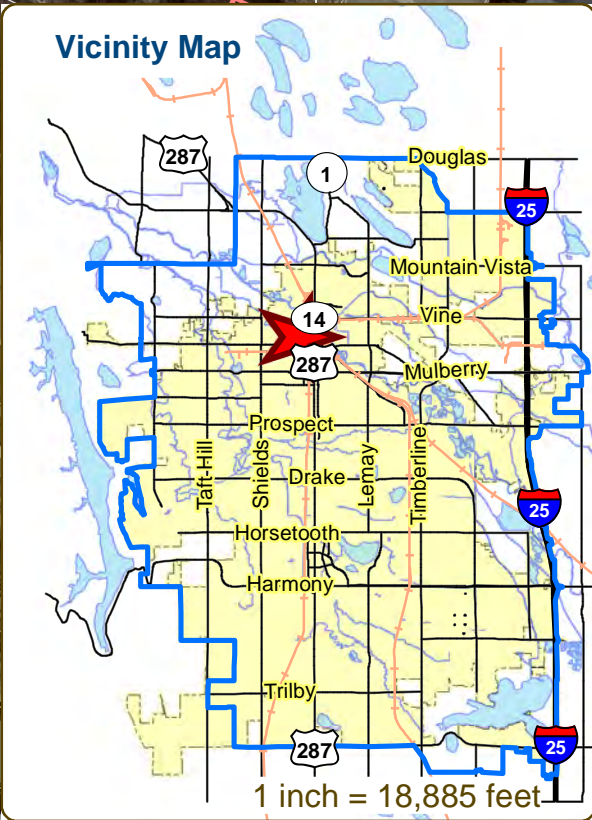


# Penny Flats North 323 N Mason

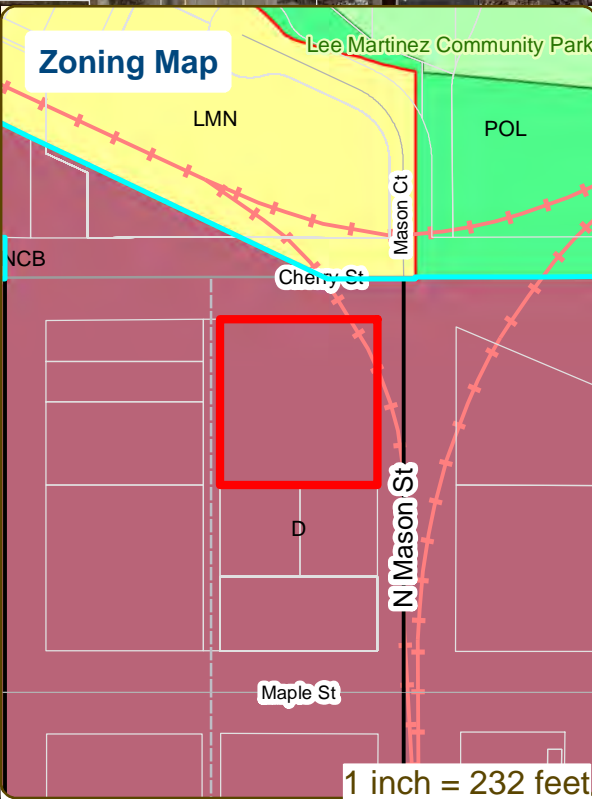
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 noon two weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to currentplanning@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 (\$500) \_\_\_\_\_

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Project Name Penny Flats North

Project Address (parcel # if no address) 209 Cherry Street

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis- consultant
Cherry and Mason Investments, LLC - property owner

Business Name (if applicable) TBGroup

Applicant Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 E-mail Address cathy@tbgroup.us

Basic Description of Proposal (a detailed narrative is also required)

Zoning D Proposed Use Residential Existing Use Vacant Lot

Total Building Square Footage 5,320 s.f. S.F. Number of Stories 5 Lot Dimensions 210' x 200'

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.

Increase in Impervious Area 40,000+/- S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

## **Penny Flats North PDR Project Narrative**

06.27.18

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

The proposed project is a 56,445 SF multi-family apartment building with a total of 64 dwelling units and 74 beds. This includes a 780 SF residential amenity space. The project will provide 20% of the units as affordable, with 3 units at 30% Area Median Income and 10 units at 50% Area Median Income. Penny Flats North is an amendment to the original approved plans for the Penny Flats Subdivision that involves combining buildings 7 and 8 of the original plans into a single structure.

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

The site is currently vacant.

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

As illustrated on the site plan, the proposed development continues the vehicular connection from the existing buildings and connects it back to Mason Street. This will be the only access point from Mason Street. There will be no vehicular connection/access point from Cherry Street. The civic spine pedestrian linkage that starts on Maple St. along the west side of the property will be continued and will create a north-south pedestrian connection for the public up to Cherry Street. It will also provide a buffer to the adjacent properties to the west, including the Trolley Barn. This link will connect pedestrians to the Civic Center as well as the Downtown Transit Center. To the north, it will connect to the Poudre Trail and the Fort Collins Museum of Discovery. The development will complete the street edge along Mason St. and Cherry St.

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

Located in the North Mason Sub-district, the architectural design will be in context with its surroundings and will be compatible with the established architectural character of Downtown Fort Collins. Compatibility will be achieved through techniques such as the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture.

The L-shaped 5-story structure has been positioned to the northeast corner of the site to provide a strong urban edge along the Mason and Cherry Street frontages. The ground level façade will intertwine residential entries, bicycle parking and outdoor plazas to create a dynamic urban street edge. Pedestrian scale elements and features will be incorporated to enhance the street-level experience and scale the facades to be compatible with the surrounding context.

The 4 stories of residential units above the on-grade parking will include articulated facades with large glazed areas at the living rooms, flanked by inset and partially cantilevered balconies. A combination of regional materials will be incorporated to provide detail and interest and richen the design aesthetic.

On street parking is existing on Cherry Street, continued on Mason Street as per existing conditions. On-Street parking on Mason St. would offer a continuation of the downtown condition as evident immediately south on the block at the City Development Services building. On-street parking would help activate the street and provide much needed parking for potential tenants on the ground floor. The internal site would potentially offer planted medians, potential bio-swales or rain gardens in the areas closest to the pedestrian linkage.

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

The northwest corner of the site is bordered by the Trolley Barn. Care has been given to respect the historic character of the Trolley Barn by pushing the majority of the building to the northeast corner of the site and by lowering the building to 2 stories on the west side. In addition, the civic pedestrian spine and a 10' wide utility easement help reduce the impacts to the historic structure.

The East side of the property is next to railway lines on Mason Street. The northern area opposite the

property is dominated by railway easements forcing the Fort Collins Museum of Discovery to be situated away from Cherry Street approximately 250 feet. The scale of this building and distance from Cherry Street is not impacted by the proposed development and the heights are compatible with the size of the Museum building.

The heights proposed for the block are consistent with the heights of the existing Penny Flats Condominiums located on the south side of the property, as well as Old Town Flats located to the southeast.

The development offers an opportunity to create strong connections from the River and the Poudre Trail System to Fort Collins downtown by extending the livable downtown condition north.

**(f) Is water detention provided? If so, where? (show on site plan)**

Detention is not required for this site per the overall design of the approved Penny Flats.

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

The site drains to the north into Cherry Street where it enters the existing storm system via multiple inlets. There is an existing area inlet located in the middle of the lot that drains a portion of the existing drive aisle to the north within the previous phases of Penny Flats. The area inlet drains undetained into the existing storm sewer.

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

See (f) above.

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

There are no natural features due to previous land uses, therefore the proposal does not impact natural features.

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

There are no existing structures on site. The proposed building will be equipped with either a NFPA Type 13 or Type 13 R Fire Sprinkler system.

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

We are proposing to vacate the existing Emergency Access Easement that bisects the site and connects to Cherry Street, in favor of a new Emergency Access Easement on to Mason Street.

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

Three previous applications were submitted on this project. One in November of 2015 and one in April of 2017.

**3 (a) Project site boundary and adjacent property uses**

The surrounding properties are within various zoning districts that include: Downtown District (D), Neighborhood Conservation, Buffer District (NCB), Low-Density Mixed-use Neighborhood District (LMN), Public Open Lands (POL) and Community Commercial – Poudre River District (CCR).

Currently there is the Penny Flats Condominiums multi-family residential development located immediately south of this site and Old Town Flats on the east side of Mason Street. The Downtown Transit Center is located on the south side of Maple Street as is the City of Fort Collins government offices. A variety of mixed commercial and retail establishments are located on the east side of College Avenue. Northeast of the property is the Fort Collins Museum of Discovery.

**(b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)**

See 2(c) above and attached site plan.

**(c) Existing and proposed landscaping (Will trees be removed?)**

There are no trees on the site.

The landscape proposed for the property would include streetscape design that will comprise of street trees planted at regular intervals and plantings at the corners and other suitable locations. Planting beds would use native species that demand lower water use. The plantings would also need to be low, so not to restrict sight triangles but also create a safe environment for pedestrians with clear view lines. The Landscape design within the block will be focused on the civic center spine located on the west side of the site. It will include foundation planting where possible, with small plazas and adjoining usable space. The parking area will contain landscape islands and will be screened and separated for the pedestrian easement/linkage with vegetation that potentially could also comprise of rain garden and bio- swale plantings for water quality.

**(d) Existing & proposed buildings (Will they remain? If they will change, how?)**

There are no existing structures on the property. The proposed building will consist of Multi-family residential in multiple floors. Surface and tuck under parking will be provided for the residential units

**(e) Existing natural features (Will these be impacted by the proposal?)**

There are no existing natural features.

**(f) On & off-site improvements**

See attached.

**(g) Location of detention, drainage and water quality features**

See 2(g) above.

**(h) Emergency vehicle access & fire hydrant location**

There are currently no existing fire hydrants on the site. Hydrants are proposed at the northwest and southeast corner of the site. Due to the limited access for fire protection, fire apparatus staging areas will be located on the northwest corner (on Cherry Street) and the northeast corner (on Mason St.)

# GROUND FLOOR PLAN



GROUND FLOOR PLAN

**BUILDING DATA**

**GROUND FLOOR UNITS (LIVE/WORK)**

1 BEDROOMS (650 SF)	5 UNITS
2 BEDROOMS (900 SF)	1 UNITS

RESIDENTIAL AMENITY 780 GSF

APPROX. AREA **5,320 GSF**

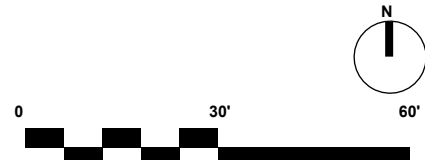
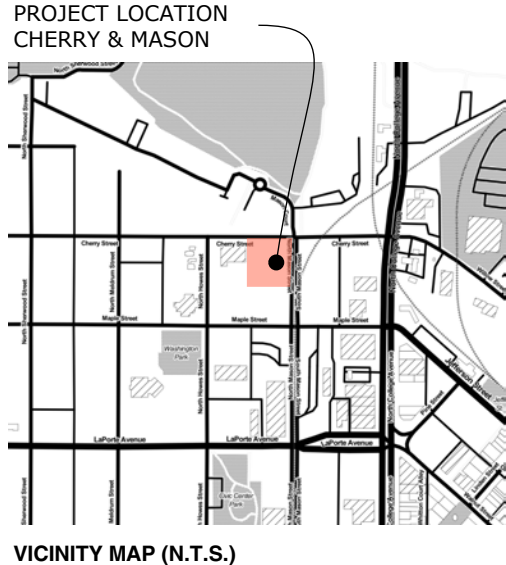
**PARKING DATA**

TOTAL NUMBER PARKING PROVIDED: 60 SPACES

STANDARD STALLS:	15 SPACES
COMPACT STALLS:	45 SPACES

**CURRENT PARKING RATIOS**

NUMBER OF UNITS	64 UNITS
NUMBER OF BEDS	74 BEDS
60 SPACES/64 UNITS	<b>0.93 SPACES/UNIT</b>
60 SPACES/74 BEDS	<b>0.81 SPACES/BED</b>



N. MASON ST.  
(100' R.O.W.)

# LEVEL 2 FLOOR PLAN



LEVEL 2 FLOOR PLAN

## BUILDING DATA

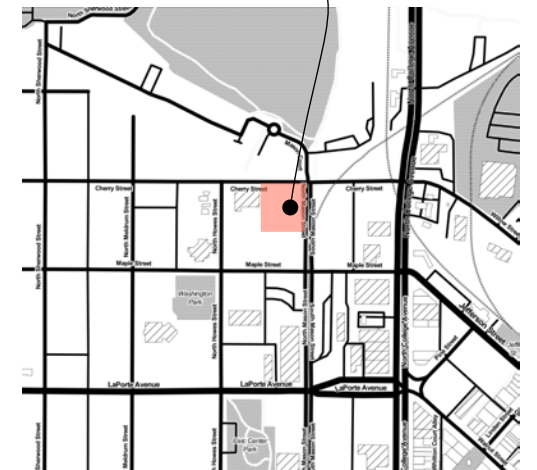
### LEVEL 2 FLOOR PLAN

1 BEDROOMS (650 SF)	13 UNITS
2 BEDROOMS (900 SF)	3 UNITS

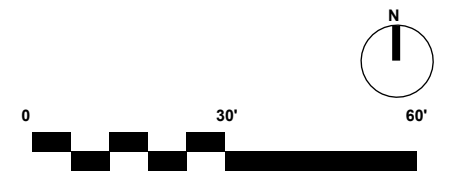
CIRCULATION: 2,795 GSF

APPROX. AREA **13,165 GSF**

### PROJECT LOCATION CHERRY & MASON



VICINITY MAP (N.T.S.)



# LEVEL 3 - 5 FLOOR PLAN



TYPICAL FLOOR PLAN (FLOORS 3 - 5)

### BUILDING DATA

**TYPICAL FLOOR UNITS (LEVELS 3 - 5)**

1 BEDROOMS (650 SF)	12 UNITS
2 BEDROOMS (900 SF)	2 UNITS

CIRCULATION: 2,390 GSF

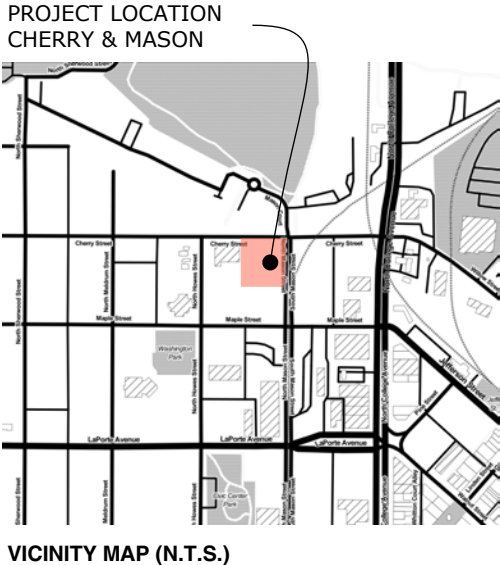
APPROX. AREA **11,990 GSF**

**3 STORIES (ABOVE PODIUM)**

1 BEDROOMS	36 UNITS
2 BEDROOMS	6 UNITS

CIRCULATION: 7,170 GSF

APPROX. AREA **35,970GSF**



N. MASON ST.  
(100' R.O.W.)



# SITE AERIAL

## SITE DATA

SITE AREA APPROX: 38,044 SF (0.873 AC)  
BUILDING HEIGHT 60' (MAX. 85')

NUMBER OF STORIES: 5 (MAX. 6)



PROJECT LOCATION  
CHERRY & MASON



VICINITY MAP (N.T.S.)

# PERSPECTIVE VIEWS

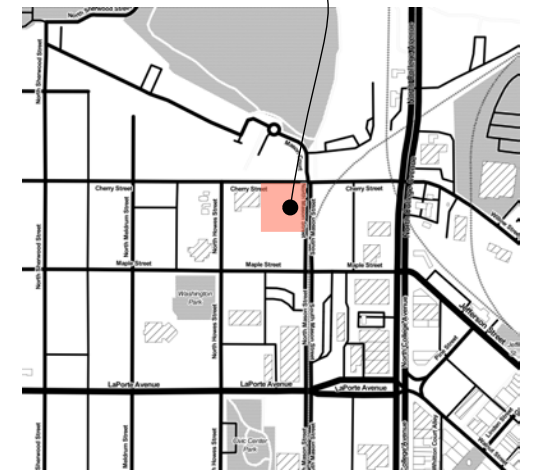


CONCEPT MASSING VIEW FROM **N. MASON ST.** (LOOKING NORTHWEST)



CONCEPT MASSING VIEW FROM **CHERRY ST.** (LOOKING SOUTHEAST)

PROJECT LOCATION  
CHERRY & MASON



VICINITY MAP (N.T.S.)