

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

12/4/2024 8:30 AM

Project Name

VOA Sagebrush

PDR240011

Applicant

Ed Parcell

970-224-5828

klara@ripleydesigninc.com

Planner: Jill Baty

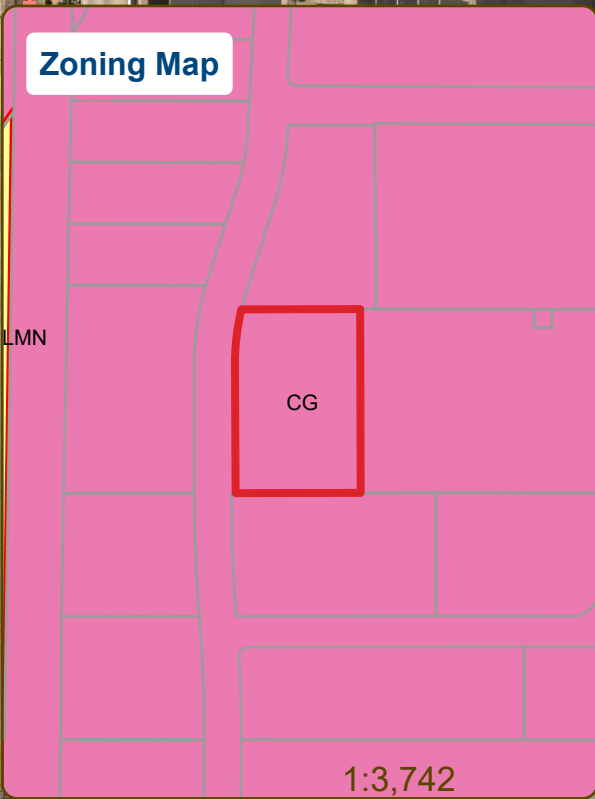
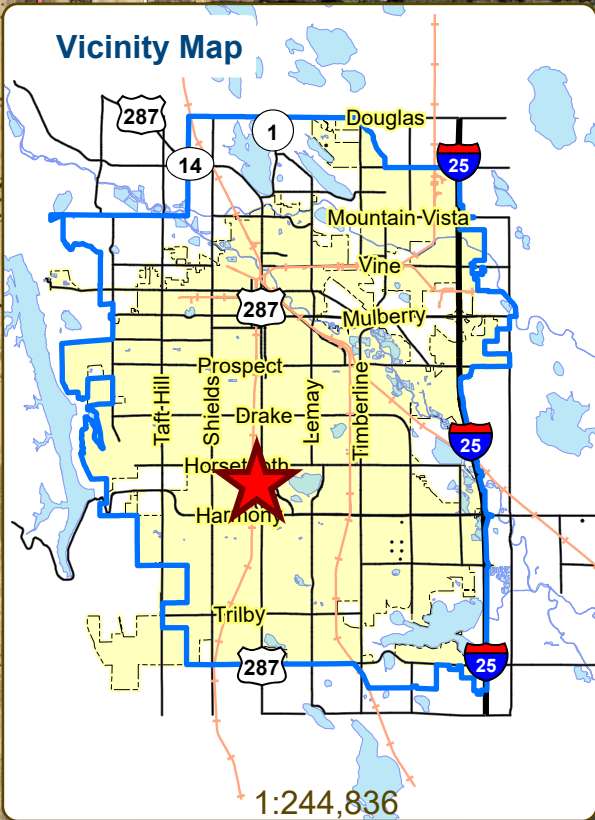
Engineer: Dave Betley

DRC: Marissa Pomerleau

Description

This is a request for an affordable senior housing development at 3800 S Mason St (parcel # 9735187902). The applicant is proposing 4-story multifamily senior housing project, accommodating 50 units and 50 surface parking spaces. This project will provide 100% affordable housing units, available to people at 30%-60% AMI. Access is taken from S Mason Street west of the property. The site is directly east of S Mason St and approximately 0.21 mi south of E Horsetooth Rd. The property is located in the General Commercial (CG) zone district and is subject to a Basic Development Review (BDR).

VOA Sagebrush at 3800 S Mason St - Multi-Unit



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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?

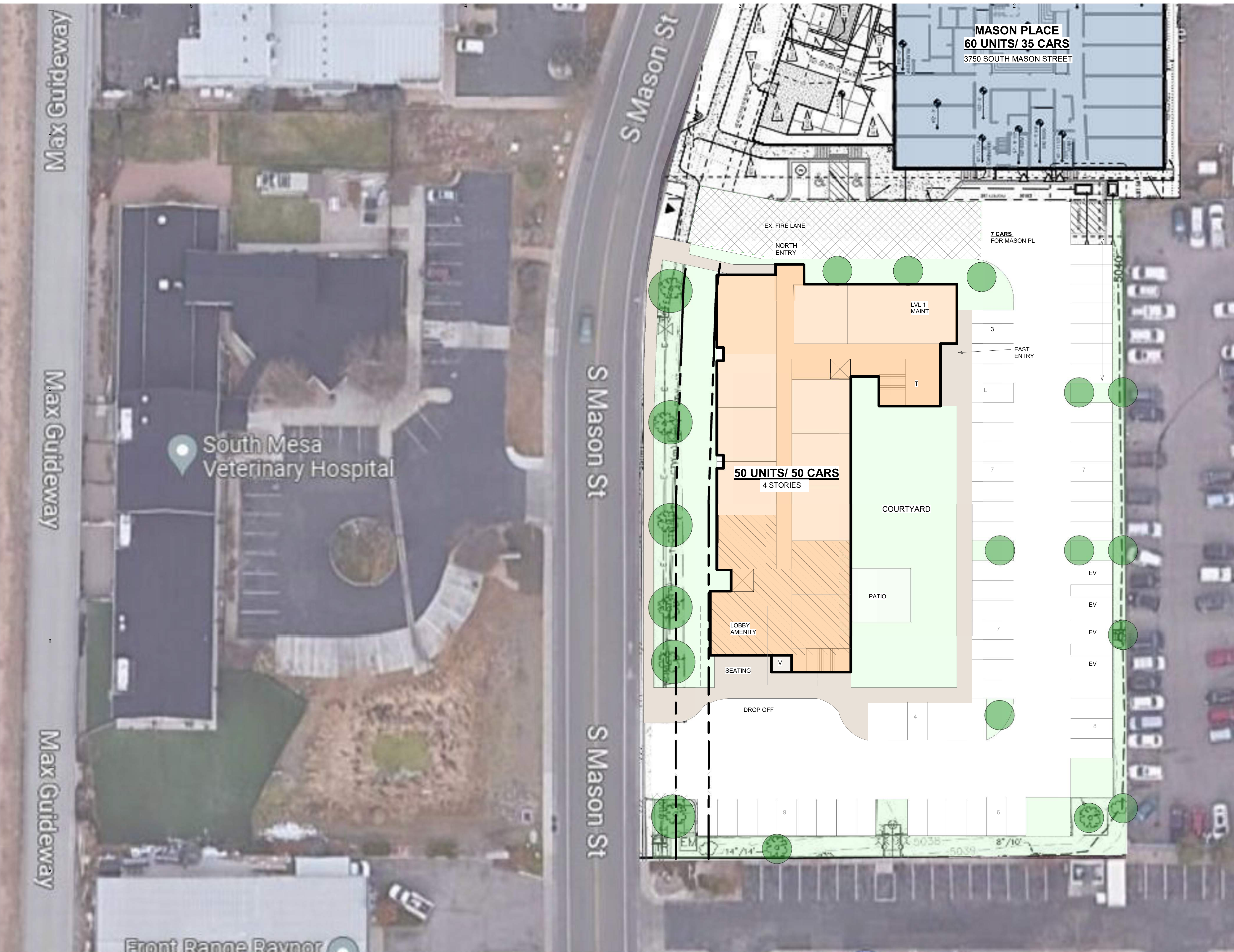
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

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



ZONING REQUIREMENTS

DISTRICT: GENERAL COMMERCIAL
TRANSIT OVERLAY

APARTMENT: ALLOWED USE

BUILDING HT: 4 STORIES
+ AFFORDABLE 2 STORY BONUS

BASIC DEVELOPMENT REVIEW
TYPE I- ADMINISTRATIVE

PARKING
ONE BED= 0.75
TWO BED= 1.0
(33 + 6= 39 REQUIRED)

BIKE PARKING 1/UNIT
60 ENCLOSED / 40 FIXED
(30 / 20= 50 REQUIRED)

DESIGN REQUIREMENTS

OUTDOOR SPACES LINKED TO STREET

PRIMARY ENTRANCES FACING STREET

FORMAL STREETScape IMPROVEMENTS

CHARACTER AND IMAGE
ARTICULATION / ROOFLINES
MATERIALS AND COLORS

BASE- 1 TO 2 STORIES
UPPER STORIES SET BACK

TRANSPARENCY
60% GROUND FLOOR
40% UPPER FLOORS

BUILDING STATS:

(44) 1-BED
(6) 2-BED
50 UNITS

53,450 GSF

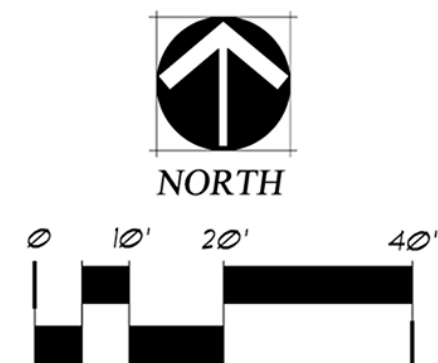
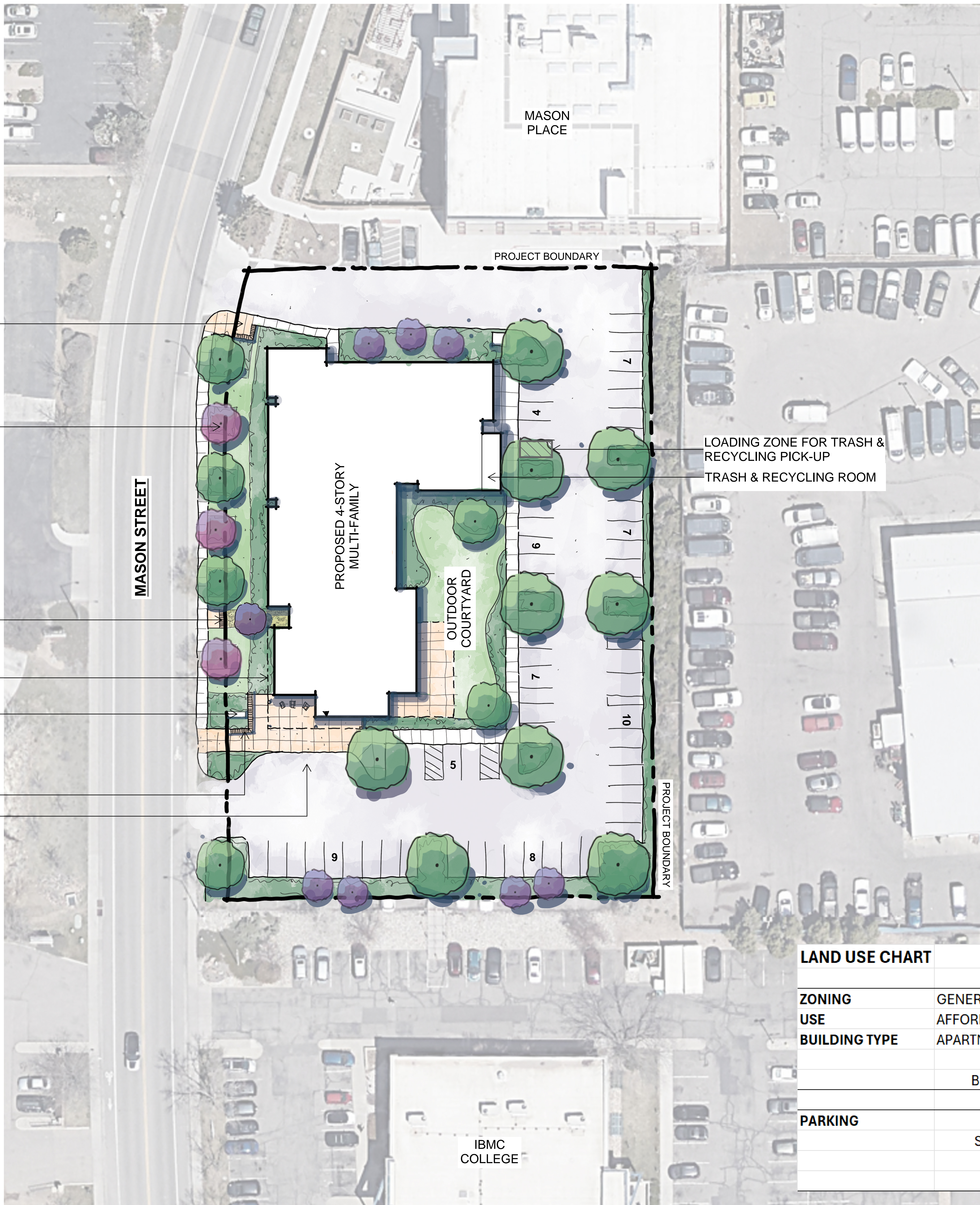
INCLUDES:
LEVEL 1 AMENITY= 3,500 SF
LEVEL 1 MAINT.= 650 SF
LEVEL 4- LOUNGE= 975 SF

50 CARS
1:1 PARKING RATIO
(SEE FULL MATRIX ON PAGE 2)

① **SITE PLAN**
1" = 20'-0"



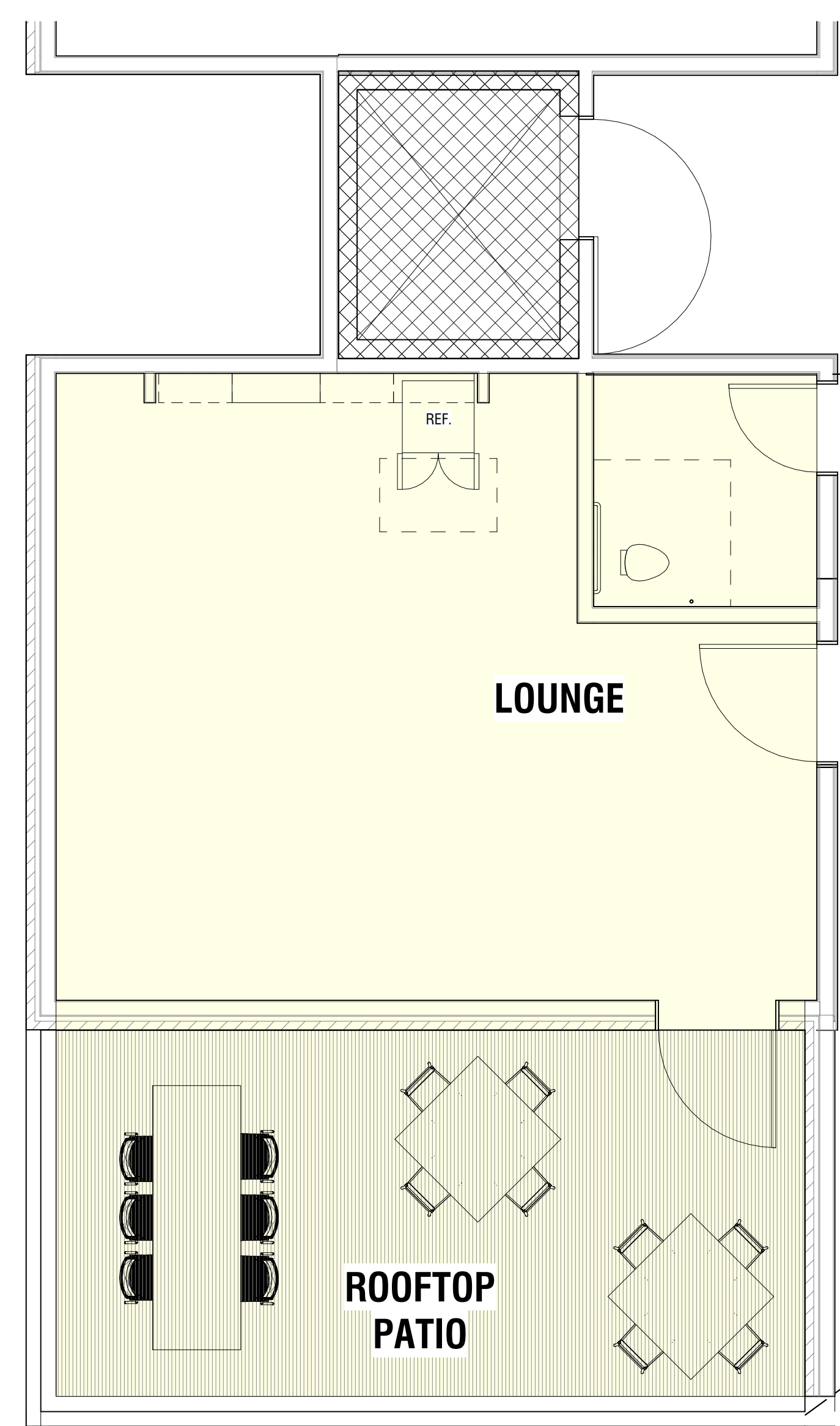
- ACTIVATED STREETSCAPE
- EXISTING TREES PRESERVED
- ACTIVATED STREETSCAPE
- BUILDING OVERHANG
- MONUMENT SIGN
- ENTRY PLAZA
- DROP-OFF / PICK-UP



LAND USE CHART			
ZONING	GENERAL COMMERCIAL		
USE	AFFORDABLE - SENIOR HOUSING		
BUILDING TYPE	APARTMENT BUILDING		
	UNITS	50	
	BEDROOMS	56	
PARKING			
	STANDARD	46	
	ADA	4	
	TOTAL	50	

CONCEPT PROGRAM									
PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES	
82.0%	1 / 1	1.1	650	41	26,650	0	0		
6.0%	1 / 1	1.2 Type A	675	3	2,025	0	0		
8.0%	2 / 1	2.1	950	4	3,800	0	0		
4.0%	2 / 1	2.1 Type A	975	2	1,950	0	0		
Multi Family Average SF			688.5	50	34,425	0	0	Total	
Apartment RSF					34,425	64.41%		Floorplate Efficiency	
Residential Support SF									
Core / Circulation					Lvl 1-4	13,700	6'-2" corridors		
Leasing / Amenity					Lvl 1	3,700			
Maintenance					Lvl 1	650			
Lounge					Lvl 4	975			
Structured Parking					n/a	0			
GLA						53,450	Parking not included		
GBA						53,450			

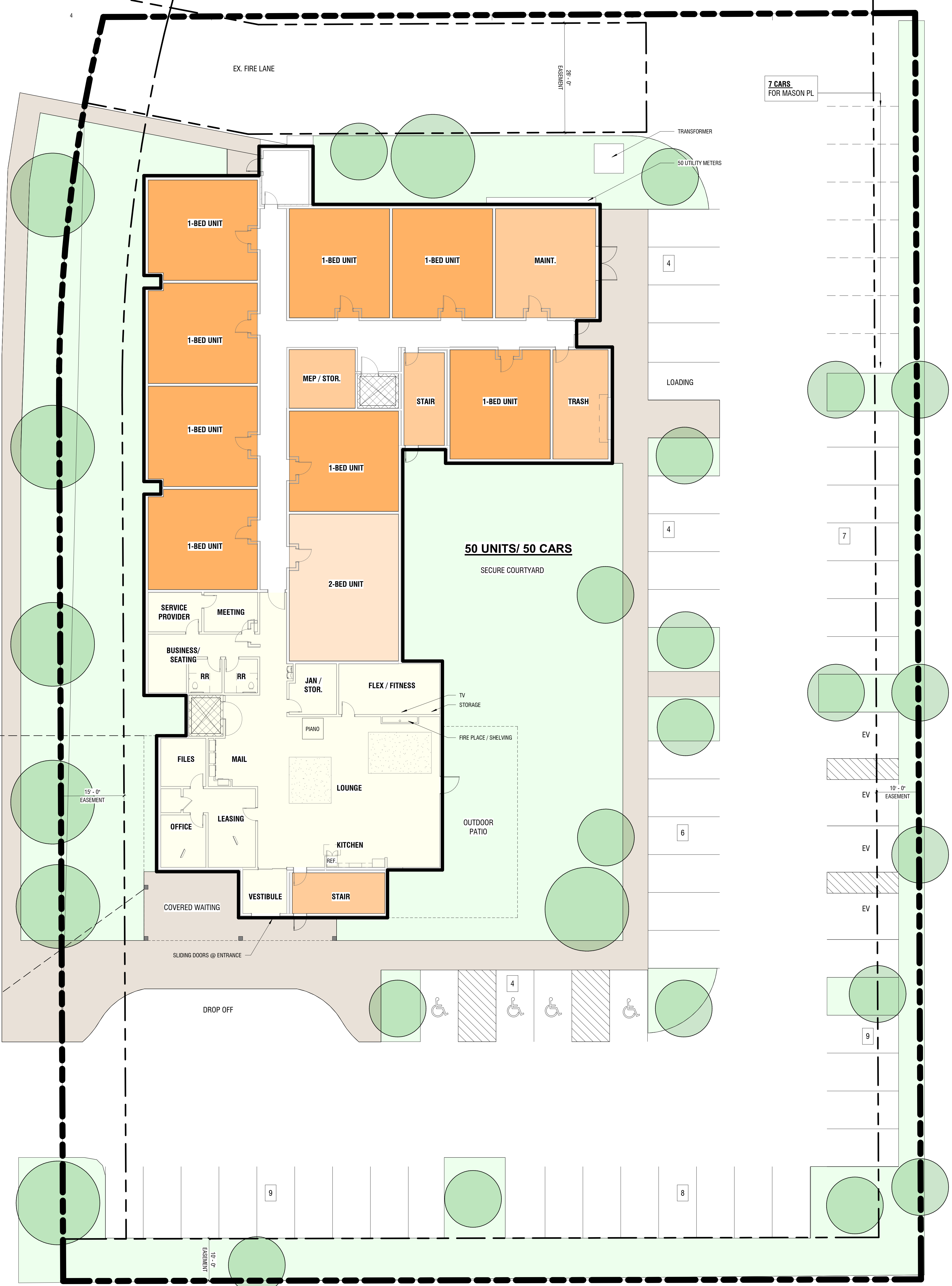
Zone District	T-5 Urban (Three Springs)	On-Site Parking			Parking Ratio 1:1
		Zoning	W/Red.	Provided	
Parking		Units	Cars	Cars	
Dwelling - Multi Unit					
1-Bed	.75 / DU	44	33		
2-Bed	1.0 / DU	6	6		
TTL		50	39	0	50

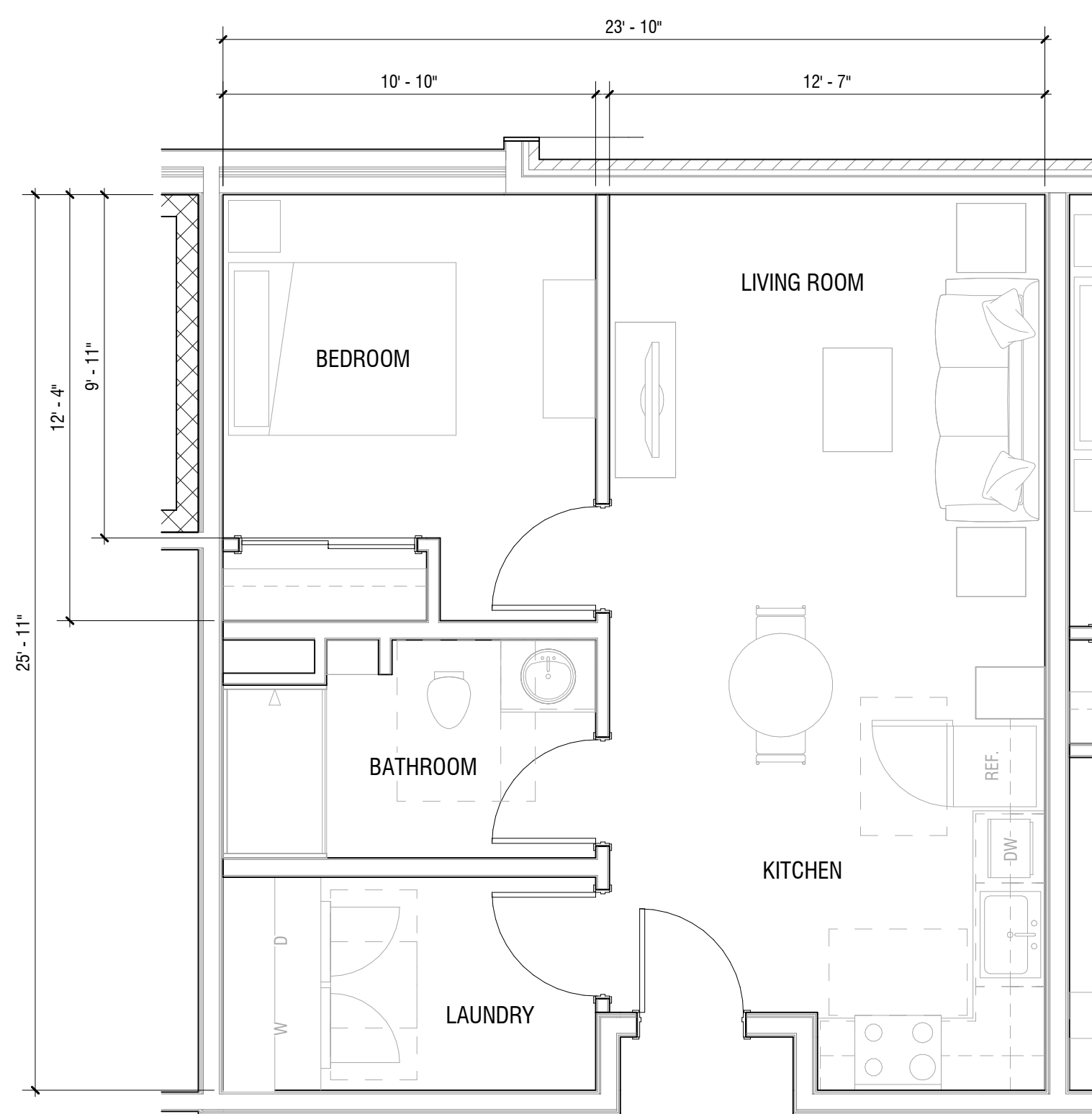


2 LEVEL 4 AMENITY
1/4" = 1'-0"

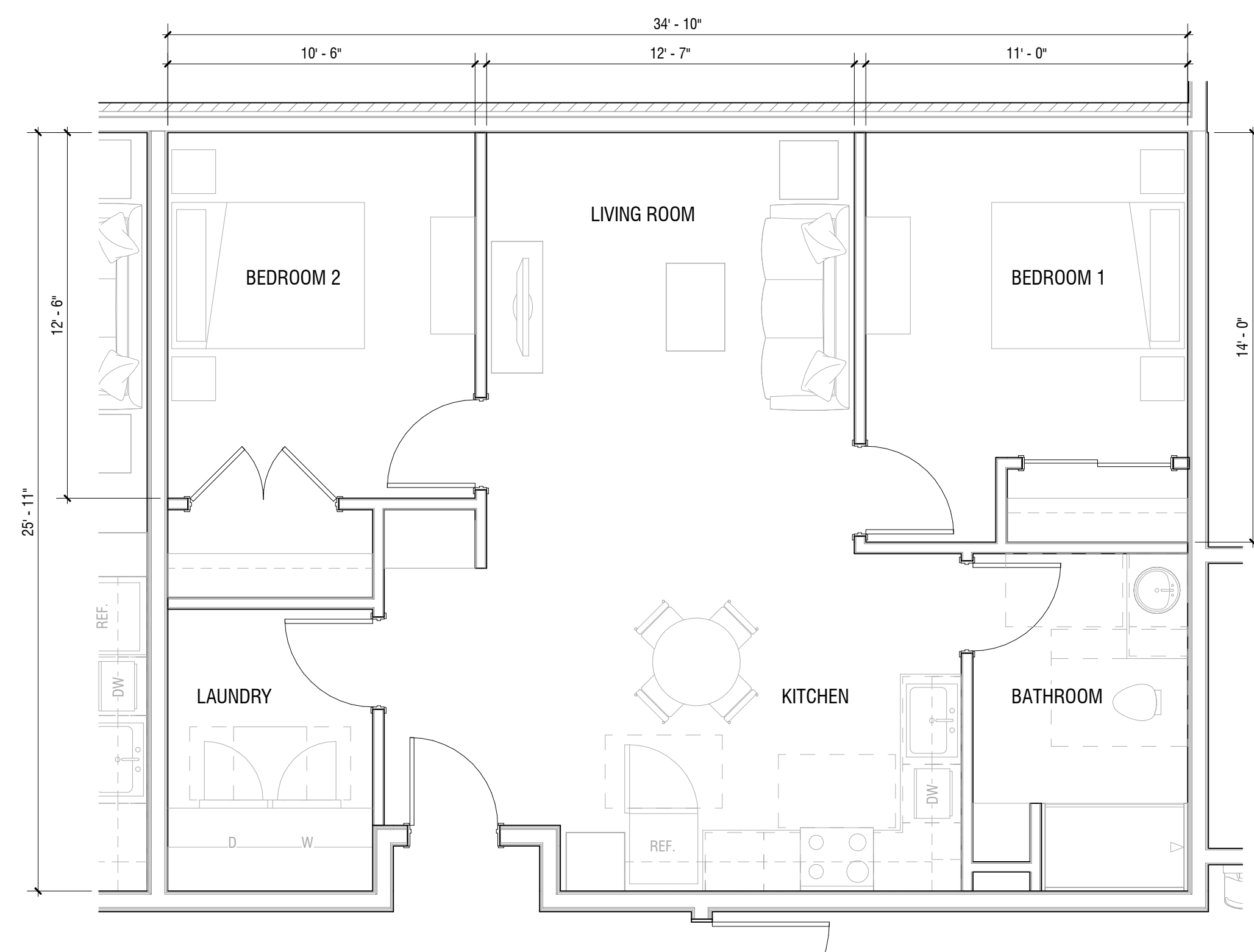
1 LEVEL 1
3/32" = 1'-0"

SOUTH MASON STREET

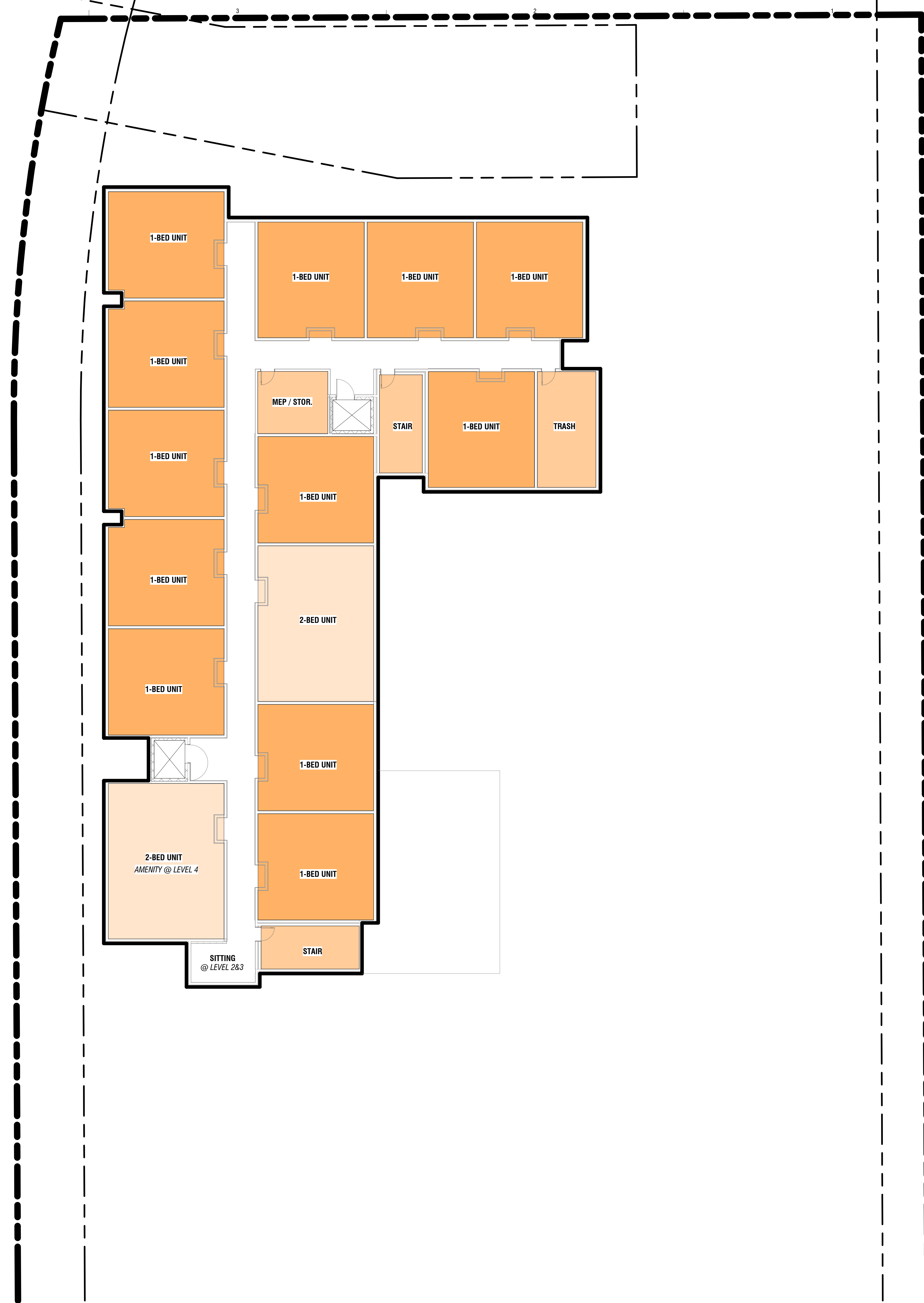




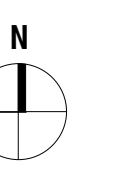
3 TYPICAL ONE BEDROOM UNIT
1/4" = 1'-0"

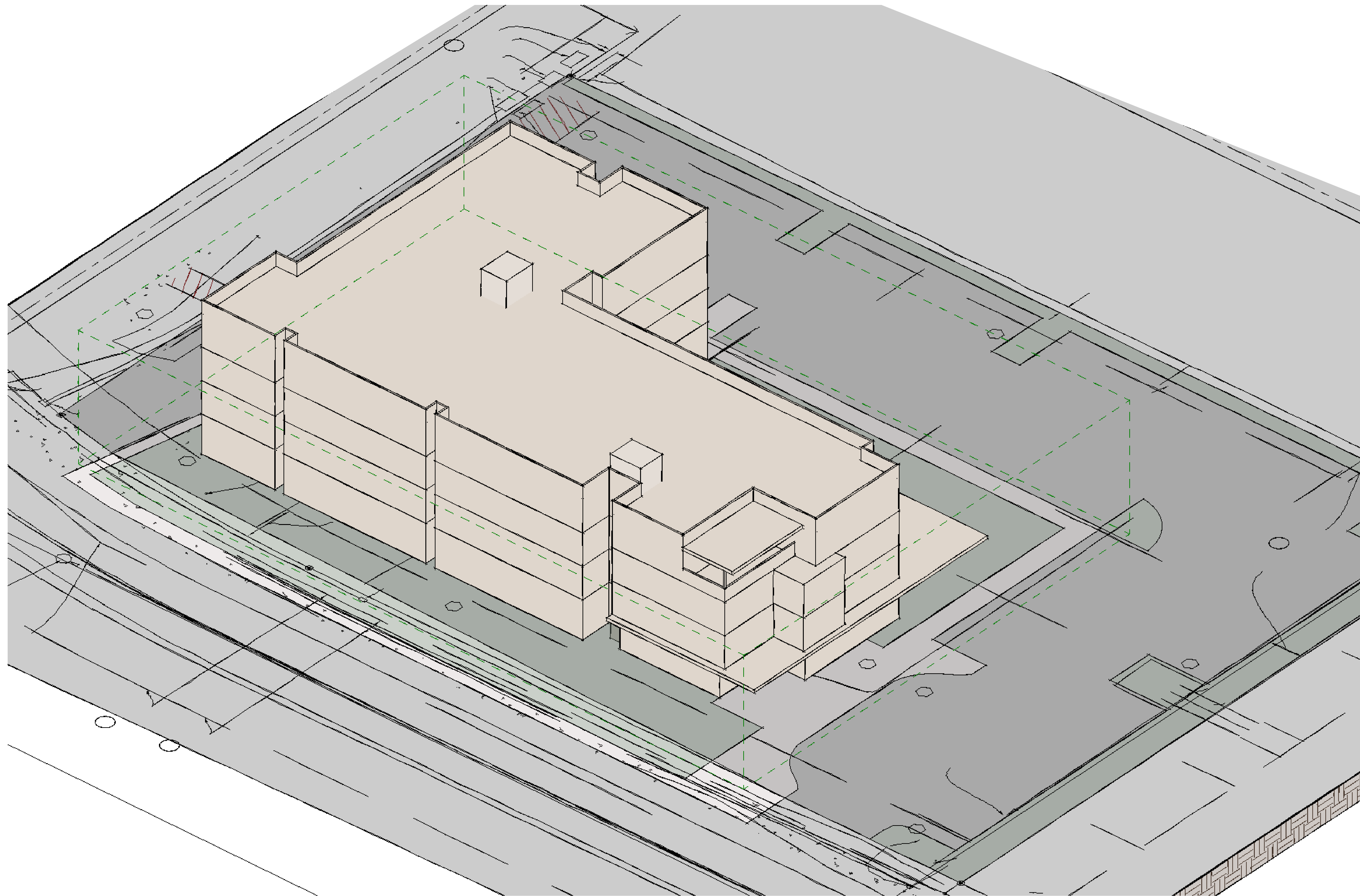


2 TYPICAL TWO BEDROOM UNIT
1/4" = 1'-0"



1 LEVEL 2-4
3/32" = 1'-0"





AERIAL FROM SOUTH MASON STREET



FIRE HYDRANT

FOUND # REI
2.1' SOUTH OF
PROPERTY

architect
303. W. 45TH AVE • DENVER, CO 80216 • 303.433.4094



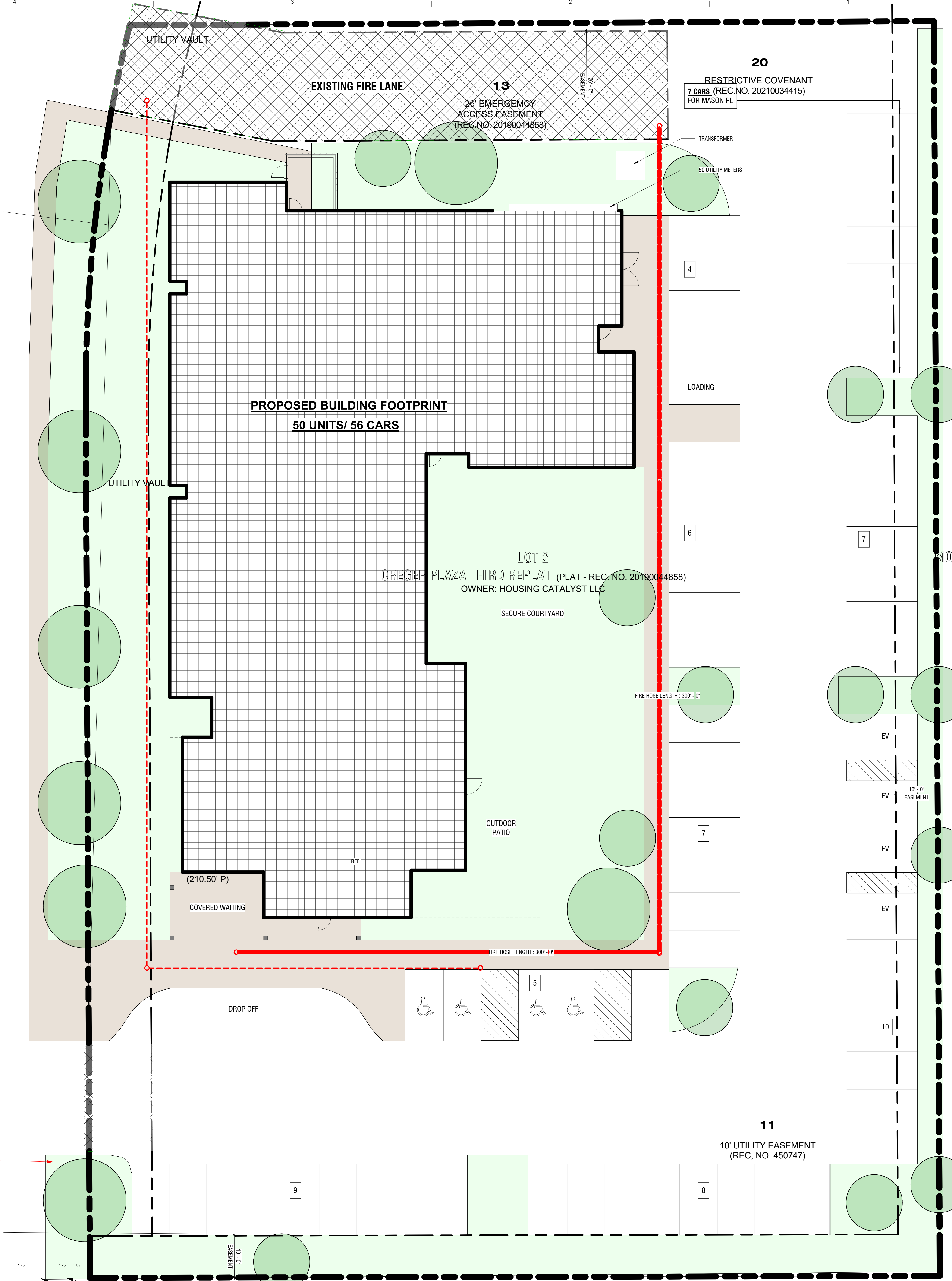
VOA SAGEBRUSH
3800 SOUTH MASON STREET
FORT COLLINS, CO 80525

11/04/24
FIRE ACCESS

SCALE: 3/32" = 1'-0"

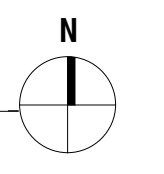
A-6

SOUTH MASON STREET

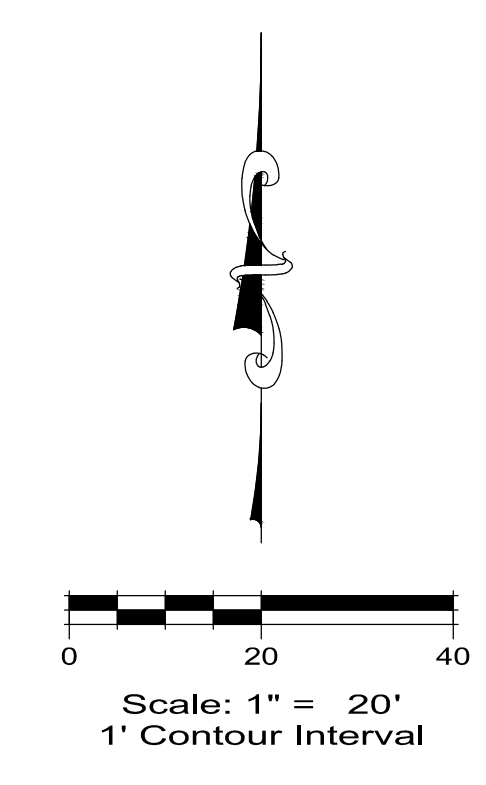
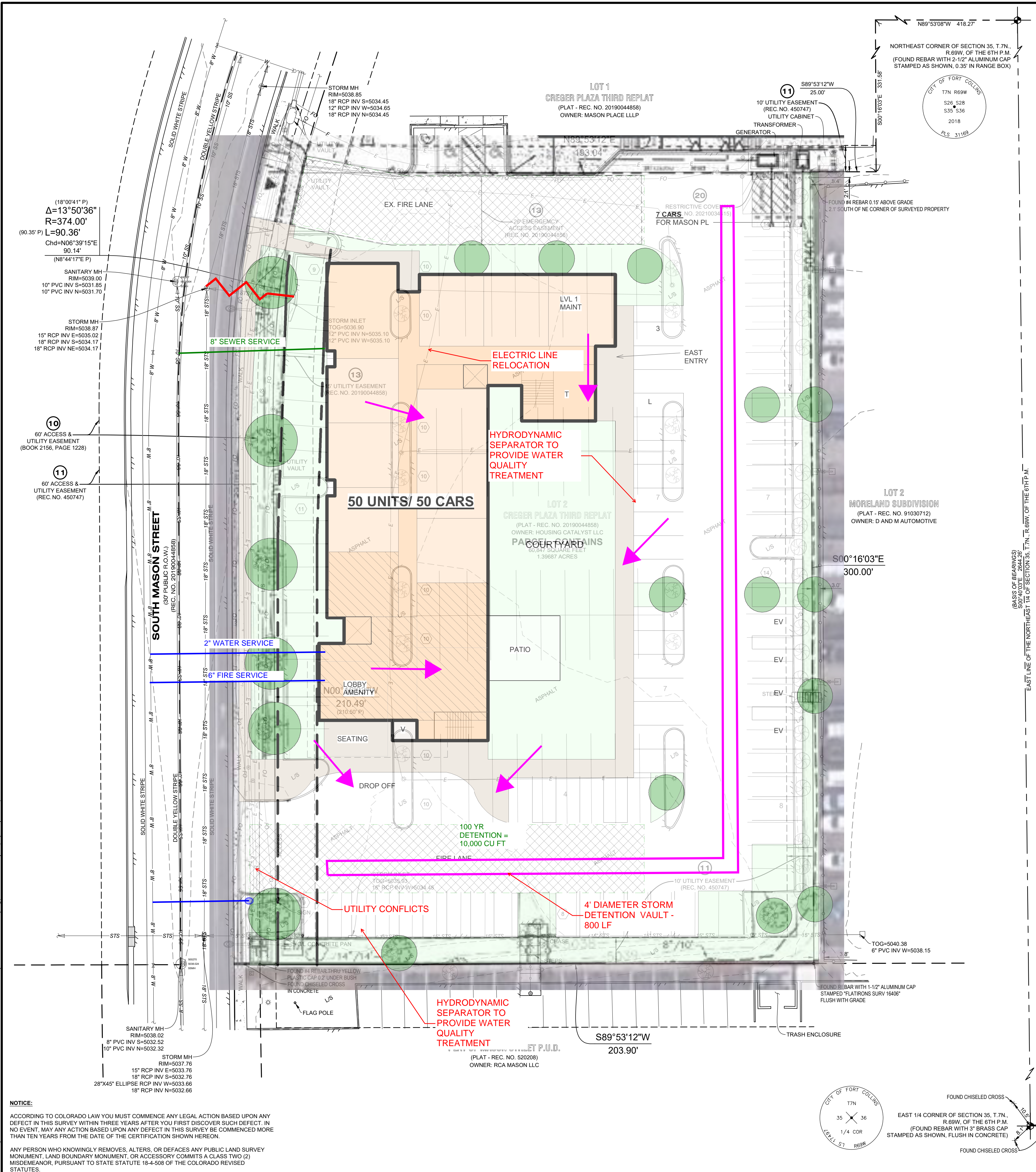


HOSE PULL LENGTH	
Mark	HOSE PULL LENGTH
HP-1	299' - 10 23/32"
HP-2	288' - 0"

1 LEVEL 1
3/32" = 1'-0"

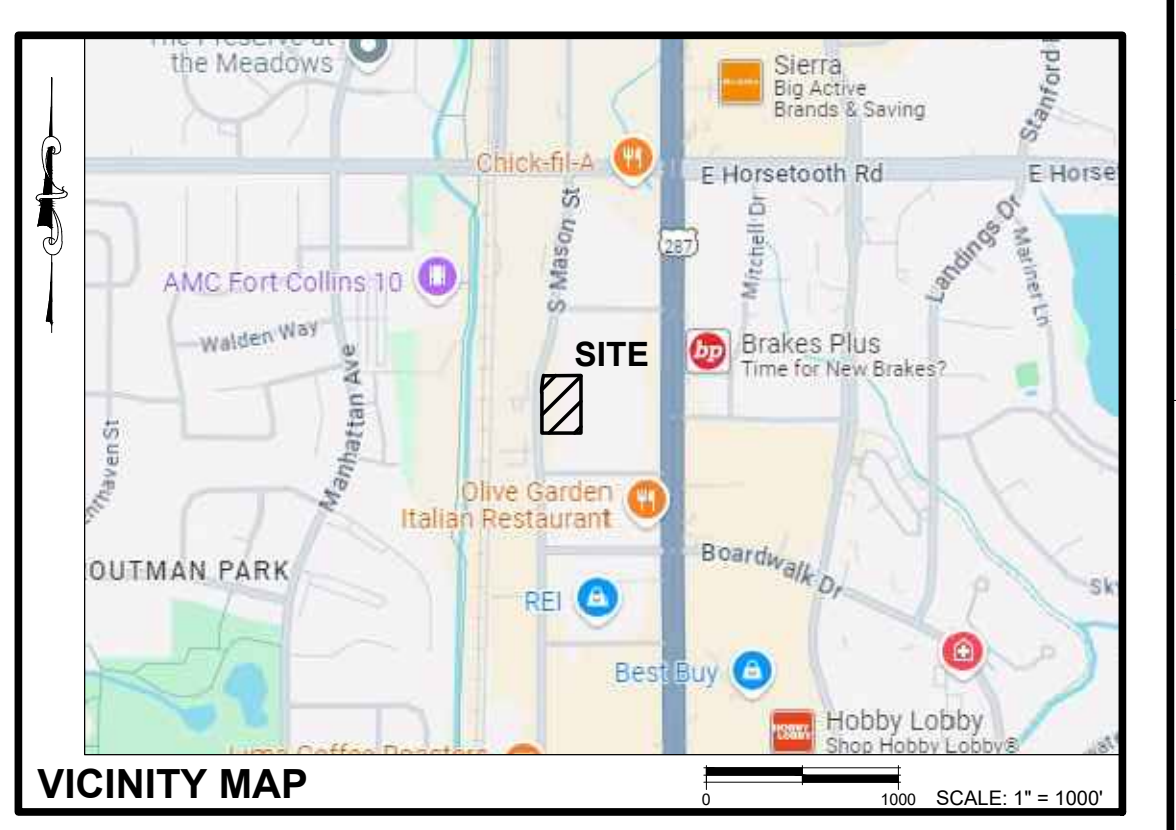


FOUND # REBAR THRU
YELLOW PLASTIC CAP 0.2'



LEGEND

E	UNDERGROUND ELECTRICAL LINE
FO	UNDERGROUND FIBER-OPTIC LINE
G	UNDERGROUND GAS LINE
SS	UNDERGROUND SANITARY SEWER LINE
STS	UNDERGROUND STORM SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
---	CONTOUR LINE
- - -	FENCE LINE
○	RAILING
○	EDGE OF ASPHALT PAVEMENT
○	CONCRETE PAVEMENT
○	BOLLARD
○	COMMUNICATIONS PEDESTAL
○	ELECTRIC BOX
○	ELECTRIC METER
○	FIRE HYDRANT
○	IRRIGATION VALVE
○	LIGHT POLE (AREA)
○	LIGHT POLE (DIRECTIONAL)
○	MANHOLE (SANITARY)
○	MANHOLE (STORM)
○	NUMBER OF PARKING STALLS
○	SIGN
○	STREET LIGHT
○	WATER VALVE
○	DECIDUOUS TREE
○	EVERGREEN TREE
L/S	LANDSCAPING
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XX.XX P)	PER THE RECORDED PLAT OF CREGER PLAZA THIRD REPLAT (REC. NO. 20190044858) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
○	ALIQUOT CORNER
○	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
○	SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202"
○	FOUND MONUMENT AS DESCRIBED
○	FOUND CHISELED CROSS



LEGAL DESCRIPTION:
 LOT 2, CREGER PLAZA, THIRD REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 2019 UNDER RECEPTION NO. 20190044858, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON JANUARY 5, 2018 AT RECEPTION NUMBER 2018001244 IN LARIMER COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER AB232161-2 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 25, 2024.

SURVEYOR'S CERTIFICATION:
 TO: VOLUNTEERS OF AMERICA NATIONAL SERVICES, A MINNESOTA NON-PROFIT CORPORATION, HOUSING CATALYST, LLC, A COLORADO LIMITED LIABILITY COMPANY, and LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TANGIBLE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11(B), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2024.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

DATE OF PLAT OR MAP: OCTOBER 9, 2024
 CHARLES N. BECKSTROM
 PROFESSIONAL L.S. NO. 33202
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY
 Email: cbeckstrom@engineeringserviceco.com

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

- 8 ITEMS 1 THROUGH 7 ARE NON-SURVEY RELATED ITEMS.
- 9 EXISTING LEASES AND TENANCIES, IF ANY. (NOT ADDRESSED.)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3907 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 07, 1979, IN BOOK 1973 AT PAGE 59 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 17, 1979, IN BOOK 2012 AT PAGE 637 AND SECOND AMENDMENT THERETO RECORDED JANUARY 3, 2018 AT RECEPTION NO. 20180000468. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 10 TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 01, 1982 IN BOOK 2156 AT PAGE 1228. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 11 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CREGER PLAZA SECOND REPLAT RECORDED MARCH 17, 1982 AT RECEPTION NO. 450747. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 12 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT (LOTS 5A AND 6 CREGER PLAZA, THIRD REPLAT) RECORDED JANUARY 03, 2018 UNDER RECEPTION NO. 2018000467 AND FIRST AMENDMENT THERETO RECORDED JANUARY 20, 2020 UNDER RECEPTION NO. 202000006769. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 13 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CREGER PLAZA, THIRD REPLAT RECORDED AUGUST 05, 2019 UNDER RECEPTION NO. 20190044858. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 14 MATTERS SHOWN ON ALTA/NSCM LAND TITLE SURVEY RECORDED AUGUST 2, 2022 UNDER RECEPTION NO. 20220048242 AND 20220048245 AND RECORDED JANUARY 11, 2023 UNDER RECEPTION NO. 20230001339. (APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)
- 15 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED AUGUST 05, 2019 UNDER RECEPTION NO. 20190044847. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- LEASE BETWEEN HOUSING CATALYST, LLC, LESSOR, AND MASON PLACE, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED SEPTEMBER 19, 2019 UNDER RECEPTION NO. 20190056727.
- NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 17 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN COLORADO DEPARTMENT OF LOCAL AFFAIRS USE COVENANT AND REGULATORY AGREEMENT RECORDED SEPTEMBER 20, 2019 UNDER RECEPTION NO. 20190057048. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 18 MATTERS SHOWN ON ALTA/NSPS LAND TITLE SURVEY RECORDED MAY 12, 2020 UNDER RECEPTION NO. 20200032938 AND RECORDED OCTOBER 31, 2022 UNDER RECEPTION NO. 202200564698. (APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)
- 19 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LOW-INCOME HOUSING TAX CREDIT LAND USE RESTRICTION AGREEMENT RECORDED MARCH 17, 2021 UNDER RECEPTION NO. 20210028920. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 20 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF RESTRICTIVE COVENANT FOR LOT 2, CREGER PLAZA THIRD REPLAT RECORDED APRIL 05, 2021 UNDER RECEPTION NO. 20210034415. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITMENTS A CLASS TWO (2) MISEDEMANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

VOLUNTEERS OF AMERICA NATIONAL SERVICES
 1680 DUKE STREET
 ALEXANDRIA, VIRGINIA 22314
 Prepared For:

CIVIL CONCEPT PLAN

Designed By: JMS Date: 10/9/2024
 Drawn By: JMS Survey No: 24-127-S
 Checked By: JMS Project No: 1102-B
 Field Book No: 970 Scale: 1" = 20'
 Sheet No: 1 OF 1

Project Narrative | VOA Sagebrush

Preliminary Design Review

11/06/2024

Introduction

Volunteers of America is one of the nation's oldest and largest developers of affordable housing providing safe shelter for people who need it. The goal of this project is to provide affordable housing to seniors in an ideal midtown location, within close proximity to amenities and services. Housing is a critical need in the community, and by developing underutilized land that permits higher density residential uses, we can provide more people with a place to call home.

The site at 3800 S Mason St is located in the General Commercial (CG) Zone District as well as the Transit-Oriented Development Overlay (TOD) district.

Preliminary Design Review Criteria

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

The proposed use is a 4-story multifamily senior housing project, accommodating 50 units with a total of 56 beds, and 50 surface parking spaces. This project will provide 100% affordable housing units, available to people at 30%-60% AMI. In addition to the housing units, the building will feature a leasing office, mail room, common kitchen, lounge, and fitness center. There will also be a rooftop patio amenity area on the 4th floor that will have a lounge and seating area.

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

The site doesn't have a use associated with it and it is currently being used as a paved parking lot with striping and islands. Multiple trees exist in the islands as well as along the perimeter of the site. There are no structures currently on the property. There are also two existing access points along Mason St.

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

Vehicular access to parking is provided at the two existing access points along Mason St, which also serve as fire lanes. Primary pedestrian access is provided from Mason St via sidewalks that align with the vehicular access points into the site. The sidewalk from Mason St circulates around the building with multiple points of entry into the building for residents.

The site is in close proximity to several commercial businesses (including Safeway and restaurants), as well as the Max Guideway and Mason Trail.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

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

(d) Describe site design and architecture.

The site will consist of a 4-story building with surface parking onsite. As mentioned above, there will be two access points into the site, both of Mason St. There will be a ground level, secure courtyard in addition to a rooftop patio with views of the mountains. Residents can access multiple stories by stairs or elevator.

The exterior materials will consist of masonry veneer, cementitious siding, hard-coat stucco or other durable materials. The mix of materials and exterior design will draw from adjacent and local influences as well as mix commercial and residential design queues. The building design will draw inspiration from the images presented in the Precedent images, submitted as part of the PDR package.

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

The surrounding area consists of commercial businesses to the south and east, Mason Place (permanent supportive housing) to the north and commercial businesses along the Max transit line to the west. The 4-story building being proposed adjacent to a three-story residential building and nearby 1-2 story commercial buildings create a mix of building heights in the area, while being respectful of the existing character. Being tucked back from College Avenue also helps with the transition of height.

The height variation in the area will create a transition between mid and low-rise structures, and the building will have design elements like step-backs and roof elements that create gradual height reductions. The building materials, colors, and architectural style will be cohesive with the adjacent structures and the façade elements like windows and the rooftop amenity will soften the visual impact of the height.

Compatible Landscaping and high-quality building materials will also enhance the pedestrian experience along Mason Street and will add some softness and natural elements to the commercial-oriented area.

A residential building with 4 stories offers more housing units, which is compatible with the policies outlined in City Plan and the Housing Strategic Plan. Incorporating residential units in this area also contributes to the overall mix of uses, which aligns with the purpose of the TOD Overlay District, which is to “allow for a mix of goods and services within convenient walking distance of transit stations; encourage the creation of stable and attractive residential and commercial environments within the TOD Overlay Zone...”

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

Yes, the detention is proposed within an underground vault that will run within the parking drive aisle. It will span from the SW corner of the site to the NE corner as shown. The detention vault is proposed to have an open base that allows storm water to infiltrate into the ground below. Water quality is proposed to be provided by underground proprietary devices such as a hydrodynamic separator.

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

The Site currently drains to two low points along the wester edge of the site. Storm water is directed to inlets which then route to the public storm main in Mason St. Storm water is not detained or treated for



water quality currently. The development will provide both and then discharge to the public storm main at one location in the SW corner.

(h) What is being proposed to treat run-off? As mentioned, underground water quality treatment devices such as a hydrodynamic separator are proposed to treat run-off along with the extended detention underground vault. The underground vault will have a isolation row that will collect sediment from storm run off.

(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 are no current structures onsite and therefore automatic fire sprinklers are not in use. The new structure will have a fire sprinkler system.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
Affordable housing relies on complex and layered financing, including the use of tax credits and loans. These funding mechanisms have cycles each year with submittal deadlines, so it will require collaboration among all parties to ensure that within the Development Review process, the project can meet required milestones and funding deadlines.

(l) Have you previously submitted an application?
No, there haven't been any previously submitted applications for this site.

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

- We are currently proposing two access points for the site. Will these generally be acceptable locations as shown on the PDR site plan?
- The proposed stormwater detention system will have an open base that allows infiltration. Is any further LID structure required for project?
- We are proposing a 2nd fire hydrant at the SW corner of the site. Will this layout be acceptable for the fire dept? There is also an existing fire lane and fire hydrant on the north side of the site serving Mason Place, see the Hose pull diagram in the PDF submittal package.

