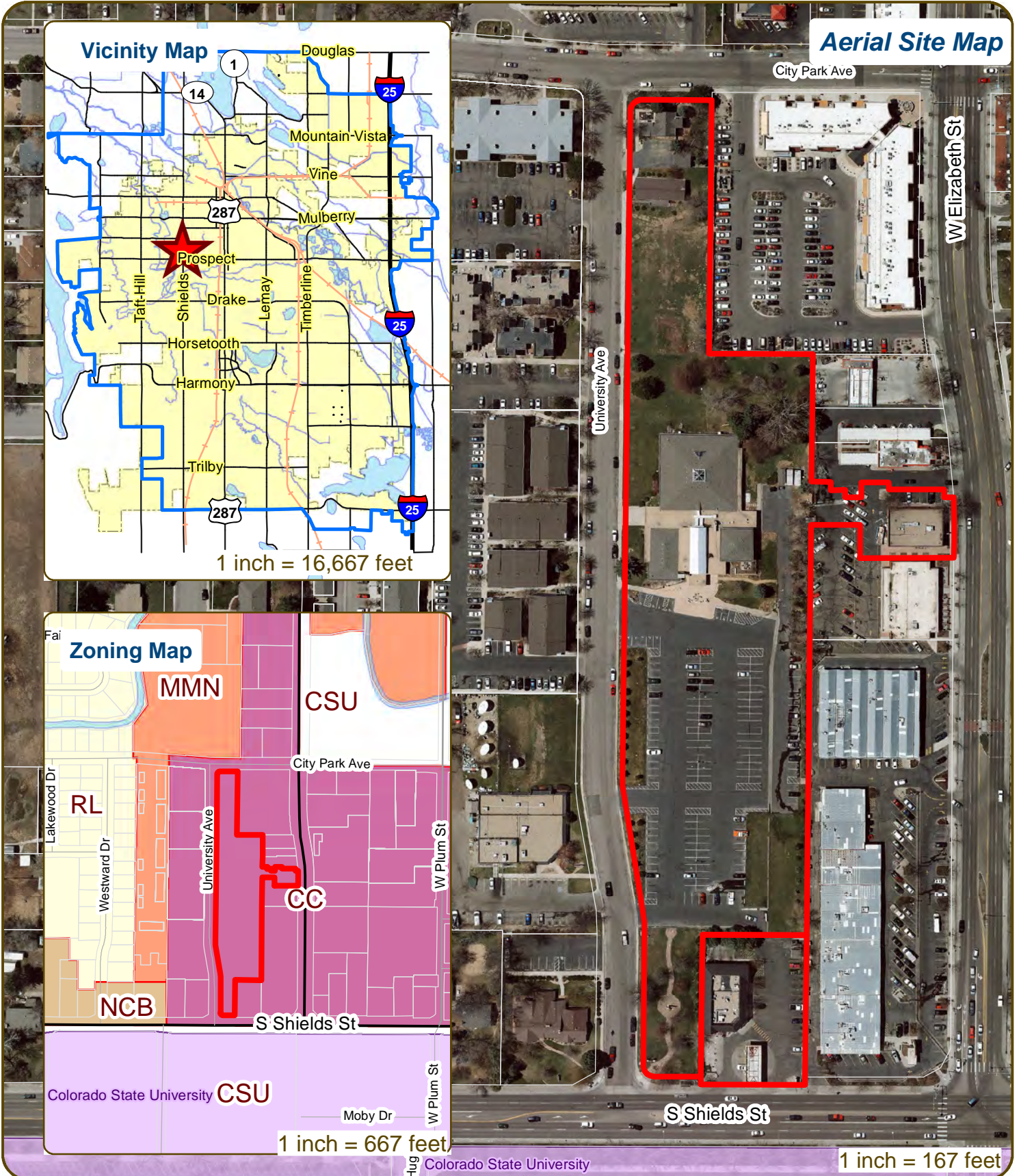
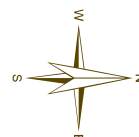


# St. John XXIII Student Housing 1220 University Ave



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**Project Name:**

Saint John XXIII Catholic Church & Lombardy Student Housing Development

**Project Address:**

1220 University Avenue  
Fort Collins, CO 80521

**Contact Name(s) and Role(s):**

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**Basic Description of Proposal:**

The future site will feature a new church on the east parcel at the corner of University Ave and South Shields St. and new student housing, as well as a mixed-use parking structure on the west parcel

**Zoning:** Community Commercial

**Proposed Use:** Place of Worship, Community Center, Student Housing, Mixed-use Parking Structure

**Existing Use:** Place of Worship, Community Center, Rectory and Surface Lot Parking

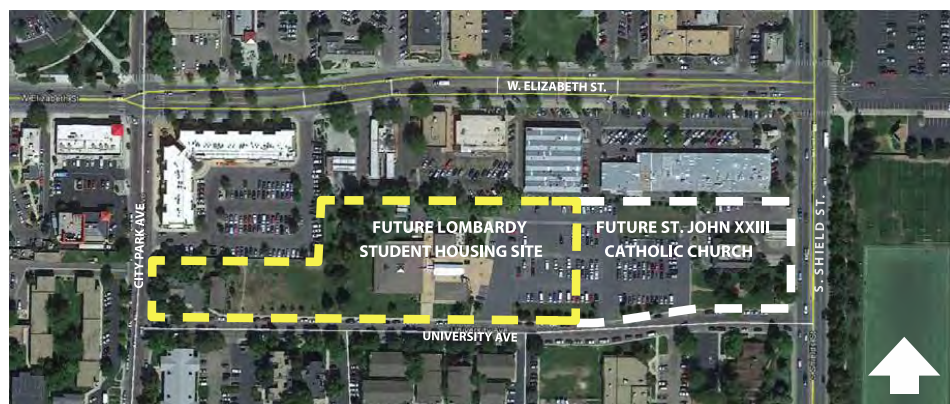
**Age of any Existing Structures:**

- Building ID: 1 [Church] = Built in 1970 and experienced substantial alteration in 2007.
- Building ID: 2 [Triplex] = Moved to the current location in the 1980s and remodeled in 1985.
- Building ID: 3 [Clubhouse] = Built in 1977 and remodeled 1992.

\* Per Larimer County's Website & Previous Request for Demolition Review Submittals. Earlier this month, Maren Bzdek confirmed the city's intent to waive the historic review requirement based on previous determinations.

**Is your property in a Flood Plain?** Yes.

- If yes, then what risk level? High.



SITE AERIAL

- 1) Preliminary Design Review Application form and filing fee (\$500).** [electronic submittal]  
**2) Project Narrative – Please include the following information:**

(a) What are you proposing/use?

- The future site will feature a new church on the east parcel at the corner of University Ave and South Shields St. and new student housing, as well as a mixed-use parking structure on the west parcel, as shown on the previous page.

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

- The site is currently comprised of a place of worship, community center, rectory, and surface lot parking.

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

- Currently there are 6 driveway entries unto the property. From West to East, there is 1 driveway that accesses the rectory. There are 3 driveways that access the worship and community space. There are 2 driveways that access the old gas station lot. In addition, there is a pedestrian sidewalk that connects the rectory to the worship space. Directly to the North and Northeast, there are commercial and mixed-use structures. Pedestrians frequent these buildings, on foot, by sidewalks to the north and/or by cutting through the existing parking lot on the property. There is also an existing sidewalk on the east side of the property off of South Shields St. Please see attached Land Survey Plat, page 9 and 10.
- A centralized trash enclosure for the student housing building and another trash enclosure for the church will be provided with the project. Both locations can be served from the fire apparatus road on the north side of the site.

(d) Describe site design and architecture.

Future East Parcel: Church Site (SJ XXIII)

- Approximately 1.56 of 5.56 acres site will contain new church w/ garden level & Two-Story accessory function spaces, elevated plaza surface, covered walkway connecting to parking structure / Newman Center Building, new Transfort bus stop, surface parking area, and fire lane access.
- Church will be elevated approximately 4 feet above current grade to connect to plaza. Lower Level will be partially exposed and have pedestrian access from grade on the north side of the building.
- Existing site surface and topography will be redesigned to meet grading and storm water requirements of new design. Storm water design will include surface, underground and LID requirements.
- The design team acknowledges that portions of the site exist within a 100-year floodplain, which will need to be addressed. The current plan proposed to raise the finish floor of the Newman Center above the floodplain as required by Local, State, and Federal codes.

- Fire lane access is proposed to be on northside of site and will connect at existing curb cut at Shields street and then to University west of mid-block.
- The Central Plaza will be a primary feature for pedestrian access to the Newman Center and the Church.
- The Newman Center and Church will be built up to the build to lines on Shields and University.

Future West Parcel: Student Housing (Lombardy)

- Approximately 4 of 5.56 acres site will contain new student housing project and a parking structure (which will house some programming from the church).
- The student housing structure will house approximately 642 beds.
- All parking requirements for the student housing will be provided on the West Parcel. The development team is contemplating at-grade parking with 4 stories of wood-framed, residential units above. Whatever parking is not satisfied under the proposed structures will be provided in the parking garage, along with 240 stalls parking stalls for the church.
- The parking structure will also host amenity spaces for the student housing project, a future parish hall, and the Newman Center.
- Existing site surface and topography will be redesigned to meet grading and storm water requirements of new design. Storm water design will include surface, underground and LID requirements.
- The design team acknowledges that portions of the site exist within a 100-year floodplain, which will be addressed to comply with Local, State, and Federal codes.
- Fire lane access is proposed to be on northside of site and will connect at existing curb cut at Shields street and then to University west of mid-block.

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

- East Parcel: Replaces an existing church with a new church located closer to campus for students. The larger church provides more opportunity for community participation and cultural activation within Fort Collins and the University. Provides large outdoor plaza space available to the public between the proposed church and proposed parish offices.
- West Parcel: The site is part of the “Campus West” designation of West Central Area Plan and is located within the Community Commercial (CC) district. The project will help increase the density of the Campus West area, which is supported by the Community Commercial Designation. The West Building (Building A) is a 5-Story residential building comprised of approximately 100 units. The East Building (Building B) is a 5-story residential building composed of approximately 150 units and incorporates a 5-story parking garage as well as space for several Church programs. Provides parking access to future residential, church and commercial users.
- This development is comparable in scale and use to the apartment buildings on Plum St., two blocks to the north. Adjacent properties include a 2-story mixed-use building at the corner of City Park Ave, a complex of 3-story multi-family buildings to the south, a single-story commercial building to the south, and single-story commercial buildings to the north on W. Elizabeth Street. There are no single-family homes in the immediate area.

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

- Yes, stormwater detention will be provided in conformance with City requirements. While the project is at a very early stage of planning, the current thinking is that detention and water quality would be provided in a chamber system under the proposed Piazza. This system would likely outfall to the storm drain that was constructed as a part of the Shields underpass. Should the area available in the Piazza be insufficient, additional detention could be provided within the parking structure in a concrete vault under the parking jump ramps.

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

- The site currently drains from south to north to an outfall pipe that runs under the Campus West Shops. It is our understanding that this arrangement will not be allowed moving forward, so our project will likely re-route the outfall to the storm drain that was constructed as a part of the Shield's underpass.

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

- Water quality treatment will meet all LID requirements and water quality requirements. Initial planning includes an underground chamber system with infiltrator rows sized to treat the water quality event and a sand filter, should detention in the garage be needed. We also expect some additional treatment methods, such as rain gardens, to be included as appropriate and/or necessary.

(i) How does the proposal impact natural features?

- The project site does not contain any natural features that would require an ECS (to our knowledge), so no impact to formal natural features is anticipated. We do expect to remove the majority of the existing trees onsite and will work with staff to complete an inventory of the existing trees onsite and to develop a tree mitigation plan. New landscaping will be designed and incorporated into the building layouts.

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

- The existing residential structures do not have a sprinkler system. The existing church was partially sprinklered as part of the 3,250 square foot addition in 2007. All new structures will have a combination of wet and dry systems throughout. Each building will be evaluated for size of fire line connections needed and whether a fire pump is necessary. If a fire pump is needed, the project may pursue the use of one pump for multiple buildings.
- All new buildings on the West Parcel will have automatic sprinklers.

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

- The proposed project will include a variety of building types and uses. The proposed uses are complementary and will work well together to create a very usable and activated part of the community.
- The uses will increase traffic – both pedestrian and vehicular – and as such will require consideration of traffic impacts.
- The existing floodplain boundary crosses the site and will impact the building footprint and the construction methods for the proposed project. Heights of buildings and stepping/ setback of the form and scale might be impacted to some extent by the floodplain limitations.
- The existing outfall for the property passes under the commercial building to the north and will require a suitable replacement for the project.
- Provision of fire equipment access is an important aspect of the proposed site plan, especially considering the proportions of the site. The collaboration of adjacent property owners may achieve the best fire lane configuration.
- The progress of the development and sequencing of construction activities will be carefully considered. The church community intends to continue to worship on this site as the property is redeveloped, and so the temporary parking provisions will need to be understood for each stage in the construction process. This might require coordination with adjacent property owners, including CSU.

(l) Have you previously submitted an application?

- We have not previously submitted a preliminary design review application; however, Integration Design Group on behalf of Saint John XXIII Catholic Church has previously submitted 2 concept review applications and met with the Jason Holland. These meetings occurred in August of 2016 and in January of 2018 and were focused entirely on the construction of the Church. More recently, Blackbird met with Clay Frickey in May of 2018 to discuss the overall development.

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

- Confirmation that one overall development plan is acceptable as well as one PDP process for the entire project.
- Discussion concerning staging, certificate of occupancy, and public access through the construction.
- Education on the permit process and submittals required for the entire development.
- Understanding of ways to expedite the process with respect to anticipated city timelines as well as on the design team submittals. [Our Teams Goal is to complete FDP process by or before April of 2019.]
- Would a CLOMR be supported by City staff to remove the majority of the site from the Canal Importation Floodplain?

- If water/fire service for the student housing building is made from City Park Avenue, would the City anticipate the need for any improvements to the existing water main in University Avenue?
- If a turn lane is required from Shields onto University, the length will be well below standard LCUASS requirements. Any guidance on geometry that will be allowed (minimum bay length or maximum transition ratio” would be appreciated.
- In the next three years, are there plans for street improvements along Shields which may impact this proposal?
- The West Central Area Plan discusses “street retrofitting” as a potential revision to existing streets and street intersections as part of the overall masterplan. Is there any plan to implement this recommendation on University Avenue or City Park Avenue in the near future?

### 3) Site Plan – Please consider including the following:

#### (a) Project site boundary and adjacent property uses

##### East Parcel: Church Site (SJ XXIII)

- Approximately 1.56 of 5.56 acres site will contain New church w/ basement, Elevated plaza surface, covered walkway Connecting to Parking Structure / Newman Center Building, new Transfort bus stop, surface parking area, and fire lane access.

##### West Parcel: Student Housing (Lombardy)

- Approximately 4 of 5.56 acres site will contain new student housing project and a parking structure (which will house some programming from the church).

##### Adjacent Property Uses:

- South and West of the project site are a mix of apartments and commercial businesses. The north is commercial retail. The East is the Colorado State University campus.

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

- The exit and entries for the student housing will be determined based on the findings from the traffic study and feedback from the city. The primary entry/exits that we are contemplating are off University Ave to access the parking garage and off of South Shields St to access the parking garage and new church. Pedestrian connections will be maintained from South Shields, University Avenue and City Park Avenue. There will also be pedestrian access from the north retail property to the new site connected by sidewalks adjacent to the fire lane access road approximately at the east side of the parking garage. This maintains an existing connection.
- Access to parking garages for the West Parcel buildings will be located with a single access from City Park Ave. and 3 locations along University Ave. The central access off University Ave will also serve as a Lobby Drop-Off location.

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

- There are existing trees that will need to be reviewed by the City Forester for determination of mitigation requirements. The current plan will remove most of the existing onsite and street trees replacing with new.

#### (d) Existing and proposed buildings (Will they remain? If they will change, how?)

- The new church (to the east) will replace the existing church. Afterwards, the old sanctuary will be demolished and replaced by student housing. Along with the old sanctuary the buildings to the west of the old sanctuary will be demolished and replaced by student housing.

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

- The site does not have any existing natural features.



(f) On and off-site improvements

- On site improvements are outlined above. There are no off site improvements planned at this time.

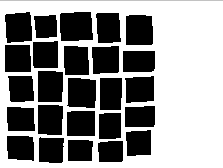
(g) Location of detention, drainage and water quality features

- The majority of detention will be retained in the piazza. Additional water detention at the parking garage and north of the Building A if required.

(h) Emergency vehicle access and fire hydrant locations

- We are proposing a fire access lane at the north side and mid-block of the property and will connect with Poudre Fire Authority to determine appropriate locations for the fire hydrants and building fire department connections.
- The fire apparatus road will run along the north side of the property running from S. Shields St. and turning south between the West Parcel Buildings (Buildings A & B) connecting to University Ave.

# SAINT JOHNS XXIII & LOMBARDY PRELIMINARY DESIGN REVIEW



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

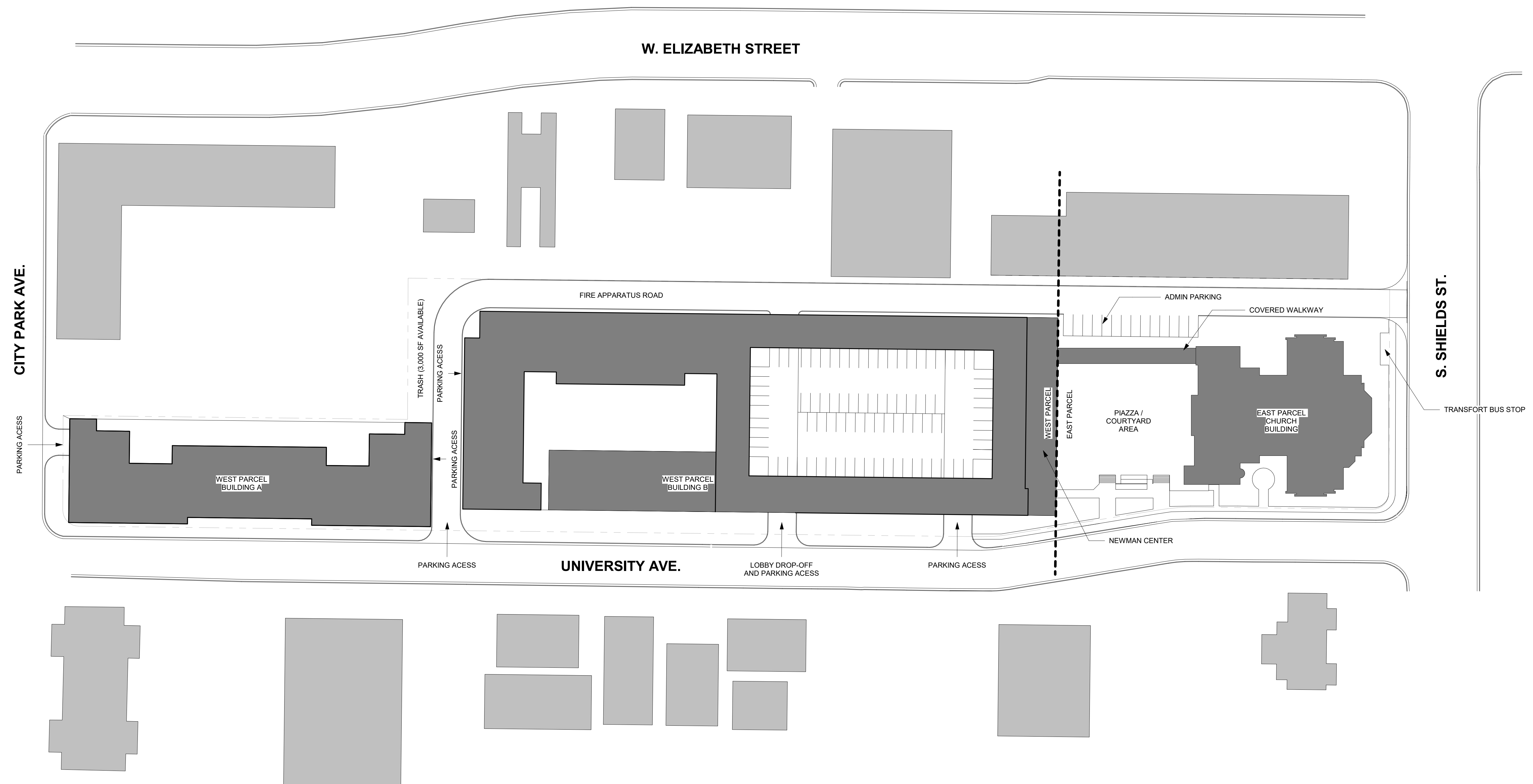
**INTEGRATION  
DESIGN  
GROUP**



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**1 SITE PLAN**  
1" = 50'-0"

## PRELIMINARY DESIGN REVIEW

## SAINT JOHNS XXIII & LOMBARDY PROJECT ADDRESS

DATE	REV	REMARKS	DRAWN	CHD	APPROV

PROJECT NO:  
**18920.00**

SUBMITTAL DATE:  
08/08/18

SHEET NUMBER:  
**1**