

Preliminary Design Review Agenda

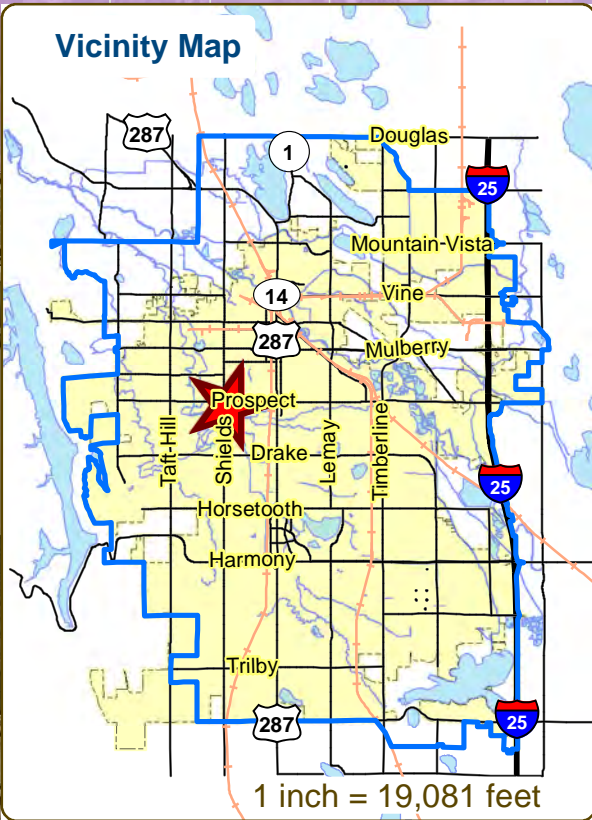
Schedule for 6/26/19
281 Conference Room A

Wednesday, June 26, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Haven Apartments PDR190005	Shelley La Mastra 970-484-8855 slamastra@russellmillsstudios.com	This is a request to build a multi-family dwelling at 730 W Prospect Rd (parcel #9714321002). The site plan proposes a new 4-story 54-unit multi-family dwelling as well as two existing single-family dwellings that will be converted to two-family dwellings. Parking will available on the ground floor of the new multi-family dwelling as well as a small surface lot between the two existing single-family dwellings for a total of 43 onsite parking spaces. Access is taken from W Prospect Rd to the south. Pedestrian and bicycle traffic will be able to utilize the existing multi-modal path between the proposed project and Apex Apartments that connects these sites to Lake Street. A continuation of the 10' multi-modal walk along W Prospect Rd will be added to the property frontage. The property is within the High Density Mixed-Use Neighborhood (HMN) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Brandy BH

Haven Apartments Multi-family

Vicinity Map

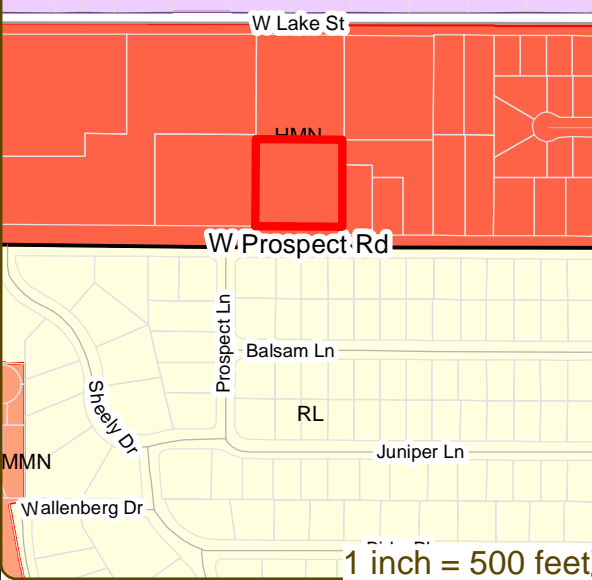


Aerial Site Map



Zoning Map

Colorado State University CSU



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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 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 Haven Apartments

Project Address (parcel # if no address) 730 W. Prospect Road, parcel # 9714321002

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Shelley La Mastra - Russell + Mills Studios, consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 S. College Ave, Unit A, Fort Collins, CO 80524

Phone Number 970.484.8855 E-mail Address slamastra@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) Two single-family residences will be converted to multi-family residences. A new 4-story building with tuck under parking will be constructed on the north portion of the lot. Existing detention will remain on lot.

Zoning H-M-N Proposed Use Multi-family residences Existing Use (2) single family residences

Total Building Square Footage 42,921 sf S.F. Number of Stories 4 Lot Dimensions ~228'x228'

Age of any Existing Structures Built in 1903 and 1933

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 ~27,300 sf S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

HAVEN APARTMENTS



Site Location



Site Plan

Proposed Use

Haven Apartments are located along W. Prospect Road just south of the CSU stadium. Currently the site has two single-family structures that were built in 1903 and 1933. The site plan proposes a new 54 unit multi-family residential development that will consist of a new 4-story multi-family building as well as two existing single family homes that will be adaptively reused to provide additional units. Parking will be available on the ground floor of the new multi-family building as well as a small surface lot between the two existing single-family homes.

Overall Design Intent

The overall design intent of the Haven Apartments development is to provide student oriented housing near the university. Utilizing the existing single-family homes and providing a more residential feel landscape (i.e. cottage garden) with shrub beds and lawns will help maintain a more local residential feel along Prospect. The 4-story building has been sited behind the existing single-family homes in order to minimize the visual impact of the building. In addition to this, the 4-story building has been designed to be much smaller in scale than many of the recently constructed buildings along Prospect in order to emphasize the historic character of the lot.

HAVEN APARTMENTS

Access & Circulation

Vehicular traffic will access Haven Apartments off of W. Prospect Road. Pedestrian and bicycle traffic will be able to utilize the existing multi-modal path between the Haven and Apex Apartments that connects these sites to Lake Street. A continuation of the 10' multi-modal walk along W Prospect will be added to the property frontage.

Compatibility with Surrounding Area

The architecture massing of the 4-story multi-family building as well as its residential features, such as gables roof, and the large lawn open spaces in front of the adaptively reused single-family homes with the cottage like landscaping will all work together to create a development that is compatible in all areas with the surrounding context.

Natural Features

The large stand of existing trees are located at the west side and south-west corner of the property. These trees are proposed to be protected and remain in place with the exception on that will be removed for the new 10' walk connection along Prospect Road

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Street tree plantings will be located within the tree lawns with detached sidewalks, trees shall be planted to account for future Prospect Road widening. Native and low water plant species will be utilized throughout the site.

Engineering

Stormwater Detention

Stormwater detention requires additional analysis at this point. The intent is to accommodate detention in order to match historic directional flows, utilizing a concept similar to the adjacent Apex Apartment site. This will likely require a combination of underground detention below the surface parking and additional capacity added to the existing detention area at the southwest portion of the site and/or additional detention accommodation at the southeast of the site. Water quality and LID requirements will be met primarily through bio-swales within planting areas.

Architecture

This proposed project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house at 720 W. Prospect, and Building 2, which is a historically eligible 2-story house at 730 W. Prospect, to convert them into two duplex apartment units. The existing exterior of these two buildings will be rehabilitated per Secretary of the Interior Standards for Rehabilitation, with only minimal changes being proposed on the north elevation of Building 2 to allow for a new resident entry.

The proposed new 4-story, 50-unit apartment Building 1 will be located behind the historic houses, adjacent to the north side of the property. The building will include covered parking podium on the main level with 31 parking spaces and 37 covered bike parking spaces that will be partially enclosed to limit its impact to the adjacent existing historic houses.

The proposed Building 1 apartment consists of (14) efficiency studio units, (26) studio units, (4) 1-bedroom units and (6) 1-bedroom loft units with a total of 50 units/beds. This building is predominately a 3-story building with six of the units having lofts extending up to the 4th level on the north and east sides of the project, located to minimize their effect on the two historic houses. In addition, both the west and south ends of the building have been stepped down to 2-stories in order to reduce the scale and relate to the 1 and 1-1/2 story historic houses.

HAVEN APARTMENTS

The architectural design of Building 1 has been developed to relate to the surrounding context including the use of 1 and 2-story massing and roof elements on the west and south elevations, with simple gable and shed roof forms that complement the existing 1- and 2 story Buildings 2 and 3. The treatment for both the roof and massing then transform on the north and north half of the east elevations to incorporate six loft units with an upper 4th story with elements that relate to the adjacent, more recent large-scale apartment projects just to the west. This evolution of the design and massing creates an overall transition between the larger apartment projects to the west, CSU Canvas Stadium and other campus buildings to the north, and the historic and other smaller single-family properties to the south and east of this site. The building is articulated into smaller massing elements on all four sides with the use of more residential roof forms on the south elevation and then morphs into more parapet, flat, and overhanging roof elements on the north side and east sides. Use of stucco, brick and lap siding materials are being proposed, with a stronger emphasis of stucco at the south wing and south elevation, to respond to the existing stucco clad Buildings 2 and 3. The window fenestration has been designed to relate to the surrounding historic house and context with use of single hung windows that are placed in single, double and triple window unit configurations.

HAVEN APARTMENTS



Conceptual Site Plan

Parcel size: 1.2 acres
Building 1 (4-stories): 50 units
 Efficiency: 14
 Studio: 26
 1 bedroom: 4
 Loft: 6
Building 2 (2-stories): 2 units
 2 bedroom: 1
 3 bedroom: 1
Building 3 (1-story): 2 units
 Studio: 1
 1 bedroom: 1

Total units: 54
Density: 45 DU/AC
Required parking (TOD): 42 spaces
Provided parking: 43 spaces
Required bike parking: 57 spaces
 (60% enclosed, 40% fixed)
Provided bike parking:
 Enclosed: 37 (66%)
 Fixed: 66
 Total: 104

HAVEN APARTMENTS



View from Prospect Rd. Looking Northeast



View from Prospect Rd. Looking North



View Looking South



View Looking Southwest

HAVEN APARTMENTS

Existing Structures



EXISTING SOUTH ELEVATION - 720 W. PROSPECT



EXISTING EAST ELEVATION - 720 W. PROSPECT



EXISTING NORTH ELEVATION - 720 W. PROSPECT



EXISTING WEST ELEVATION - 720 W. PROSPECT



EXISTING SOUTH ELEVATION - 730 W. PROSPECT



EXISTING EAST ELEVATION - 730 W. PROSPECT



EXISTING NORTH ELEVATION - 730 W. PROSPECT



EXISTING WEST ELEVATION - 730 W. PROSPECT