIAL PATIOS
  11. SEAT WALLS
  12. BIKE PARKING
  13. PEDESTRIAN CONNECTION AND EMERGENCY EGRESS





WOOD LOOK METAL PANEL



BLACK BRICK



LIGHTING



WARM BALCONIES



INTERIOR LOBBY





**EXTERIOR ELEVATION - NORTH**

SCALE: 1" = 30'-0"



**EXTERIOR ELEVATION - EAST**

SCALE: 1" = 30'-0"



**EXTERIOR ELEVATION - SOUTH**

SCALE: 1" = 30'-0"



**EXTERIOR ELEVATION - WEST**

SCALE: 1" = 30'-0"









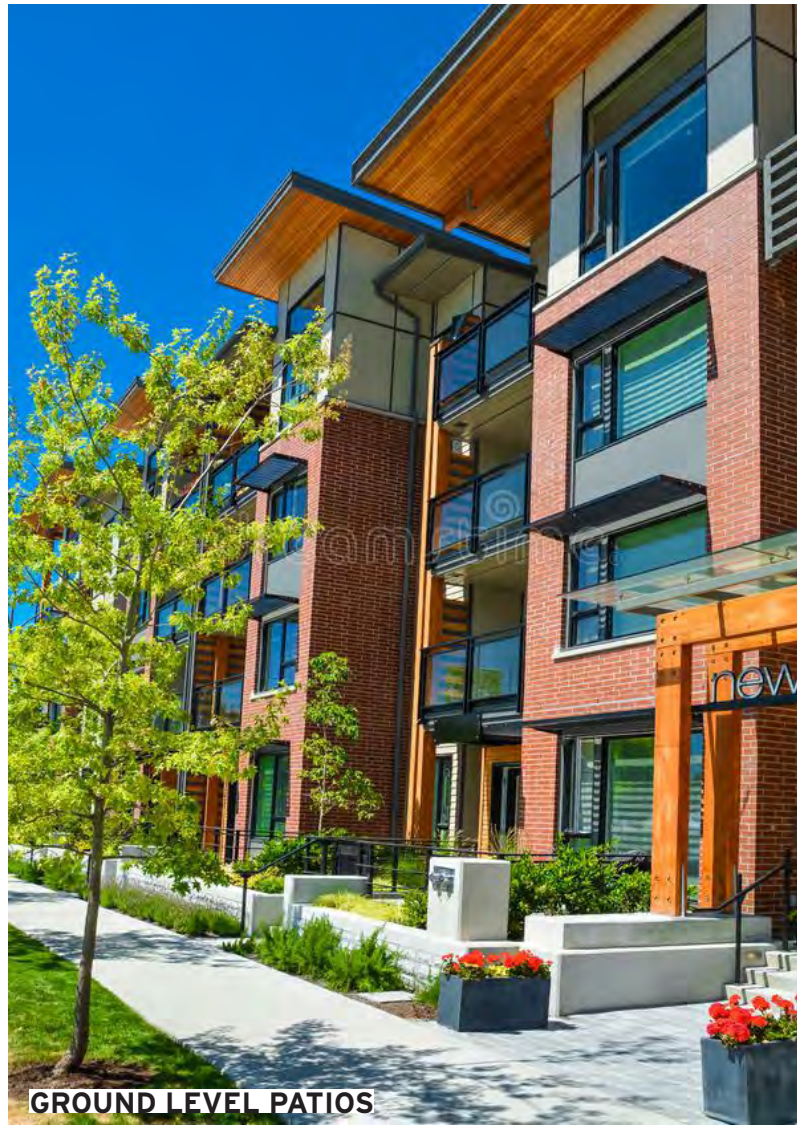








STAIRS TO PATIO ENTRANCE



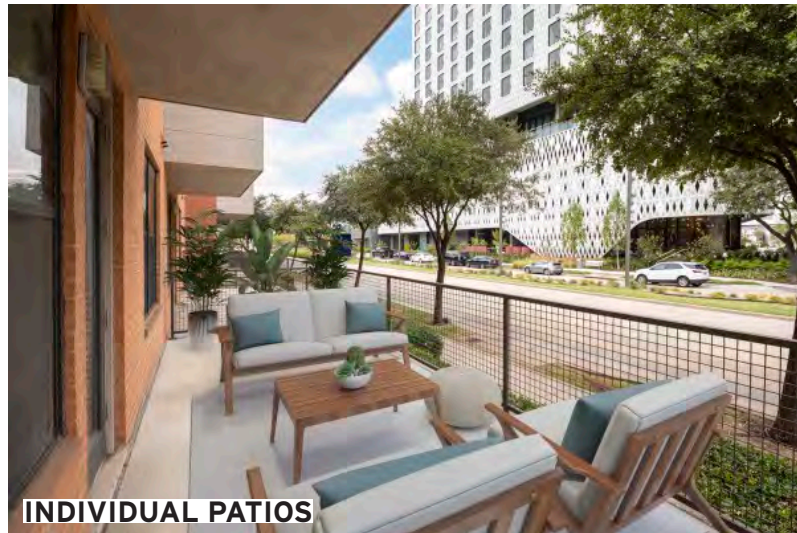
GROUND LEVEL PATIOS



STAIRS TO PATIO ENTRANCE



ENHANCED STREETSCAPE EXPERIENCE



INDIVIDUAL PATIOS



ALLEY ACCESS FROM APARTMENTS





**DECIDUOUS STREET TREES**



**STREETSCAPE FURNITURE**



**DECORATIVE PAVING**



**CONCRETE SEATWALL**



**BICYCLE RACKS**



**OVERHEAD LIGHTING**