



Development Review Guide – STEP 2 of 8
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 5 pm, two weeks prior to the 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 <u>1/27/16</u>	Project Planner <u>Clay Frickey</u>
Submittal Date <u>1/13/16</u>	Fee Paid (\$500) <u>X</u>

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

Project Name **FORT COLLINS SUPPORTIVE HOUSING (TAFT HILL APARTMENTS)**
Project Address (parcel # if no address) **APPROX. 2500 S. TAFT HILL RD.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
MICHAEL D. KNISELY ARCHITECT (CONSULTANT)

Business Name (if applicable) **DISTYLE DESIGN, P.C.**

Applicant Mailing Address **3410 WINNETKA AVE. N., STE. 103**

Phone Number **763.591.0996** E-mail Address **mknisely@distyledesign.com**

Basic Description of Proposal (a detailed narrative is also required) **Build 38-unit supportive housing apartment building for independent physically disabled residents.**

Zoning **LD Resid.** Proposed Use **H.D. Residential** Existing Use **Vacant**

Total Building Square Footage **36000±** S.F. Number of Stories **2** Lot Dimensions **330' x 275'**

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 **will calculate and provide.** S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

ASI Fort Collins Supportive Housing (Taft Hill Apartments)

NEC of West Drake Road and South Taft Hill Road
Fort Collins, Colorado 80526
(2.08 acres)

Project Description

Overview

ASI Fort Collins Supportive Housing is a proposed 36 unit (including one manager unit) tax credit development targeted to very low-income persons with severe physical disabilities including traumatic brain injury (TBI) survivors. Located on the northeast quadrant of West Drake Road and South Taft Hill Road in Ft. Collins, Colorado, ASI Fort Collins Supportive Housing will include the physical spaces and services supports to enable qualified residents with disabilities to live in a safe, accessible and supportive environment.

ASI Fort Collins Supportive Housing will be developed and managed by Accessible Space, Inc. ("ASI"), one of the premier developers and operators nationally of affordable, service-enriched housing for people with physical disabilities including frail elderly, TBI survivors and disabled veterans.

Physical Description

The wood frame, two-story, new construction, elevator residence will include 30 one-bedroom, one-bath (approximately 643 SF) and six (6) two-bedroom, one-bath (approximately 855 SF) units, all with washers and dryers. One Hundred percent (100%) of the 36 units at the development will be fully accessible units. Wheelchair accessible common areas will include a dining room with warming kitchen, community rooms for meetings and social gatherings, a library/lounge with computer lab, an exercise/PT rehab room, an indoor therapeutic spa and offices for management and supportive services staff. Outdoor spaces will include extensive landscaping, patio and sitting areas with barbeque and accessible picnic tables.

The Craftsman-style architecture includes a mix of manufactured stone veneer, wood fiber siding and Craftsman style wood trim detailing and will also include balconies and architectural pop-outs. The exterior will enhance the surrounding neighborhood by incorporating complementing colors and select architectural features. Poudre Fire Authority, Fire Station 4 located close to the site across West Drake Road is also of Craftsman style architecture and well received in the neighborhood.

ASI Fort Collins Supportive Housing will be designed to meet certification requirements with the Enterprise Green Communities program and as certified by the project architect. The building will include 100% LED lighting. It will also include high efficiency heating and cooling equipment, EnergyStar appliances, low-E thermal pane windows, high R-value wall and attic insulation, and large display thermostat controls. The development will promote sustainable building techniques through the use of low- and no-VOC paints, carpeting, padding, and adhesives, and formaldehyde-free particleboard and will promote water conservation with low-flow fixtures and touch activated faucets.

Wheelchair accessible features in the 36 "Type A" units will include custom designed oversized wheel-in showers; adjustable closet shelves; roll-under counters, cook tops and sinks with touch activated faucets; and accessible electrical devising throughout including counter-edge outlets and oven/fan controls. All 36 units will also be designed with audio/visual enhancements for the

hearing and visually impaired. The common areas at ASI Fort Collins Supportive Housing will be designed to maximize wheelchair accessibility including push-plate power assisted doors; pneumatic trash chute; six-foot hallways (to allow oversized wheelchairs to pass); accessible public rest rooms; an accessible bath spa; an oversized elevator with remote wheelchair accessible call buttons; accessible community room with kitchen; hobby/activity room; offices for management and service staff; patio area with barbeque and wheelchair accessible picnic tables; and secure entry vestibule with sliding doors powered by long-range, proximity fob-reader access.

The site will feature accessible and standard parking stalls for the residents, staff and visitors, Porte Cohere front entry drop-off and sidewalk connection to front entries, parking, and back outdoor court area.

Neighborhood Context

ASI Fort Collins Supportive Housing is located in the west side of Ft. Collins on the northeast quadrant of West Drake Road and South Taft Hill Road. The vacant site was carved out from property owned by the Fort Collins Bible Church located directly adjacent to the north. The stable residential neighborhood is located near grocery stores, pharmacies, banks, restaurants and other places of worship and the site is directly situated along two major bus routes. Local amenity/services include:

- 2 pharmacies within easy walking distance (Walgreens .09 & Safeway .11)
- Safeway grocery store .11 mile from site
- 14 restaurants and 4 coffee shops within one mile of site (Starbucks at .11 mile)
- 2 banks within a half mile (1 within .2 miles)
- Accessible walking/bike path (.3 miles)
- Fitness facilities (Raintree Athletic Club 1 mile & Senior Center 1 mile)
- Miramont Family Medicine (2 miles)

Resident Population and Market Demand

ASI Fort Collins Supportive Housing will serve very low-income persons with severe physical disabilities including traumatic brain injury. Thirty five (35) of the 36 units (one property manager unit) will be income restricted LIHTC units affordable to households below 50% of area median income (AMI). If ASI's 2016 Permanent Supportive Housing Program application for 35 Section 8 Project Based Resident Choice Vouchers is approved by the Colorado Division of Housing, all 35 units will serve qualifying residents with incomes at or below 30% of area median income.

Tenant rents at ASI Fort Collins Supportive Housing will range from \$510-645 for a 1-bedroom LIHTC unit to \$605-770 for a 2-bedroom unit, with 100% owner-paid utilities. For comparison, the 2015 HUD Fair Market Rents for Larimer County are \$799 for a 1-bedroom and \$975 for a 2-bedroom unit.

Evidence of Need

The need for accessible, affordable and supportive housing for persons with disabilities in Ft. Collins and neighboring jurisdictions in Colorado's Front Range is well documented.

From the BCC Research & Consulting November 13, 2013 draft report; City of Ft. Collins, CO; Social Sustainability Gaps Analysis; Targeted populations: It is challenging to quantify the

housing needs of persons with disabilities because of the lack of data on the precise needs of residents with disabilities, as well as the numbers of accessible housing units, yet service and housing providers agree that the need is very large. This is evidenced by the disproportionate representation of persons with disabilities on wait lists of housing providers.

As of November 30, 2015 ASI's four, 100% wheel chair accessible U.S. Department of Housing and Urban development (HUD) Section 811 financed apartment buildings on Colorado's Front Range have 448 individuals on the combined waiting list for the 82 total units. Without marketing or advertising since construction completion for each building, the combined waiting list equates to an average of 5.5 very low-income individuals with physical disabilities waiting behind each occupied accessible, affordable unit. Unfortunately, the vast majority of applicants on the waiting lists will have no chance in their lifetime of moving up on the waiting list enough to ever live there. ASI is confident that there would be significantly more individuals on the waiting list for these buildings with very little advertising if it wasn't obviously futile for residents to apply. That so many even try to apply speaks volumes to the lack of viable alternatives in Colorado. Below is ASI's wait lists for its four front range Section 811 properties as of November 30, 2015.

Harmony Road Apartments – 98 total

Ft. Collins

1BR 80

2BR 18

Casa Libertad – 110 total

Longmont

1BR 99

2BR 11

Fox Run – 99 total

Greeley

1BR 80

2BR 19

Twin Rivers – 141 total

Greeley

1BR 120

2BR 21

From the City of Fort Collins 2015-2019 Five-Year Consolidated Plan, Public Review Draft, (Review period April 20 to May 19, 2015):

In 2013 there were 12,176 residents with disabilities; these persons may have more than one self-reported disability. According to the 2014 Social Sustainability Gaps Analysis, Fifty percent of the disabled population were 18-64 years old. The most common disabilities in this age group are ambulatory and cognitive disabilities. These disabilities can all require service enriched or modified housing. A large number of persons with disabilities fall within the lowest income category. Renter households are more likely than owners to have extremely low-incomes at 0–30% AMI.

The report estimates a need for 350 new units of affordable housing and 60 new accessible housing units to meet the needs of these populations, and a need for expanded supportive services for 600 residents with disabilities was also identified.

The draft consolidated plan also noted that there are many households being served by the FCHA who need accessible units, and persons on the waiting list for housing units in need of accessible units. Housing providers interviewed during the development of the Consolidated Plan indicate that persons with the need for an accessible rental unit, especially those who need efficiency or one bedroom units, have increasingly had a hard time finding an affordable, accessible place to live. Many persons with disabilities need housing units located near public transportation, services, and shopping, an added challenge when searching for a unit.

From BBC Analysis of Impediments to Fair Housing Choice; City of Ft. Collins, CO; Final Report August, 2012; Executive Summary, Page Seven:

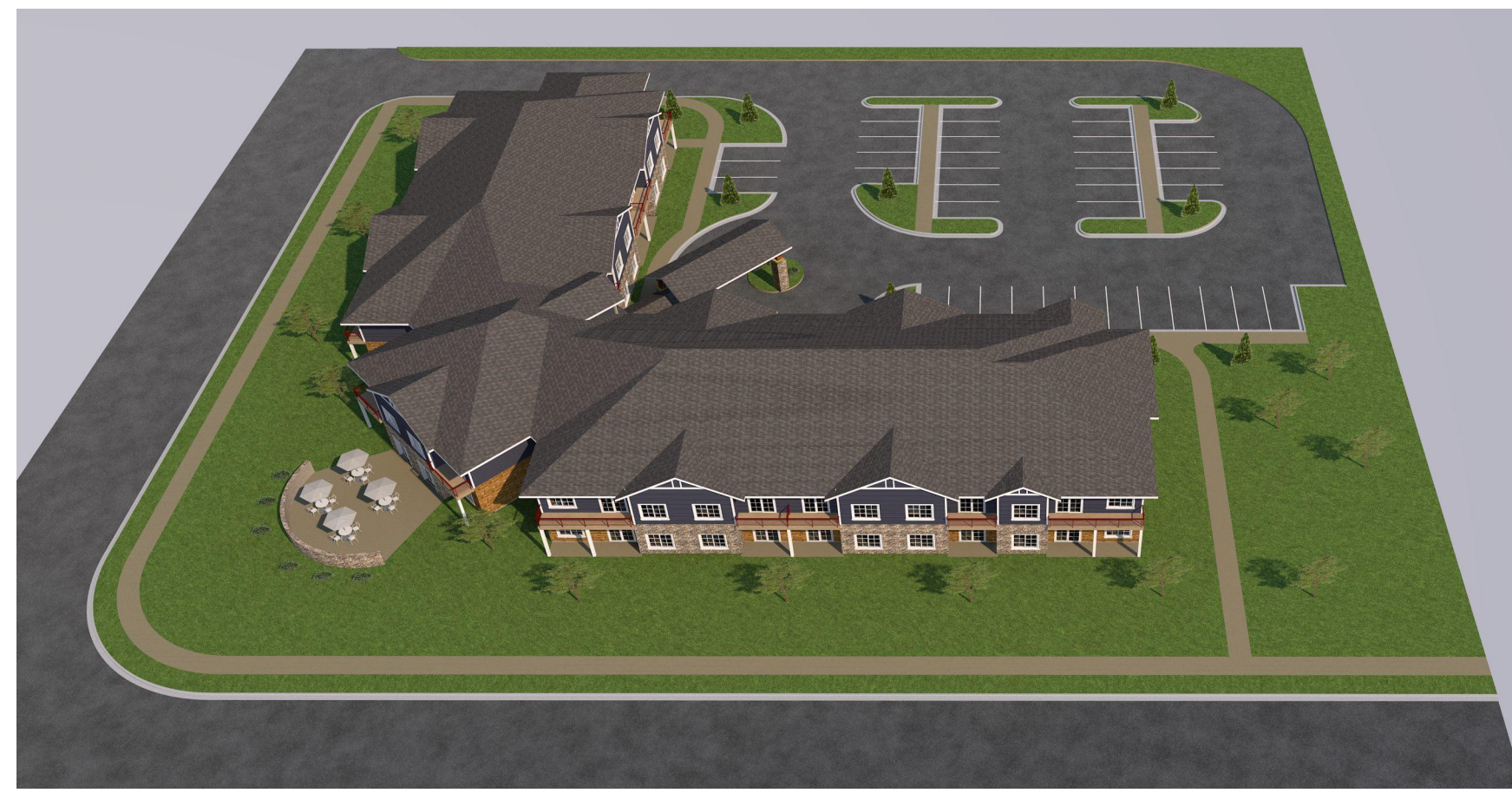
Resident and stakeholder comments from the survey support the conclusion that the limited supply of affordable housing in Fort Collins disproportionately affects persons with disabilities:

- Difficulty finding wheelchair accessible housing for middle income residents;
- Difficulty finding apartments that accept pets and potentially service animals;
- Few housing options for persons with disabilities;
- Lack of accessible units for persons with disabilities is seen as a big need in Fort Collins;
- Perception that affordable handicap accessible housing is nonexistent in Fort Collins;
- Reliance on public transit limits options for persons with disabilities;
- Residents relying on disability payments are unable to meet income requirements of private landlords (e.g., demonstrating that income exceeds rent by two or three times).

*For more information about the Fort Collins Supportive Housing development, please contact: **Dan Billmark**, Director of Real Estate Development, Accessible Space, Inc. by phone at (651) 645-7271, X-206 or by email to dbillmark@accessiblespace.org*

or

***Sarah Batt**, Principal, Dwelling Development LLC at (303) 726-8199 or by email to sarah@dwellingdev.com*



1 SITE AERIAL VIEW
A001 SCALE: 1" = 1'-0"



3 SITE LOCATION MAP
A001 SCALE: 1:3.84

SITE PLAN DATATABLE

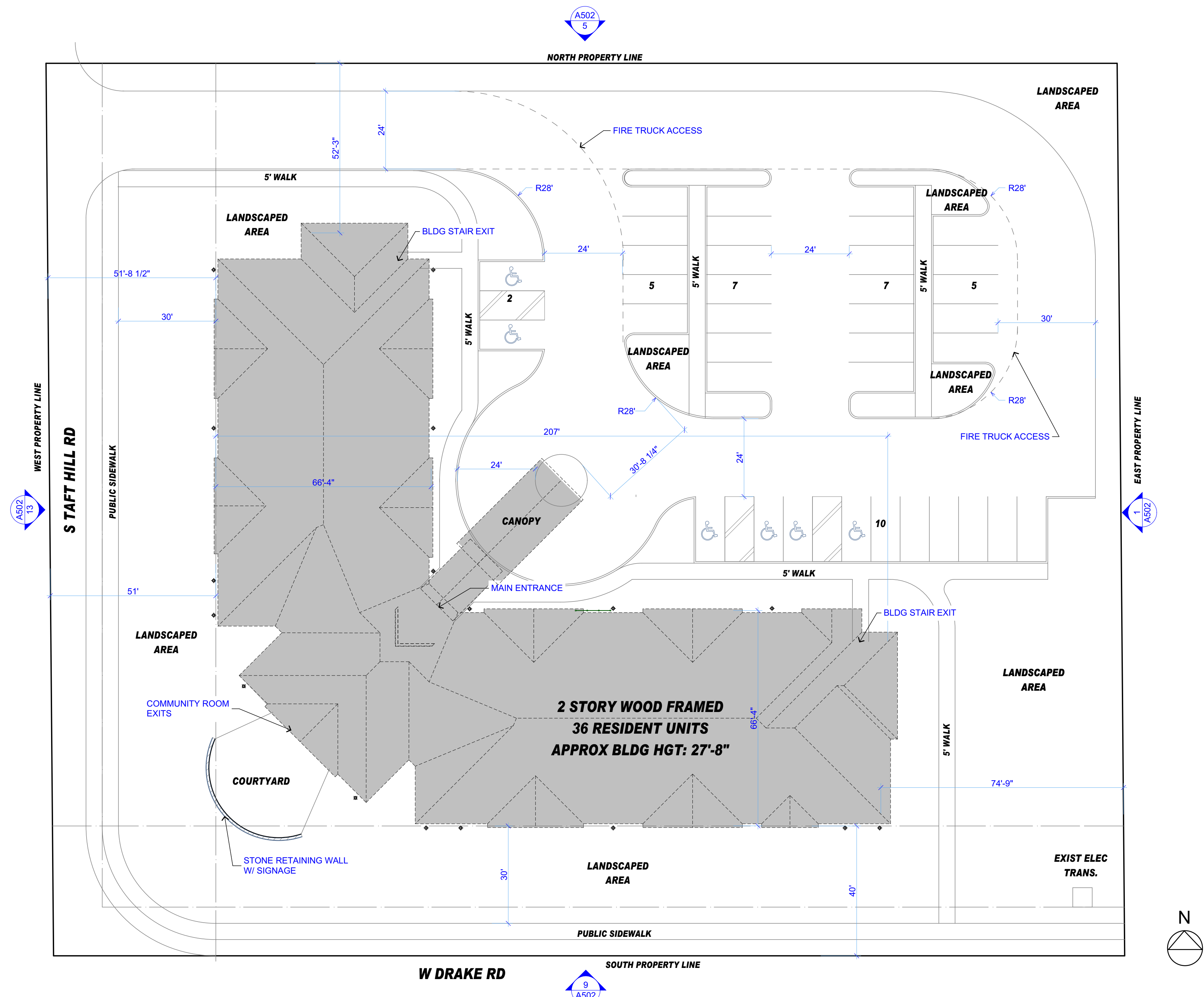
PROPOSED USE: 36 UNIT RESIDENTIAL SUPPORTIVE HOUSING
 ACREAGE: APPROX 2.08 ACRES (90,747 +/- S.F.)
 PERCENTAGE OF BUILDING FOOTPRINT ON SITE: 19.6% (17,785 +/- S.F.)
 PERCENTAGE OF ALL IMPERVIOUS SURFACES: ~7.8% ~4,177 +/- S.F. - CONCRETE WALKS & PAVING (DOES NOT INCLUDE BUILDING)
 PERCENTAGE OF LANDSCAPED AREAS: 42.8% (38,785 +/- S.F.)
 VEHICLE PARKING SPACES REQUIRED: 36 SPACES (6 HANDICAP SPACES)
 BUILDING SQUARE FOOTAGE: 35,570 S.F.



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TAFT HILL APARTMENTS

TAFT HILL RD & W DRAKE RD
 FORT COLLINS, CO



13 PROPOSED SITE PLAN
A001 SCALE: 1" = 20'

-	ISSUE FOR PLAN REVIEW	3/4/2015
No.	Description	Date
DRAWING TITLE		
SITE PLAN		
DRAWING INFORMATION		
PROJECT NO: 14.11.01		
DRAWN BY:		KDF
CHECKED BY:		MDK

A001



5 VIEW FROM PARKING LOT
A500 SCALE: 1:0.51



13 VIEW FROM THE CORNER OF TAFT HILL AND DRAKE
A500 SCALE: 1:0.52

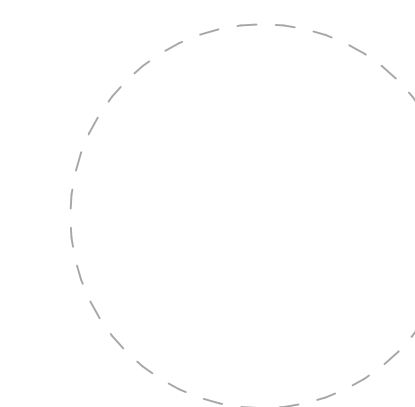


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TAFT HILL APARTMENTS

TAFT HILL RD & W DRAKE RD
FORT COLLINS, CO

 **Accessible Space, Inc.**
HOUSING WITH CARE®



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DRAWING TITLE

ELEVATION RENDERINGS

DRAWING INFORMATION

PROJECT NO: 14.11.01

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CHECKED BY: MDK

A500



5 VIEW LOOKING WEST DOWN DRAKE
A501 SCALE: 1:0.52



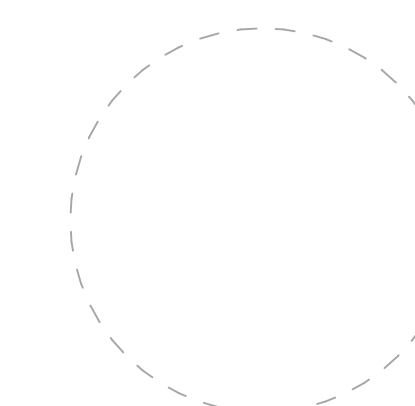
13 VIEW LOOKING SOUTH DOWN TAFT HILL
A501 SCALE: 1:0.43



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TAFT HILL APARTMENTS

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FORT COLLINS, CO



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DRAWING INFORMATION

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A501



DISTYLE
DESIGN

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1 EAST ELEVATION
A502 SCALE: 1/8" = 1'-0"



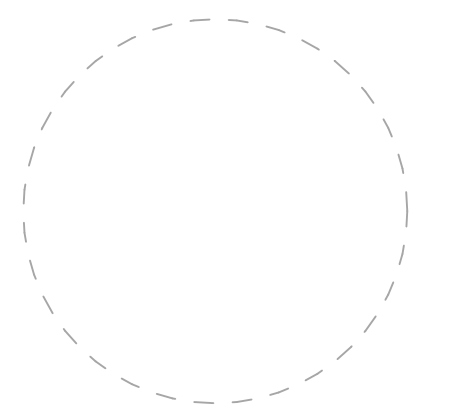
5 NORTH ELEVATION
A502 SCALE: 1/8" = 1'-0"



9 SOUTH ELEVATION
A502 SCALE: 1/8" = 1'-0"



13 WEST ELEVATION
A502 SCALE: 1/8" = 1'-0"



-	ISSUE FOR PLAN REVIEW	3/4/2015
No.	Description	Date

DRAWING TITLE

ELEVATIONS

DRAWING INFORMATION

PROJECT NO: 14.11.01

DRAWN BY: KDF

CHECKED BY: MDK

A502