

Preliminary Design Review Agenda

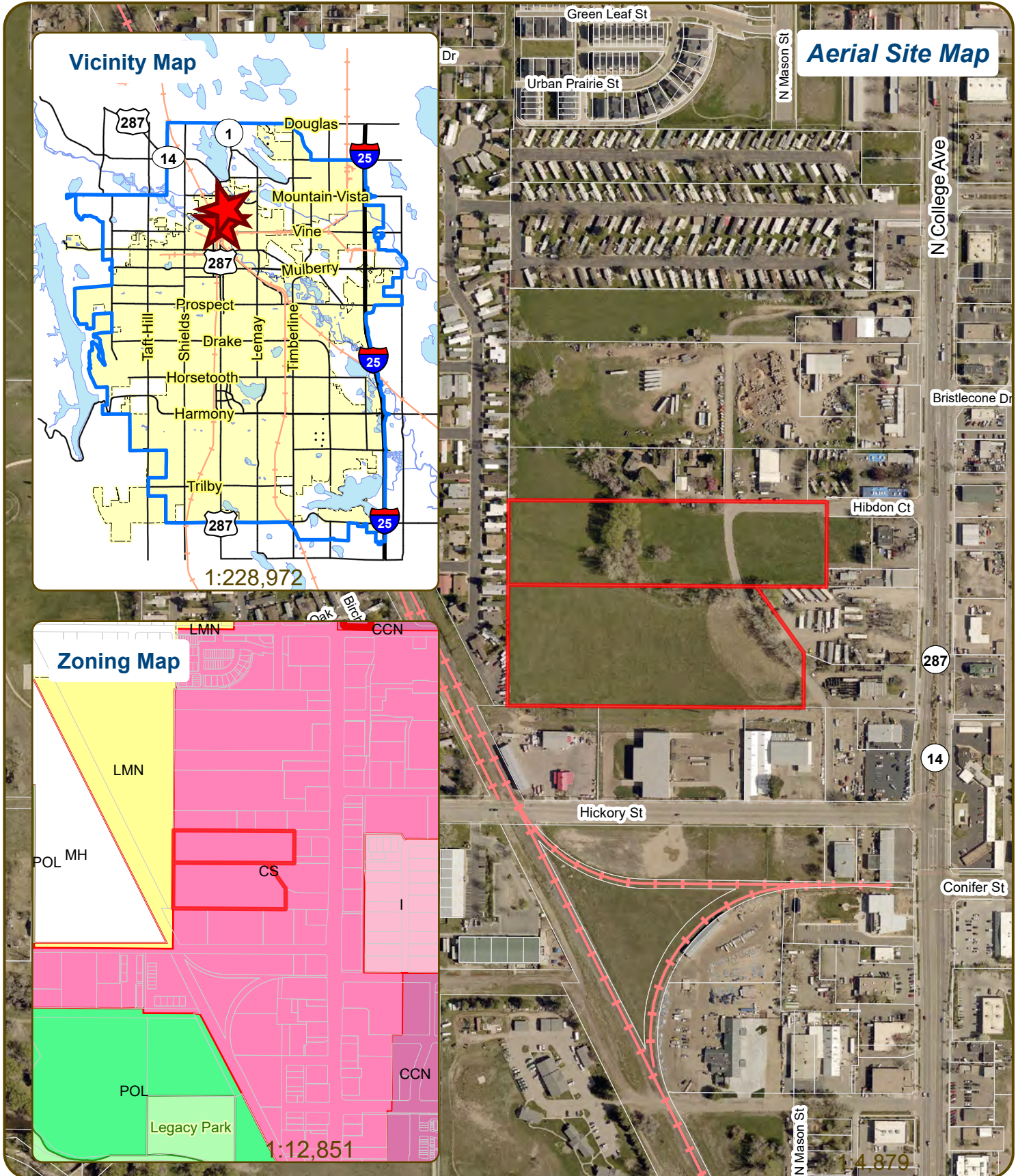
Schedule for 11/02/2022

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

Wednesday, November 2, 2022

| Time | Project Name | Applicant Info | Project Description | |
|------|--|--|---|--|
| 8:30 | Fort Collins Rescue Mission PDR220013 | Seth Forwood sforwood@denrescue.org | This is a request to develop a homeless shelter on the parcels to the west of the intersection of N College Ave and Hibdon Ct. (parcels # 9702100007, 9702100918). The Applicant is proposing to develop a new, trauma-informed facility for individuals experiencing homelessness. The ground-up 24/7 shelter will contain a day-use area and an overnight shelter. The intent is to both serve men and meet their basic needs, while providing a stepping stone to exiting homelessness. The current proposal includes 200 beds, a kitchen and dining area for guests, large outdoor amenity, laundry facilities, and administrative offices for staff and volunteers. Access is taken directly from Hibdon Ct to the east. The site is approximately 0.06 miles west of N College Ave and approximately 0.38 miles south of W Suniga Rd. The property is within the Service Commercial District (C-S), and is subject to a Planning & Zoning Commission (Type 2) Review. | Planner: Jenny Axmacher Engineer: Dave Betley DRC: Brandy Bethurem Harras |

Fort Collins Rescue Mission Homeless 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 Fort Collins Rescue Mission

Project Address (parcel # if no address) 9702100007 & 9702100918

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Seth Forwood (Applicant);
Rieko Ishiwata (Consultant - rieko@shopworksarc.com); Klara Rossouw (Consultant - klara@ripleydesigninc.com)

Business Name (if applicable) Fort Collins Rescue Mission

Applicant Mailing Address 316 Jefferson St. Fort Collins, CO, 80524

Phone Number E-mail Address sforwood@denrescue.org

Basic Description of Proposal (a detailed narrative is also required)
Proposal to develop a ground-up shelter on two properties in the North College area. Please see attached narrative for more information

Zoning Service Commercial District Proposed Use Shelter Existing Use Undeveloped

Total Building Square Footage 43,000 S.F. Number of Stories 2 Lot Dimensions N/A

Age of any Existing Structures N/A

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 ~45,000 s.f. 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)

- 1) Preliminary Design Review Application form and filing fee \$1,000
- 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

October 12th, 2022

Fort Collins Rescue Mission Preliminary Design Review

Introduction:

Since 2012, Denver Rescue Mission has been engaged in offering emergency shelter services in the City of Fort Collins through the Fort Collins Rescue Mission. During this time, the Fort Collins Rescue Mission has experienced an annually increasing need for shelter services for single adult men. Due to this higher need, combined with increased demand for shelter during the COVID-19 pandemic, and the opportunity for increased levels of care, more space is required for Fort Collins Rescue Mission to maintain and improve upon the responsiveness and excellence of our work - meeting individuals at the physical and spiritual points of need. We envision this trauma-informed 24/7 shelter as the first step on the Housing First spectrum. The shelter includes a day-use area, as well as an overnight shelter area, that would provide up to 200 beds. The 24/7 shelter would meet clients' basic needs and provide them with resources to exit homelessness and enter permanent stable housing. The development will be designed through the lens of environmental stewardship and is anticipated to meet or exceed sustainability requirements.

FORT COLLINS RESCUE MISSION

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o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

What are you proposing/use?

The Applicant is proposing to develop a new, trauma-informed facility for individuals experiencing homelessness. The ground-up 24/7 shelter will contain a day-use area and an overnight shelter. The intent is to both serve men and meet their basic needs, while providing a stepping stone to exiting homelessness. The current proposal includes 200 beds, a kitchen and dining area for guests, large outdoor amenity, laundry facilities, and administrative offices for staff and volunteers.

The property is currently zoned Service Commercial (CS), and no change to the zoning is proposed. The property is located within the North College Corridor Subarea along North College.

What improvements and uses currently exist on the site?

The site is currently undeveloped and vacant.

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

The site is situated one block west of College Avenue and will be accessed from Hibdon Court at the north end and from Hickory Street from the south. The buildings are located along the west side and front Mason Street Right-of-Way that runs north to south along the property. Staff, volunteer, and guest parking is distributed into two lots, one to the north of the buildings, and another to the south to. A sidewalk is proposed along the access drive, and an amenity area between the buildings will connect guests and staff between the day-use area and the overnight shelter.

An all-weather surface emergency vehicle access road is proposed that connects the two parking lots along the west edge. The road will provide opportunities increase visibility and views of the natural area to the west and cover the require fire perimeter access.

Describe site design and architecture

The building itself is separated into two wings, one in the north and the other to the south, around a vestibule entry area. The southern wing will function as the day-use area with a cafeteria, administrative offices, and designated areas for volunteers and storage. The facility is designed with flexibility in mind to meet the ever-changing needs of individuals experiencing homelessness. The day-use area will serve single adult men. The day-use area design is flexible, so other populations experiencing homelessness may be phased in sometime in the future. The northern wing will have a partial second story and will house the overnight shelter.



Currently, 200 beds are being proposed. Materials and building methods will be carefully considered to reduce overall energy consumption and ensure an environmentally sustainable product.

The site layout is informed by the future Mason Street Right-of-Way, and the Natural Habitat Buffer Zone that is identified on the west side of the site going north to south. The outdoor amenity areas will be bound by a secure fence. Principles of trauma-informed design will also be applied to the exterior amenity design to create a safe and welcoming space. Elements of biophilia will be incorporated into the forms and materials used. Emphasizing views out of the amenity space looking west toward the foothills and combined with the Natural Habitat Buffer Zone create an opportunity for the residents to benefit from the healthy influences of nature.

As mentioned previously, on-site parking is provided and distributed to the north and south. A total of 52 spaces are being proposed to accommodate all staff and guests with vehicles.

How is your proposal compatible with the surrounding area?

Careful consideration is given the neighborhood context. The north wing of the building will be two-stories, and the south wing will be single-story. The mass of the buildings will extend on an east-west axis as to minimize the visual scale of the architecture from Mason Street. The main entry is accessed from Mason Street. A large outdoor amenity space tucked between the buildings will not be visible from the street. Adequate parking is provided on the property for all staff and for those guests that do have vehicles. Landscape and streetscape design will reflect a more urban character that aligns with the vision outlined in the North College Corridor Plan.

The buildings are clustered towards Mason Street, away from the western property line. While this is in part to create space for the Natural Habitat Buffer area and the City regional detention facility, this also offers a large buffer between the proposed facility and the existing neighborhood immediately to the west.

Is water detention provided? If so, where?

There are long term opportunities to detain in the larger regional facility when it becomes available, but the development plan will have a detention facility that does not require the use of the future regional pond.

How does the site drain now (on and off site)? Will it change? If so, what will change?

Current drainage flows to an existing drainage way through the center of the property, which then flows east out of the property.



What is being proposed to treat run-off?

Water quality treatment will be provided by extended detention as well as LID facilities, such as rain gardens.

How does the proposal impact natural features?

The applicant team has met with both Environmental Planning and Forestry on site to discuss the Natural Habitat features. The intent of the proposed plan is to remain outside of the required buffer area, except for a small portion of the connecting emergency access drive on the west side. The path will be designed to minimize impacts to the buffer area. An equal amount of square footage of buffer areas will be provided to the south to mitigate the impact.

Will the new structures have fire sprinklers?

The building proposed will be equipped with NFPA 13.

Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

The significant natural habitat buffer zone creates some site constraints that the proposed site layout seeks to mitigate.

Have you previously submitted an application?

The Applicant has not submitted a previous application.

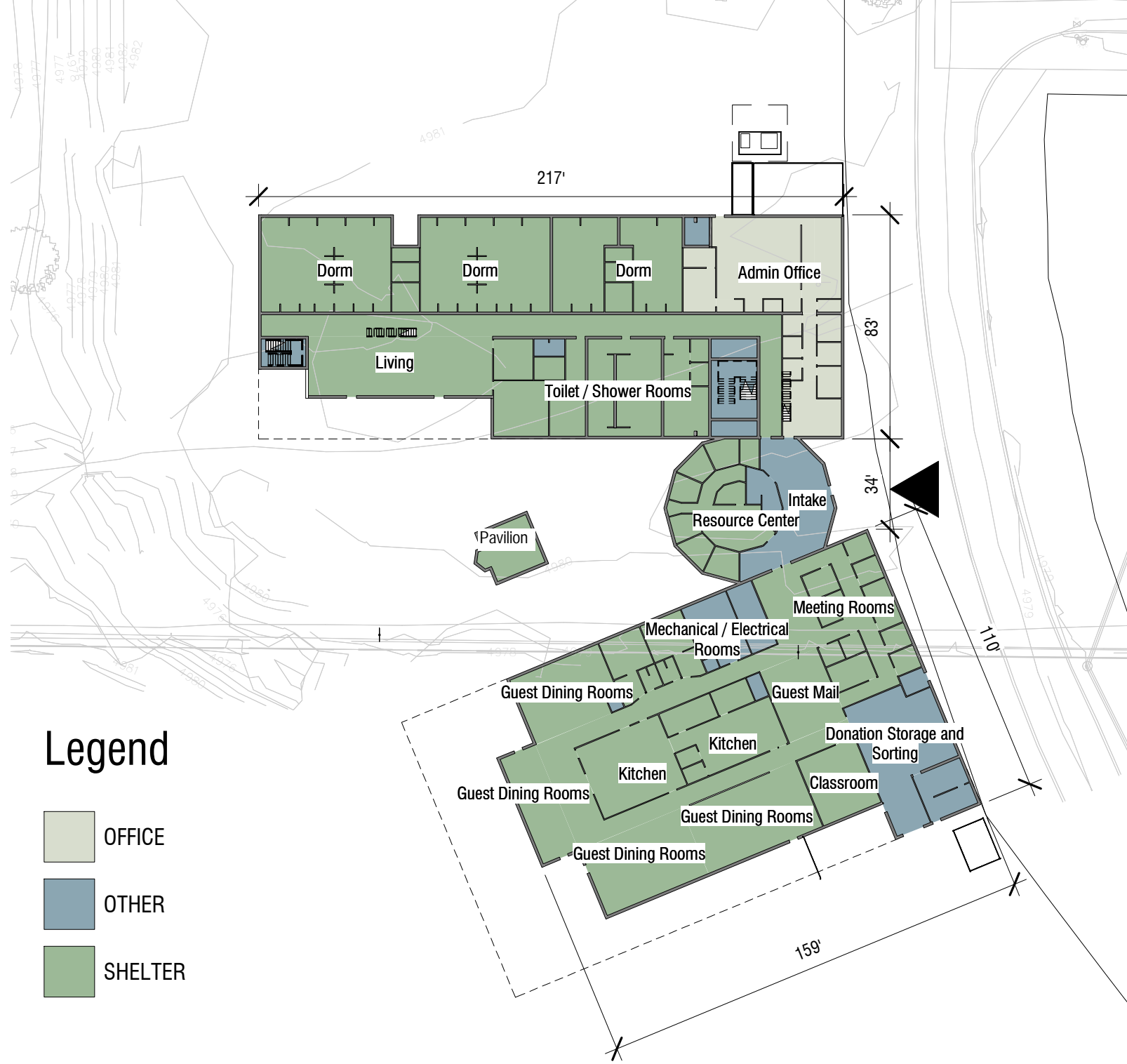
What specific questions, if any, do you want addressed?

1. No specific parking requirements are listed in the Land Use Code (LUC) – we have provided parking based on number of staff and current use trends for Shelter Use. Will a parking study be required?
2. We are anticipating submitting our first round PDP in January, will this proposal be subject to the new Land Development Code?
3. The Fort Collins Rescue Mission proposes a 24/7 shelter that includes both a day-use area and an overnight shelter - as a matter of consistency with the LUC, what will the staff recommend to list as the Use?



4. We are not currently proposing to make any improvements to the Regional Detention Pond, we will provide a detention facility on our property. Should the regional pond have capacity, would it be possible to utilize that in the future to provide more usable amenity space on site.
5. Will Engineering require that Mason be built from Hickory to the Fort Collins Rescue Mission site? Will the City require improvements be made to Hibdon Court as part of this development? What Right-of-Way Width will need to be dedicated?
6. We are assuming that the Natural Habitat Buffer Area be applied from the top of bank. Can staff confirm this approach?
7. If the natural habitat buffer zone is minimally impacted, can we work with staff to mitigate equal area disturbed to the south side of the property?





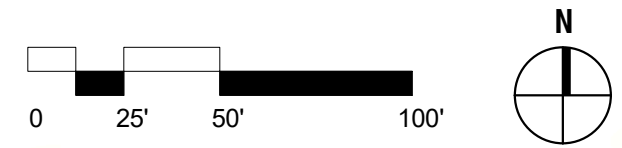
LV-1 PLAN.

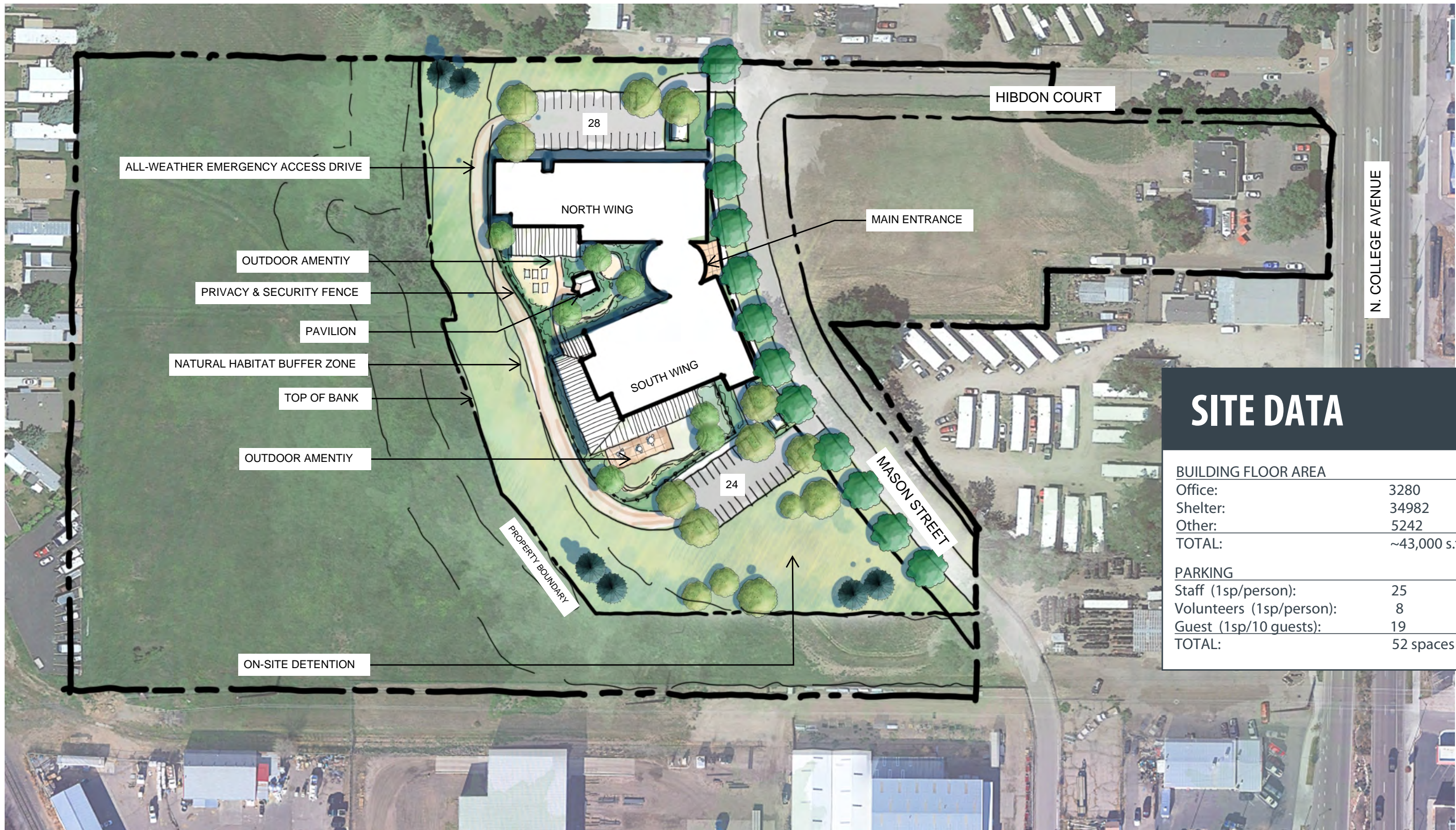


LV-2 PLAN.

Legend

- OFFICE
- OTHER
- SHELTER

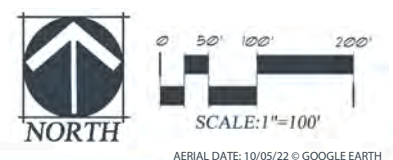




SITE DATA

| BUILDING FLOOR AREA | |
|---------------------|---------------------|
| Office: | 3280 |
| Shelter: | 34982 |
| Other: | 5242 |
| TOTAL: | ~43,000 s.f. |

| PARKING | |
|--------------------------|------------------|
| Staff (1sp/person): | 25 |
| Volunteers (1sp/person): | 8 |
| Guest (1sp/10 guests): | 19 |
| TOTAL: | 52 spaces |



FCRM SITE PLAN
10/12/2022

419 Canyon Ave., Suite 200
Fort Collins, Colorado 80521
970.224.5828
ripleydesigninc.com



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AERIAL DATE: 10/05/22 © GOOGLE EARTH

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LANDSCAPE ARCHITECTURE, LAND PLANNING

FCRM NATURAL HABITAT BUFFER AREA
10/12/2022

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