

# Preliminary Design Review Agenda

Schedule for 06/24/20

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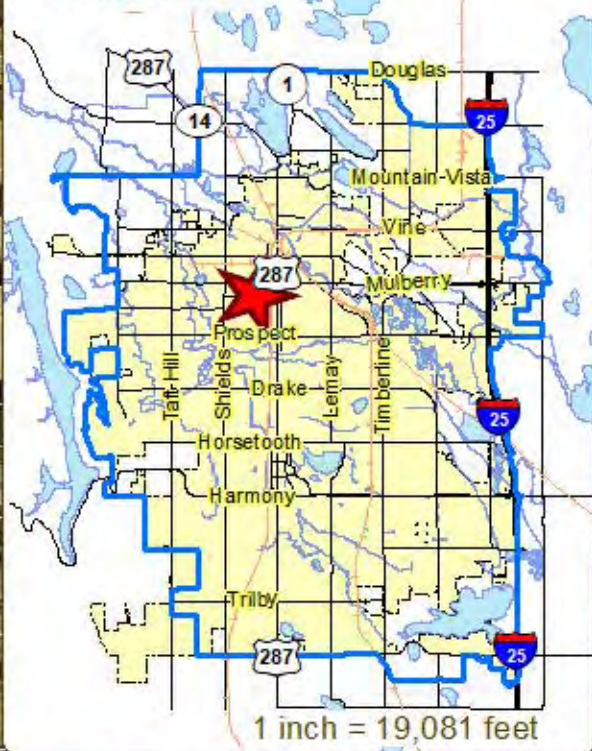
## Wednesday, June 24, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	<b>629 S Howes St Multi-Family</b>  <b>PDR200010</b>	Kristin Turner 970-532-5891 kristin@tbgroup.us	This is a Preliminary Design Review for the subdivision and development of a portion of the site addressed 629 S Howes Street into a multi-family project (parcel #: 9714112902). The site is located directly west of S Howes Street, and approximately 225 feet north of W Laurel Street. Future access will be taken from S Howes Street, and the alleyway to the west. The proposal includes 10 multi-family dwelling units. 21 parking spaces are proposed to satisfy the minimum parking requirement. The site is within the Campus North sub-district of the Downtown (D) zone district, and is subject to an Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan

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# 629 S Howes St Multi-Family

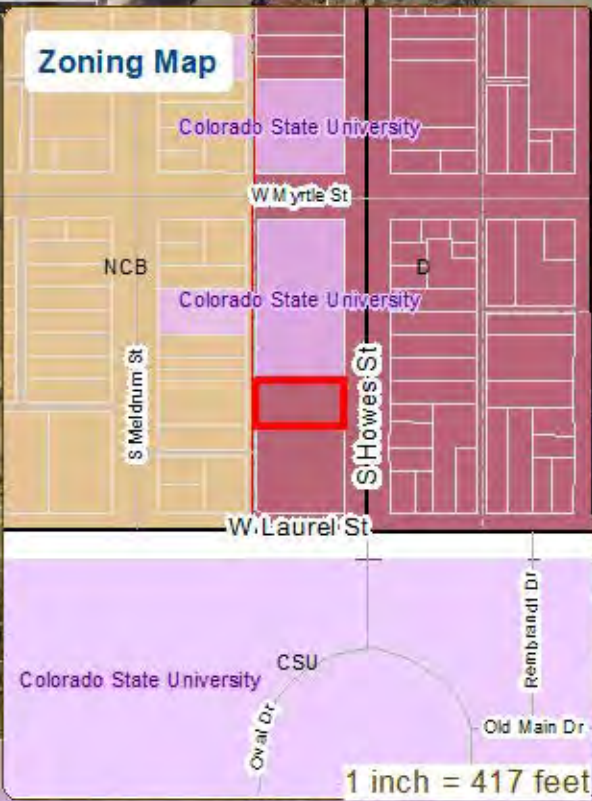
Vicinity Map



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 Thursday at 5:00pm three 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

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 (\$500).
- 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** – Please include the following information:

(a) What are you proposing/use?

The proposed use for the site will be residential. The site will be divided into two lots. The existing house will remain on one lot and the new buildings will be located on the second lot. There are two new buildings proposed. The project is visualized as a residential infill project located in the heart of downtown Fort Collins.

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

An existing house is located on the property. An existing non-contributing garage, historically associated with the house that once occupied the south half of the site, is proposed for demolition. The remainder of the property is undeveloped. The house is proposed to remain as part of this redevelopment.

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

A one-way drive is proposed from the existing alley and out to Howes. Each of the buildings will have rear loaded garages. Pedestrian access will be provided from and along Howes to the existing house and adjacent proposed building. There is currently a detached walk along Howes. The western building will have access from the alley, with potential pedestrian access through the site.

(d) Describe site design and architecture.

The site design for the project focuses on creating textured and vibrant urban space while meeting functional requirements and maintaining compatibility with the existing historic structures. To this end, the project is organized to frame the 1905 house and addition, with front doors and porches enclosing a landscaped court around the historic structures. These front units create a strong, pedestrian-scaled street presence and provide a visual terminus. A covered passage between the front units adds charm and covered bike parking, and provides pedestrian access to the three remaining units, which face the alley; as the city leads beautification projects in alleys around downtown, we believe that activating the alley as a secondary frontage is urbanistically and architecturally the appropriate solution. Vehicular uses are placed away from the historic structures and back-to-back wherever possible, with one-way vehicular access from the alley, along the south edge of the property, and out to Howes street. Functional requirements like transformers and trash enclosures are located as inconspicuously as possible at the rear of the site.

Because the neighborhood straddles the line between residential and commercial scales, architecturally, each townhouse unit is expressed as an individual piece, with breaks in massing and materiality conveying the sense of residential scale. A limited palette of simple, beautiful, and durable materials like brick, corrugated metal, and fiber cement siding are proposed, organized to best complement and remain compatible with the historic structures while remaining clearly distinct from them.

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

Existing multi-family residential is located to the south of this property and single family residential located to the east. CSU's University Services Center is located to north. This proposed use is complementary to the surrounding neighborhood and will easily be able to coexist harmoniously with them, given their similarity in scale, mass and density.

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

Yes. Please see utility plan for location of underground chambers

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

The site currently sheet drains towards Howes St. We will install on-site storm sewer and detain the runoff before piping to existing storm located in Howes St.

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

A combination of underground chambers and potentially permeable pavers.

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

This site is located in an urban environment with existing development on all sides. There are no known natural features.

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

The existing house is not sprinklered. The new structures will be sprinklered (probably NPFA 13D).

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

The existing house is proposed to be preserved. In addition, the LPC has requested that the addition is saved. As a result, there are space constraints for improvements on the eastern portion of the site.

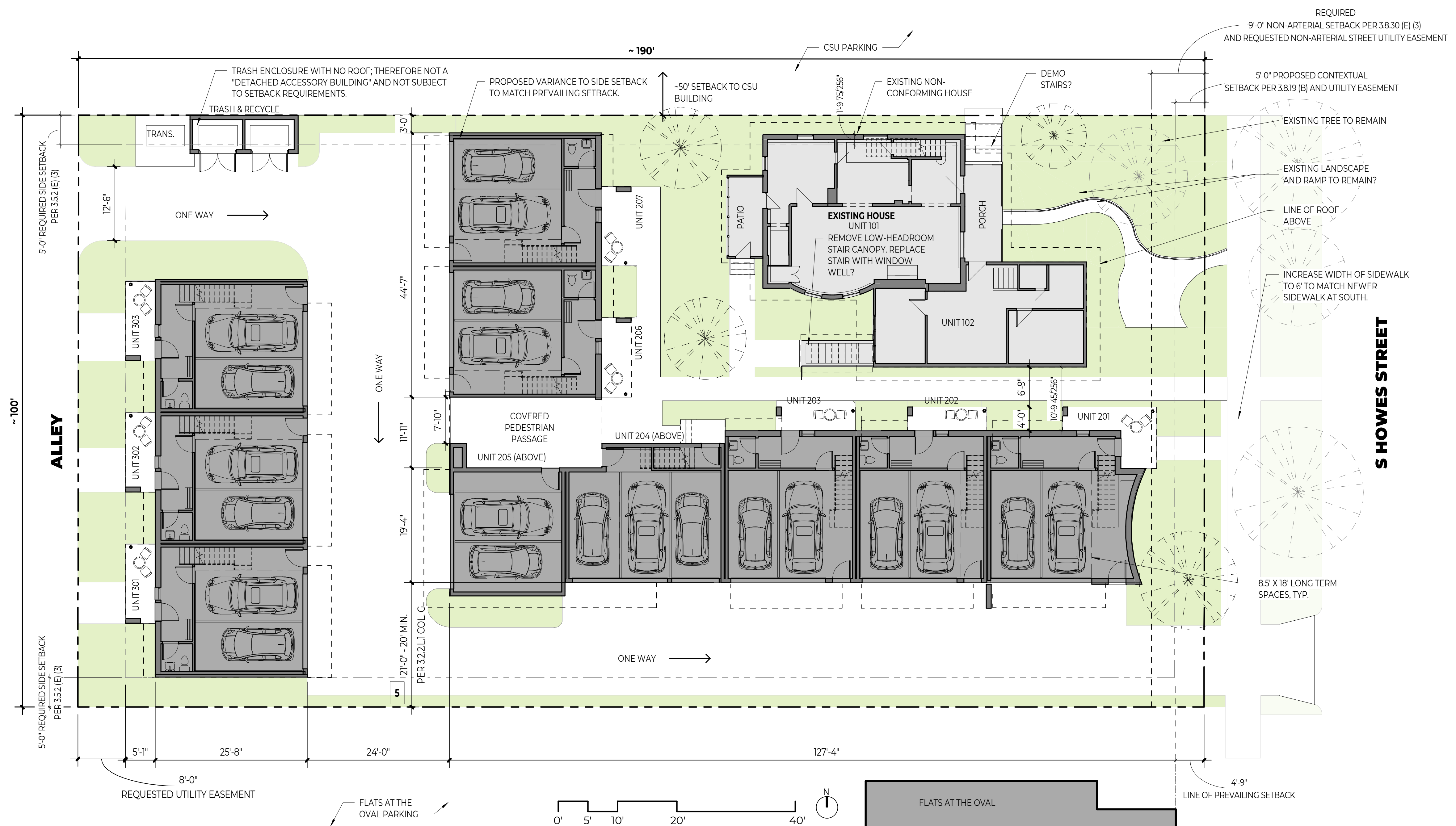
- (l) Have you previously submitted an application?

Yes, a conceptual review meeting was held on September 21, 2015.

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

1. Since existing half-ROW along Howes St is 50', which is greater than half of a Major Collector (33' half-ROW + 9' utility easement), can we not dedicate an additional 9' easement behind the existing ROW? Also, the Flat at the Oval did not dedicate the 9' easement and was built on zero setback so dry utilities could not be installed in this space. Most dry utilities are located in the alley behind the Lot.
  2. Can the 150' fire reach be distanced from both the alley and Howes St, now that it is down classified as a Major Collector? In this case, we would not be dedicating a fire lane through the property.
  3. We have proposed a variance to the 5' setback (reduced to 3') for a portion of the project along the North side of the property in order to provide additional space in the passage that facilitates pedestrian access to the alley-facing units. This is contextually consistent with the existing non-conforming historic property. Do the reviewers see any insurmountable obstacles in requesting such a variance?
  4. Please confirm our interpretation that the un-roofed trash enclosure can be located in the setback area.
  5. We would like to use a combined domestic/fire service from the main to the 3-unit bldg. near the alley. Assuming the domestic demands only require a 3/4" internal meter, can the water service line be upsized to a larger diameter from the main to the building to accommodate the fire sprinkler system? Headlosses with a 3/4" service over that distance is of concern to meet pressure and flow requirements for the fire sprinklers.
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5/7/2020 2:30:00 PM - PLOT DATE



**1 SCHEMATIC SITE PLAN**  
1" = 10'-0"

PROGRESS SET -  
NOT FOR  
CONSTRUCTION

**au**workshop  
ARCHITECTS + URBANISTS  
www.auworkshop.co

405 LINDEN STREET  
FORT COLLINS, CO, 80524  
T - 970.430.5220  
www.auworkshop.co  
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**629 HOWES**  
ST VRAIN LAND  
HOLDINGS

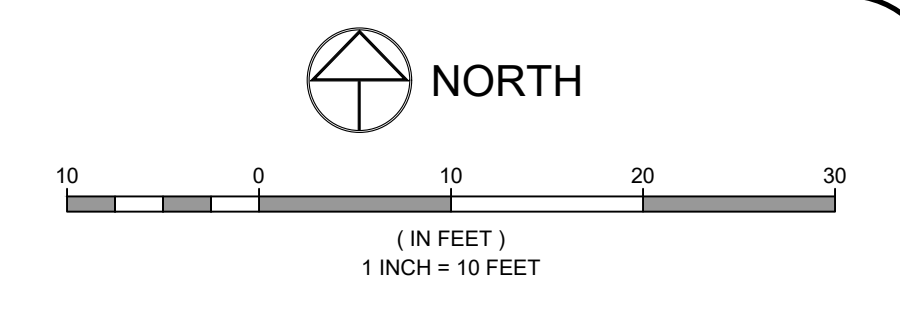
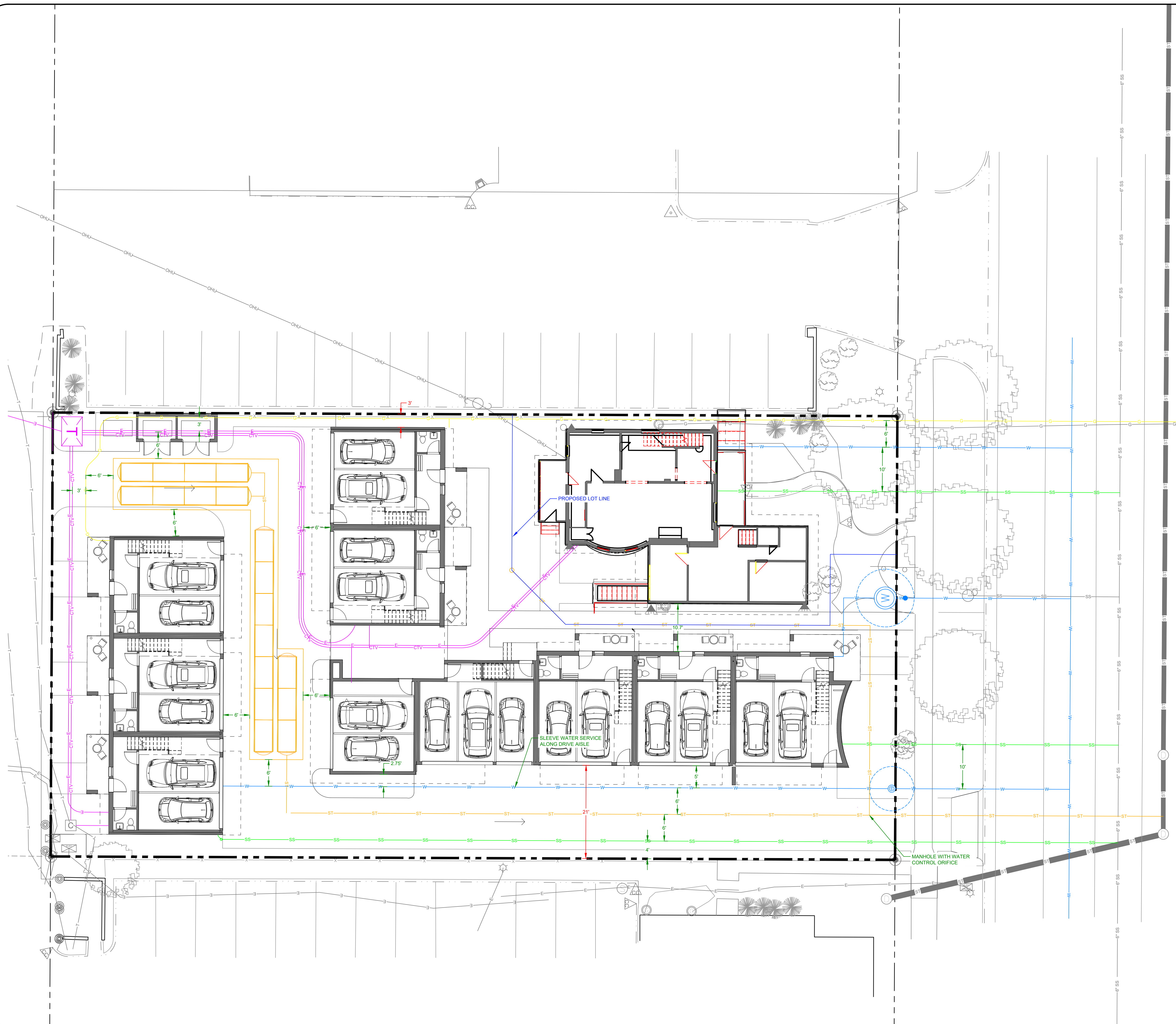
629 S. HOWES  
STREET  
FORT COLLINS, CO  
80521

PROJECT #: 1904  
ISSUE DATE: Issue Date

SITE PLAN  
**AS101**  
SCHEMATIC  
DESIGN



DRAWING FILENAME: P:\1900-000\Drawings\1900-00-05-00\1900-00-05.dwg LAYOUT NAME: Utilities DATE: May 08, 2020 2:27pm CAD OPERATOR: emmy  
 LIST OF SHEETS: [1900-00-05] [1900-00-05]



**LEGEND:**

PROPOSED WATER		W
PROPOSED SANITARY SEWER		SS
PROPOSED ELECTRIC		E
PROPOSED CABLE TV		CTV
PROPOSED STORM DRAIN		ST
PROPOSED UNDERGROUND DETENTION		

Revisions:  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 05/08/2020

These drawings are provided by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.

**NORTHERN ENGINEERING**  
  
 FORT COLLINS, 301 North Howes Street, Suite 100, 80521 970.221.4158  
 GREELEY, 820 8th Street, 80631 northernengineering.com

PROJECT: 1900-002	DATE: 05/08/2020
DESIGNED BY: F. Wegert	SCALE: 1" = 10'
DRAWN BY: F. Wegert	REVIEWED BY: D. Weber

629 HOWES STREET  
**CONCEPTUAL UTILITIES**