

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

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## Review Date

10/2/2024 8:30 AM

## Project Name

300 E Mountain

PDR240009

## Applicant

Colin Vito

970-498-2977

Colin@bohemiancompanies.com

**Planner:** Kai Kleer

**Engineer:** Tim Dinger

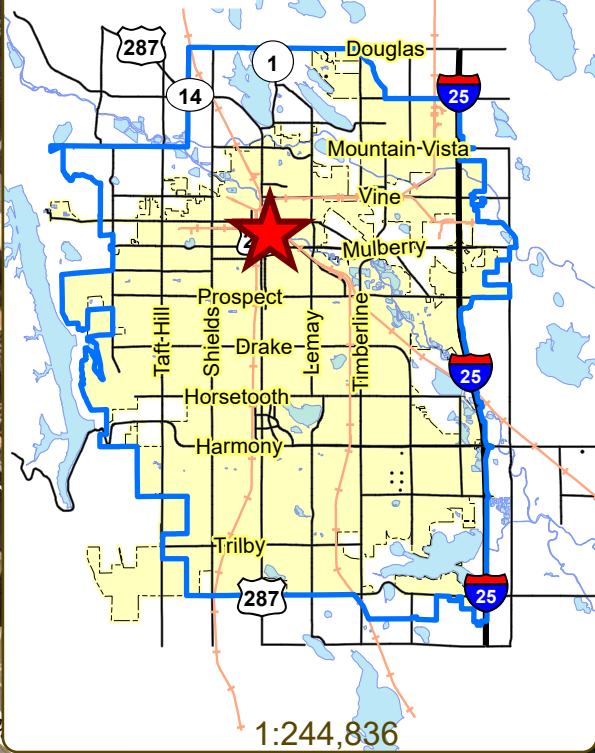
**DRC:** Brandy Bethurem Harras

## Description

This is a request for an infill project to build a two-story commercial office building at 300 E Mountain Ave (parcel # 9712309017). The applicant is proposing to demo the existing building and redevelop the site with a new building for the use of offices with a green room to support the Armory next door. There will also be a shared bar expansion between the new building and the Armory. Access is taken from Mountain Ave. The property is directly north of Mountain Ave and 0.10 mi west of Jefferson St. The site is located in the Downtown District Historic Core Subdistrict and is subject to a Basic Development Review (BDR).

# Infill at 300 E Mountain-Office

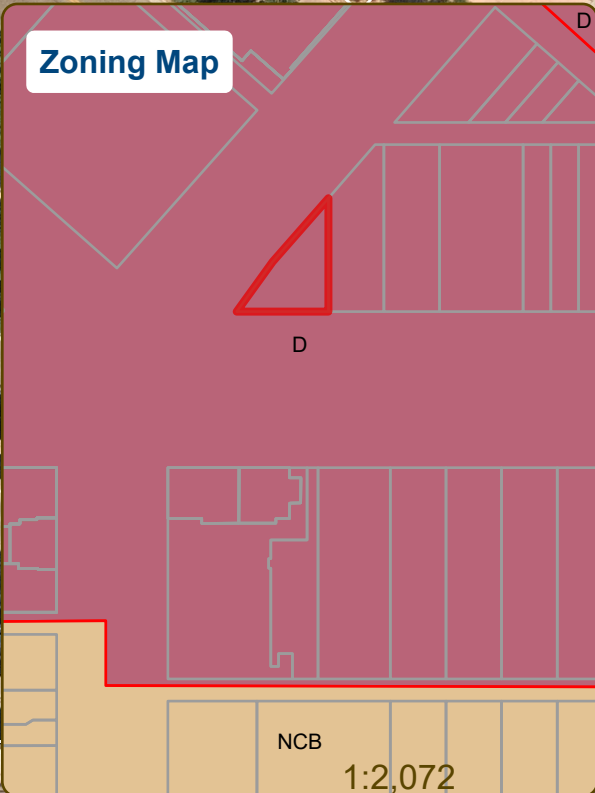
Vicinity Map



Aerial Site Map



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 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)*

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- 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

## Project Narrative | 300 E Mountain Ave.

Preliminary Design Review

09/11/2024

### Preliminary Design Review Criteria

***(a) What are you proposing/use?***

The proposal is an infill project at 300 E Mountain to redevelop the site with a new building for use as offices with a green room to support the Armory next door. There will also be a shared bar expansion between the new building and the Armory. The site is located in the Downtown (D) Zone District and Historic Core (H/C) Subdistrict.

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

There are currently no uses existing on site and the existing building is vacant. Demolition of the existing building will be completed Summer 2024.

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

The site is situated on the corner of E Mountain Ave and Walnut St, which is in the Transit-Oriented Development Overlay (TOD) Zone. There is no plan to have parking on-site and circulation will be pedestrian oriented. The applicant plans to submit an alternative compliance request to the minimum parking requirements. The previous use did not have any parking on-site, therefore no parking spaces will be eliminated as part of this project. It is worth noting that there is existing on-street parking in front of the site along Mountain Avenue and Chestnut Street.

Being in the historic core, there are multiple nearby parking garages allowing this site to be walkable and accessible (Firehouse Alley Parking Garage – 250ft, Old Town Garage - 530 ft). It also follows precedence set by other surrounding businesses and coordinates with the existing neighborhood that is already pedestrian-friendly with cars parking in garages or on the street.

**(d) Describe site design and architecture.**

The site design will be sensitive to grading and stormwater management and strives to be consistent with Old Town standards. The Architecture will be compatible with the surrounding area, and also will celebrate the lot's triangular shape and corner presence, while acknowledging, as required per HPC, adjacent to historic structure, the Armory next door. The design of the building will follow the historic guidelines and requirements as laid out in the Land Use Code.



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**(e) How is your proposal compatible with the surrounding area?**

The building will be a typical zero-lot-line footprint, typical of Old Town. The proposal is compatible with the surrounding area because it uses high-quality materials including brick, and portions of the design will relate to the adjacent Armory building; also massing will be compatible with surrounding area. The building will incorporate the historic requirements and guidelines from the code, which will be reviewed by the HPC.

**(f) Is water detention provided? If so, where?**

Detention will not be provided because the project is not proposing to increase the impervious area.

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

Currently, the west side of the site drains into Chestnut Street where it is collected and routed to the Poudre River. The south side of the property is conveyed to the curb and gutter and is ultimately routed to an inlet near the southwest corner of the Mountain Ave. and Jefferson St. intersection. There are no anticipated changes to the site drainage.

**(h) What is being proposed to treat run-off?**

There is a significant amount of utilities in the adjacent ROW which will make it challenging to incorporate traditional underground treatment facilities like storm-tech systems because of depth and crossing concerns. A few alternative options exist and those include: (1) utilizing a rain garden or sand filter within the city ROW; (2) exploring the use of Silvia Cells underneath the sidewalk, a system the Elizabeth Hotel utilizes; or (3), installing FloGard Downspout filters which were used for 221 E Mountain. Our preference at this point is to install Flo Guards as described in option 3.

**(i) How does the proposal impact natural features?**

The proposal does not impact any natural features.

**(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

There won't be any existing structures on site since the existing building will be demolished prior to construction of the new building. The new building will have fire sprinklers throughout.

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

There are a few unusual or restricting factors for this proposal:

- 1) The site is a triangle shape that is roughly 4,000 square feet. This restricts the amount of programming that can be accommodated on-site and thus eliminates the feasibility of parking on-site.
- 2) This project is located next to a national historic landmark (Armory), which is an opportunity to incorporate historical character elements that are cohesive and align with LUC section 5.8.1.
- 3) The site being located on a corner and surrounded by existing buildings and streets restricts the ability to provide any automobile access into the site.



4) The communication lines along the west side of the building cannot be relocated due to their size as we believe these to be 24" lines.

**(l) Have you previously submitted an application?**

No previous applications have been submitted.

**(m) What specific questions, if any, do you want addressed?**

- Our understanding is that this proposal will be processed as a Basic Development Review (BDR)/ Minor Amendment (MA). Can staff please confirm?
- One of our main questions will be on how to resolve grading along Chestnut. The existing sidewalk exceeds maximum ADA cross-slope standards, and the building's finished floor is anticipated to be 10-12 inches above top of adjacent curb. The existing sidewalk is narrower than the Mountain Ave. side, and does not allow width for the recent 2-tier sidewalk solutions that are common along the nearby Mountain Ave. corridor.
- The building's entry is planned to be on the Chestnut St. side, due to the specific programming for the building functions, but has a Mountain Ave. address, and we would like to confirm that this approach will be allowable.
- LID options: is there flexibility in the approach due to the constraints of the site?
- The property is not in a FEMA or City of Fort Collins floodplain. However, we'd like to confirm if this site is located within the 100-year flood risk zone? If this is the case we would like to understand what the city has determined to be the 100-yr BFE. Based on the BFE we would request that the city work with the applicant team on determining what is a feasible finish floor elevation as a 12" rise from back of curb may be impossible to achieve while maintaining ADA access.
- Can the study that set the 100-yr BFE be made available to the applicant team? We will plan to reference it in the Drainage Report.



