

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

7/17/2024 8:30 AM

Project Name

Affordable Housing Community at 1100 S Timberline Rd
PDR240005

Applicant

Angela Milewski
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amilewski@bhadesign.com

Planner: Jill Baty, Kayla Redd

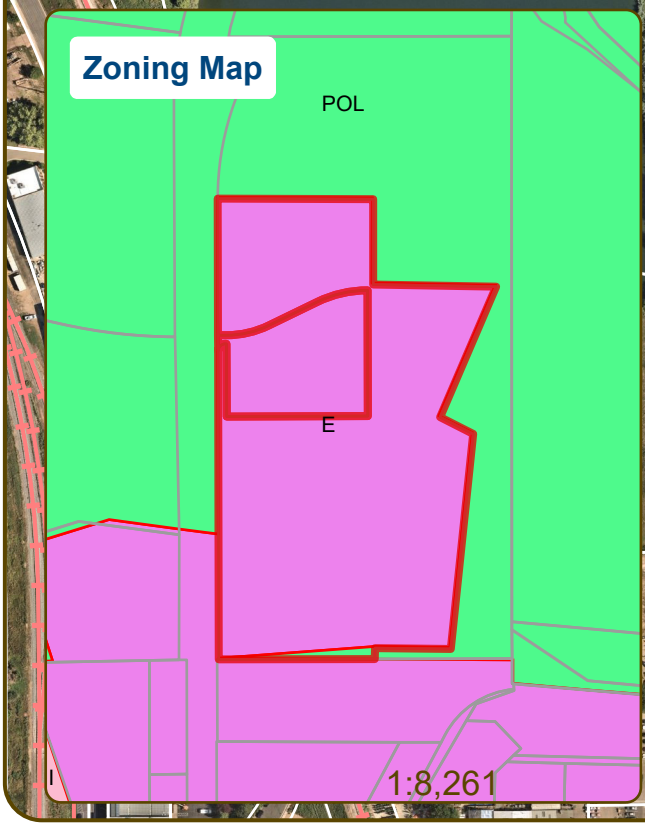
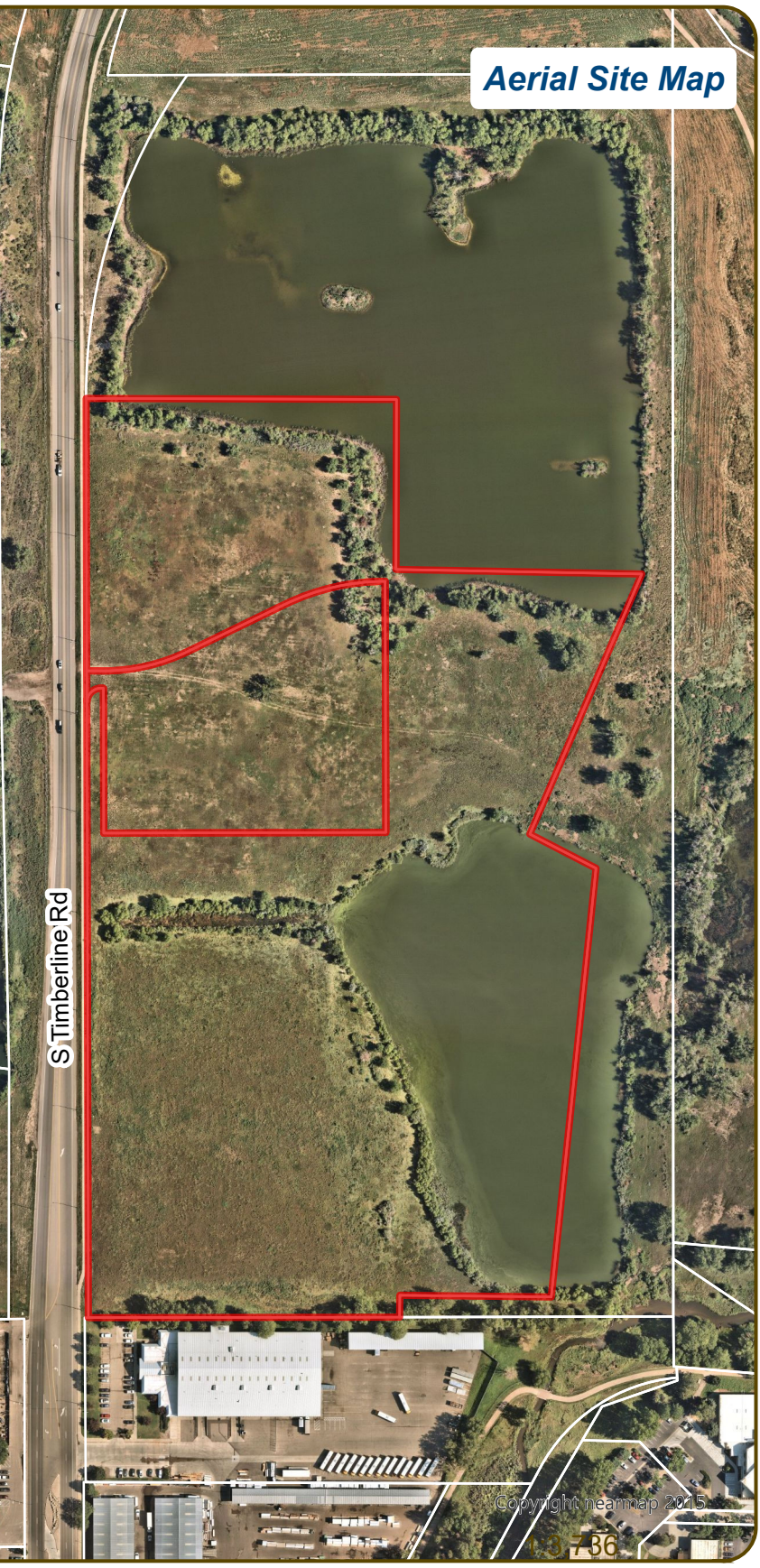
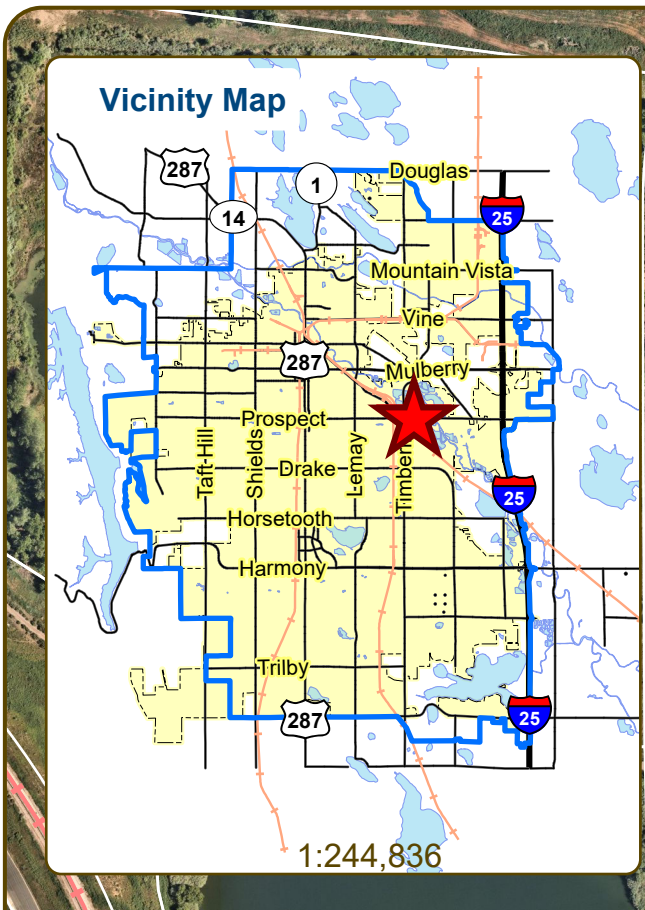
Engineer: John Gerwel

DRC: Todd Sullivan

Description

This is a proposal for a 100% permanent affordable housing community at 1100 S Timberline Rd (parcel #s 8717308003, 8717307001). Urban Land Conservancy is proposing multi-unit, mixed-use dwellings, for-rent, and for-sale housing that is integrated with natural resources and existing trails. The applicant is proposing to subdivide the property into two development areas and the proposal will be reviewing the south site. Access is take from S Timberline Rd to the west. The site is directly east of S Timberline Rd and approximately 0.17 mi north of E Prospect Rd. The property is located in the Employment (E) Zone District and the project is subject to a Basic Development Review (BDR) and Minor Subdivision.

Affordable Housing Community at 1100 S Timberline Rd - Multi-Unit, Mixed-Use Dwelling, Single-Unit Detached



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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 preappmeeting@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)

- 1) Preliminary Design Review Application form and filing fee (\$1000).
- 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

Urban Land Conservancy
1100 S Timberline Road - Preliminary Design Review
June 12, 2024

Preliminary Design Review (PDR) Packet

1. PDR Application Form
2. PDR Filing Fee (\$1,000)
3. Project Narrative
4. Site Studies:
 - a. Site Buffers
 - b. Development Areas
 - c. Site Plan Concept – South Development Area

Urban Land Conservancy
1100 S Timberline Road - Preliminary Design Review
June 12, 2024

Project Narrative

Introduction

Urban Land Conservancy (ULC) is a nonprofit real estate organization based in Denver. Since 2003, ULC has invested in over 50 affordable properties throughout metro Denver, with recent engagements reaching into northern Colorado. ULC intervenes in the real estate market on behalf of low-income, underserved, and displacement-vulnerable communities historically threatened by or excluded from commercial and other redevelopment investments. ULC uses a community land trust and ground leases as tools for long-term affordability at many of its properties, ensuring the surface improvements and uses benefit a community in perpetuity. Affordability covenants are core to the housing ULC owns and partners in.

Additionally, ULC prioritizes the following values in its own work as well as in its choice of partners:

- **Sustainability:** ULC supports and develops resilient, equitable communities by focusing on design, efficiency, and renewable energy to reduce energy burden and fight the climate crisis. ULC seeks to accomplish this, in alignment with its partners, through the education and implementation of sustainable project policies.
- **Anti-racism:** ULC actively identifies and opposes racism. ULC supports the elimination of racial inequities in the real estate market and works toward the improvement of outcomes for all racial and ethnic groups.

Key Partners

Bohemian Foundation (Bohemian) is a Colorado nonprofit organization founded in 2001, based in Fort Collins. Bohemian is a private family foundation that supports local, national and global efforts to build strong communities. ULC and Bohemian have partnered on the Timberline community, since our organizations share a goal to provide an environmentally sustainable development of permanently affordable rental and for-sale residential and non-residential uses for community benefit to serve those living and working in the Fort Collins area.

Elevation Community Land Trust (ECLT) is a Colorado nonprofit organization whose mission is making homeownership more accessible for Colorado families through the community land trust model, a proven tool for creating and preserving accessible, inclusive communities for generations. As ULC's long-term partner, ECLT will play a critical role as a landowner/long-term steward of parcels with for-sale housing using a community land trust and in the development of for-sale homes at Timberline.

Community Engagement

In 2020, ULC embarked on a community outreach process with support from Bohemian and ECLT to create the Timberline stakeholder committee. The committee kicked off in 2022 and met several times over a 12-month period. The committee considered a potential master plan, collected feedback on the project vision and identified the Guiding Principles for the project: Affordability, Equity and Sustainability.

Proposal/Use

ULC is challenging conventional development practices to create an innovative, bold, vibrant, and financially feasible plan for a permanently affordable housing community. This environmentally sustainable community will include multifamily, mixed-income, for-rent and for-sale housing opportunities, access to open space and connections to existing trails, integration with natural areas and community-focused amenity spaces aligning with the project's vision and Guiding Principles.

ULC plans to subdivide the property into two distinct development areas, thereby creating south and north sites. The focus — at this time and of this application — is on the south site, as depicted in the attached Site Plan Concept. ULC plans to follow the Project Development Plan (PDP) and Final Development Plan (FDP) process to develop this site.

Existing Improvements/Uses

The entire property is approximately 31 acres of unimproved land located at 1100 S. Timberline Road, between Mulberry Street and Prospect Road in the City of Fort Collins (City).

The property is adjacent to City of Fort Collins Natural Areas on the east, north and a portion of the west sides. The remaining land west of the property is undeveloped, and to the south is a Poudre School District owned facility.

Goldeneye and Dragonfly ponds are partially located on the property. The site was formerly used for gravel mining and the ponds were created from old gravel pits.

Surrounding Area

Based on the surrounding areas, ULC's proposal highlights integration with the Natural Areas by: 1) focusing new development on the southern portion of the Timberline property, essentially extending from an area of existing development (with the Poudre School District and other commercial and light industrial development to the south, southeast and southwest); 2) intentional design and layout of buildings closer to Timberline Road; and 3) internal trails and connectivity to surrounding areas.

The property is located in the Employment zone and most of the surrounding areas in this zone fall under the primary use (workplaces including light industrial, offices and institutions). Yet, there is an expressed need for additional residential uses, specifically affordable housing, in the City of Fort Collins. As noted in the City's 2021 Housing Strategic Plan, its goal is to achieve 10% of the housing stock as affordable at 80% AMI or less by 2040. To meet this goal, the City would need to add 282 affordable homes per year.

With this in mind, allowing for more residential uses at this site makes sense especially when considering the other primary uses nearby. The surrounding Employment zone district is largely developed with primary uses and no residential uses.

With less need for planned office and industrial parks — as initially intended in the Employment zone — and more need for housing, ULC proposes a modification of the site's zoning to allow significantly more than 25% of the site to be for housing.

Additionally, to provide the highest community benefit and meet City goals for affordable housing and sustainability, greater density than what is allowed under current zoning will be required at this site. Increased density can lower construction costs (ultimately keeping housing costs down), allow for efficient systems, result in more open space (leading to more connection

and health benefits) and boost environmental sustainability. ULC proposes a zoning modification that would allow for more than 4 stories.

Natural Features

We have estimated that approximately half of the 31 acres is developable, due to buffer zones surrounding natural habitats, setbacks, and a portion of the site being in the 100-year floodplain that aligns with an existing channel connecting Dragonfly Pond to the west side of Timberline Road.

A wetland delineation and natural features assessment was completed by Auckland Environmental Consulting (Auckland). The findings included natural habitats and wetlands on the subject property and a great blue heron rookery and bald eagle nest on land to the east of the subject property.

Following conversations with City staff and consultants, ULC proposes using a 50’ minimum for all mapped natural habitats and features and a 300’ buffer for the great blue heron rookery and bald eagle nest (see attached Site Buffers). ULC proposes a temporary 660’ buffer for construction activities during active nesting periods. Per the U.S. Fish and Wildlife Service (USFWS) guidance for bald eagle nesting (which would also cover great blue herons):

Agency/Source	Nesting Dates	Buffer during Nesting
USFWS is the lead regulatory agency Guidance Website	Approx. Colorado Dates: Nest Building Dec 1 Eggs/Nestlings Feb 1 – June 30 Fledglings June 1 -Aug 31	660’ (except blasting or extremely loud activities). No Incidental Take Permit

Auckland advised ULC that nest abandonment is most likely to happen if construction begins while birds have eggs or nestlings. However, these birds can become habituated to human activities. If there is ongoing construction while birds start nesting, then continuing similar construction activity should not cause them to abandon a nest. The nesting period for the great blue herons is approximately March through July.

Unsurprisingly, given the history of the property and proximity to the Poudre River Zone, a small portion of the property is located in FEMA floodplain zone AE. This has been taken into account and is identified as wetlands and associated buffers in the site layout, as is shown in the attached Site Studies.

Shared Goals

ULC’s proposal supports the Timberline project’s Guiding Principles and aligns with major themes from the City’s 2024 Strategic Plan and current Climate Action Plan.

Affordability

- The use of a community land trust and ground leases helps maintain permanent affordability.
- This proposal features housing diversity in types and styles, including rental and homeownership (which provides wealth-building opportunities for residents).
- This plan keeps costs low by using sustainable design and by building quality, low-maintenance homes.

Equity

- This plan helps ensure people and families with a diversity of incomes, skills and education levels have access to low-cost housing.
- This proposal employs deliberate design planning and uses to ensure connectivity, accessibility and community-servicing spaces.
- The vision for this development is a multi-generational, multilingual place, where education is a community asset.

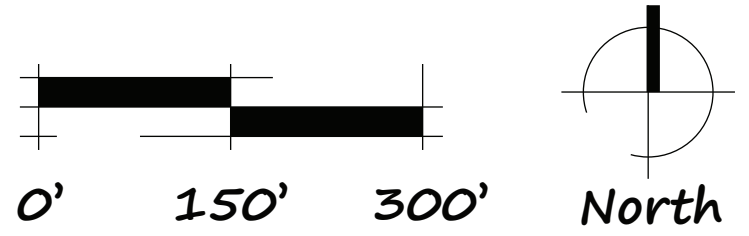
Sustainability

- This plan integrates the surrounding natural landscape into the development to nurture an engaged community that celebrates and leverages interconnectedness.
- This site is rich in natural amenities. Intentional design incorporating these amenities supports outdoor activity, increased walkability, bikeability and overall wellness.
- Goals for this site include net-zero energy, energy-efficient systems with special attention to resource conservation and the use of renewable energy sources during construction.

Questions:

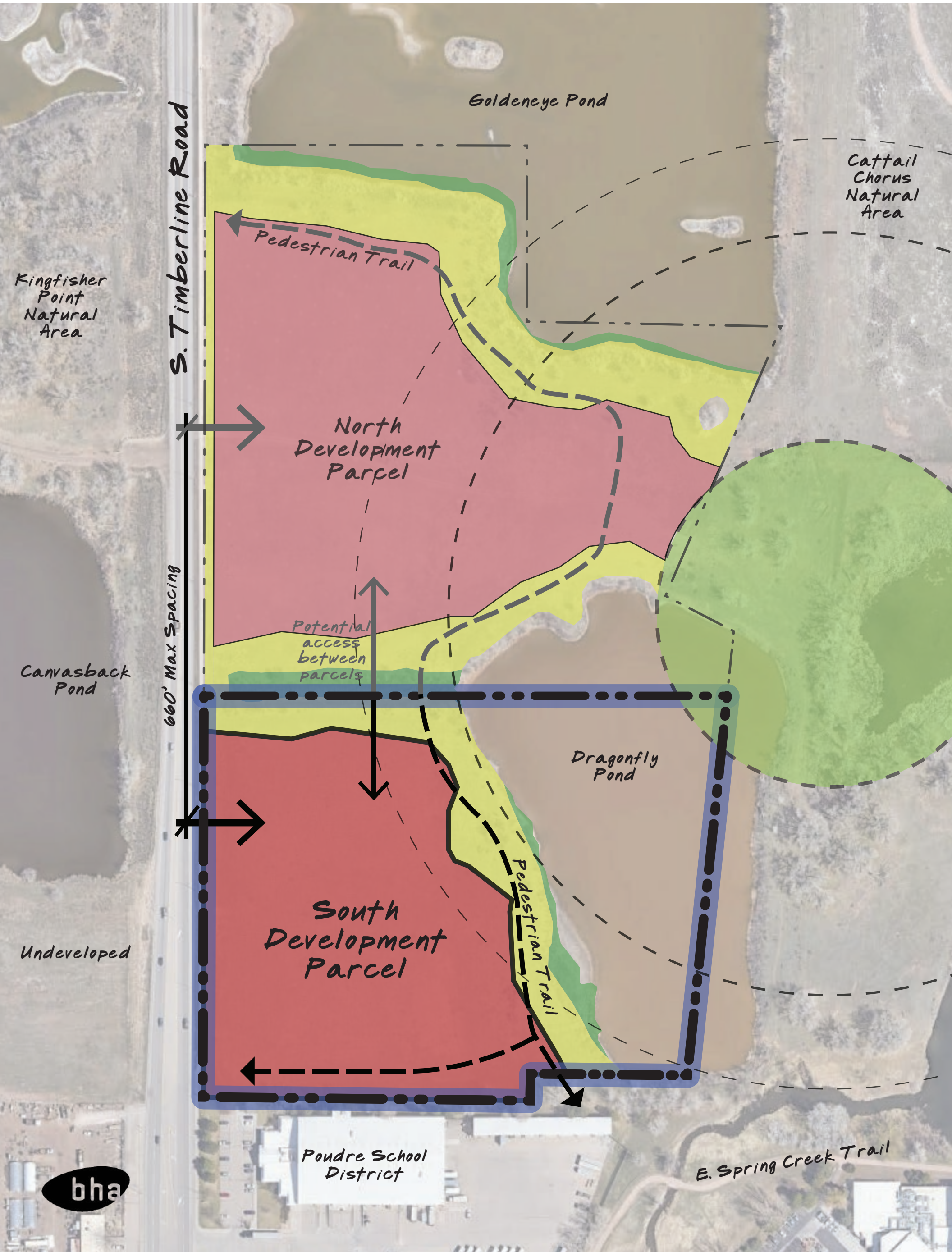
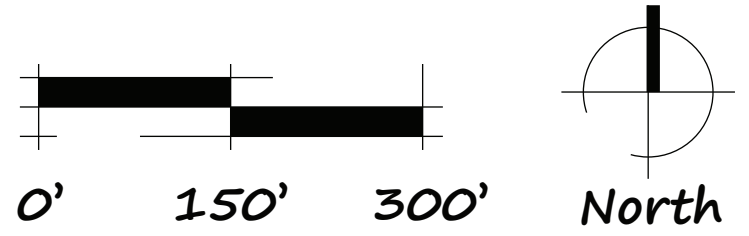
1. Will ULC be required to subdivide the parcel in order to proceed with developing only the south site right now?
2. Is the PDP review process acceptable for this proposal? Are there any additional items that are not on the standard checklists?
3. How does the City determine the use of a given development within the context of the entire zone? Will the City allow a higher percentage of residential uses within the Employment zone?
 - a. What is the process to obtain a modification?
 - b. What is the timeline for this type of modification?
4. Will the City allow additional height in affordable multifamily buildings?
 - a. What is the process to obtain a modification?
 - b. What is the timeline for this type of modification?
5. Are the proposed buffers acceptable for:
 - a. The culvert channel
 - b. Dragonfly Pond
 - c. Golden Eye Pond
 - d. Heron rookery and bald eagle nest
 - i. What buffers are required during the bald eagles' nesting season and what construction restrictions apply during construction vs. year-round?
 - e. Are there other creative ways ULC can preserve and enhance the ecological character while still meeting City and ULC goals? Is there flexibility or considerations outside of changing buffers?

Site Buffers
Prepared by BHA Design
June, 2024



Development Areas

Prepared by BHA Design
June, 2024



Urban Land Conservancy

1100 S. Timberline Fort Collins, CO

Site Plan Concept

Prepared by BHA Design
June, 2024

