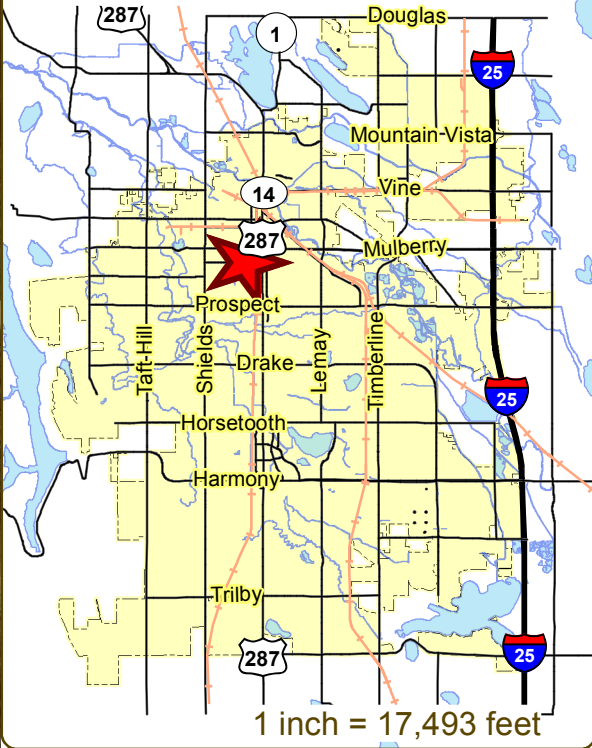
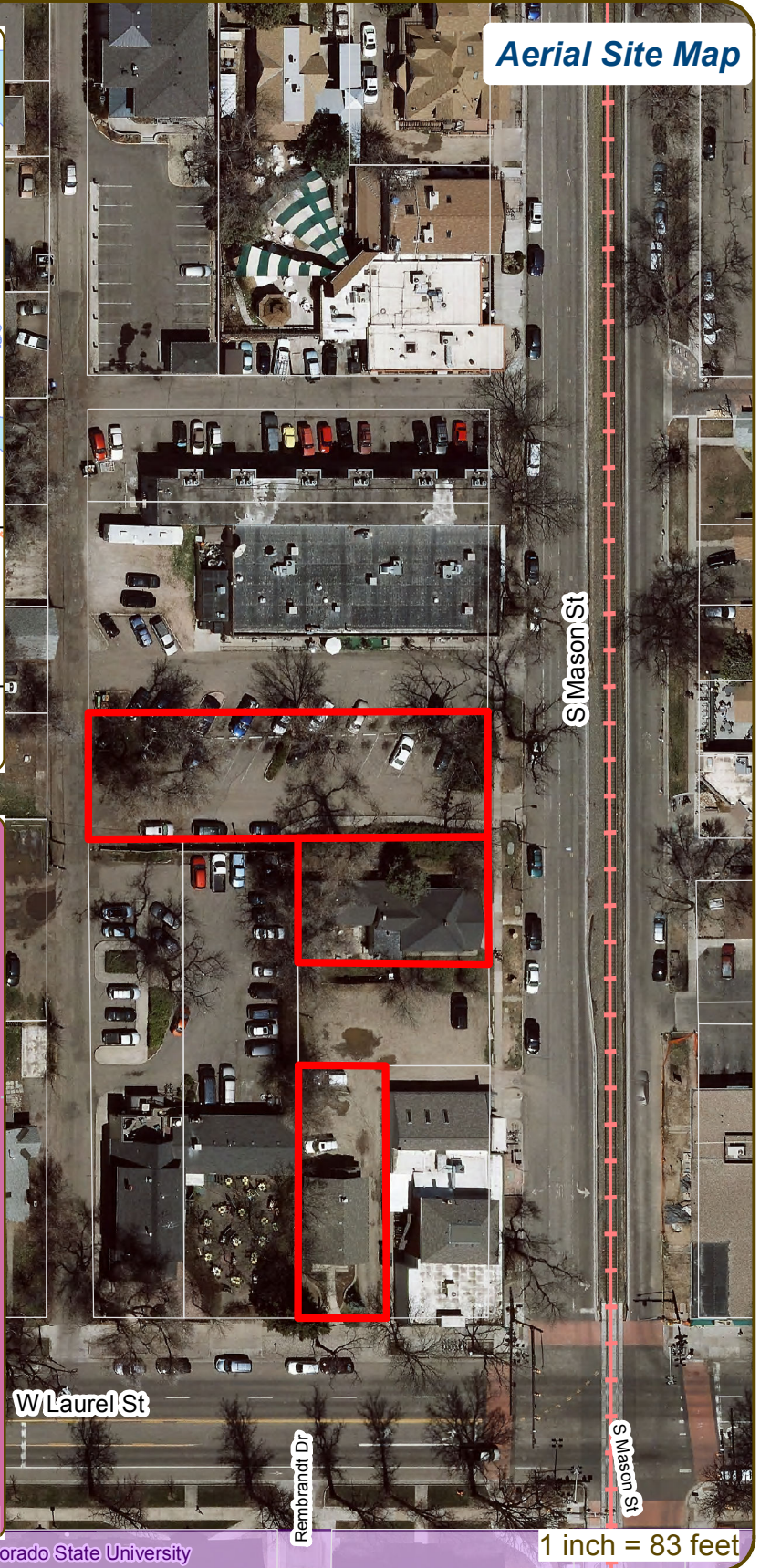


Mason and Laurel Development

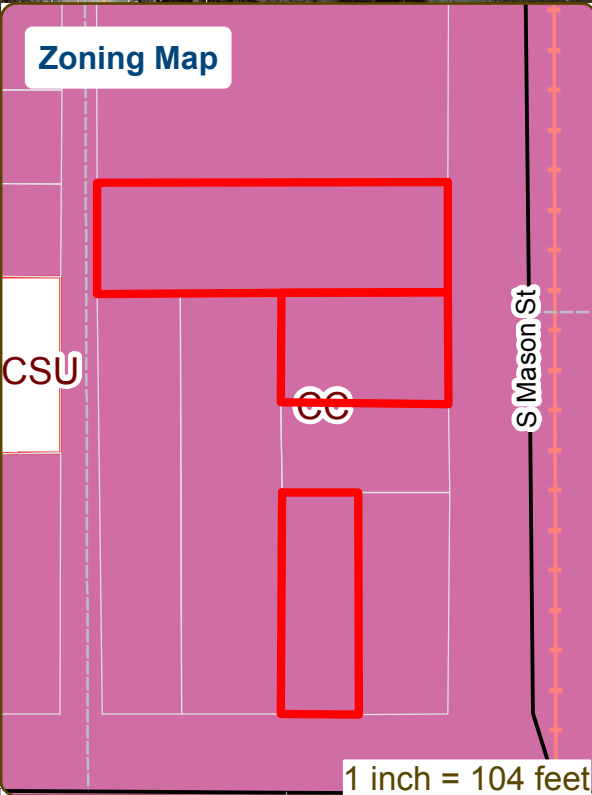
Vicinity Map



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 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 10/5/16 Project Planner Cameron Gloss
Submittal Date 9/14/16 Fee Paid (\$500) X

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

Project Name Mason & Laurel Development

Project Address (parcel # if no address) 631 S Mason, 635 S Mason & 204 W Laurel

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Todd Parker - Development Manager

Business Name (if applicable) Brinkman Development

Applicant Mailing Address 3528 Precision Drive, Suite 100 Fort Collins, CO 80528

Phone Number 970-672-1014 E-mail Address todd.parker@brinkmanpartners.com

Basic Description of Proposal (a detailed narrative is also required) Construction of a new 5-Story mixed-use building including commercial on ground floor and residential on upper floors

Zoning CC Proposed Use Mixed-Use Existing Use Parking Lot, Residential & Retail

Total Building Square Footage 48,300 S.F. Number of Stories 5 Lot Dimensions 631 Mason - 60' x 190', 635 Mason - 50' x 95', 204 Laurel - 45' x 110'

Age of any Existing Structures 1906 Tri-plex & 1913 Retail Building

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 631 Mason - 2,875 SF; 635 Mason - 2,750 SF; 204 Laurel 2,450 SF S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



PDR application for
Mason & Laurel Development

Project Narrative

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

See narrative on plan cover for response.

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

See narrative on plan cover for response.

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

Pedestrian circulation is to remain as currently exists. For vehicular traffic, we are confirming that we can do a cross access easement with the 639 Mason Street parking lot as cross access currently exists on the site.

(d) *Describe site design and architecture.*

See narrative on plan cover for response.

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

The building material and architecture tie to the adjacent brick buildings to the east. The Architecture aligns to the "box" rhythm of the adjacent surrounding commercial properties as well.

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

Detention is anticipated to be underground beneath the on grade parking.

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

The site currently drains as sheet flows to the storm in Mason and Laurel.

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

Water quality is anticipated in enhanced landscape adjacent to the garage entrance and will be supplemented by a secondary system that is still to be determined.

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

No impacts.

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

The existing buildings do not have fire sprinklers. The new building will be fully sprinkled.

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

No.

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

No, this is the first application we have submitted.

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

1. Are there any offsite improvements that may be required?
2. Is the property subject to any third party reimbursements?

Site Plan

(a) *Project site boundary and adjacent property uses*
631 & 635 Mason Street and 204 Laurel Street

(b) *Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)*
The pedestrian circulation system will tie into the public way as it currently exists. Vehicle will use existing curb cuts for entry points.

(c) *Existing and proposed landscaping (Will trees be removed?)*
The existing landscaping will be enhanced along the street front.

(d) *Existing and proposed buildings (Will they remain? If they will change, how?)*
See attached plan set.

(e) *Existing natural features (Will these be impacted by the proposal?)*
Not applicable.

(f) *On and off site improvements*
We are anticipating on-site improvements as depicted in the attached submittal plan. We are not anticipating any off-site improvements at this time.

(g) *Location of detention, drainage and water quality features*
Detention is anticipated to be underground beneath the on grade parking.

(h) *Emergency vehicle access and fire hydrant locations*
Emergency vehicle access and fire hydrants are anticipated at Mason Street and in the alley.

RE: Historic Review

Kaitlin Dorn [kdorn@fcgov.com]

Sent: Thursday, June 02, 2016 3:10 PM**To:** Megin Rux

Hi Meg,

I just wanted to follow up with you on the Demolition/Alteration Review Process. The 14-day appeal period is complete and we received no applications for appeal. This means that the Historic Preservation Division can go ahead and sign off on your building permit(s).

Please let me know if you have any questions we may answer.

Best wishes,

Katie Dorn

Historic Preservation Specialist

From: Kaitlin Dorn**Sent:** Thursday, May 19, 2016 4:23 PM**To:** 'Megin Rux'**Subject:** RE: Historic Review

Hi Meg,

The Landmark Preservation Commission (LPC) Chair and the Director of Community Development and Neighborhood Services (CDNS) completed their review of the properties located at 635 S. Mason Street and 204 W. Laurel Street today, and have determined that: 1) the work proposed would be considered major, and 2) that the property IS NOT individually eligible for Fort Collins Landmark recognition.

So, what does this mean? The next steps are:

- 1) The property will need to be posted for a period of up to two weeks, to inform every one of the review, and to provide anyone who wishes to the opportunity to appeal either or both of these decisions. Any appeal must be filed with the Director within 14 days of the decision. A notice will also be placed in the newspaper and on the fcgov.com/historic preservation web page under "Demolition/Alteration Review". The sign should be installed by Monday.
- 2) If there are no appeals, the Historic Preservation Division can go ahead and sign off on your building permit.

Please let me know if you have any questions we may answer.

Best wishes,

Katie Dorn

Historic Preservation Specialist

From: Megin Rux [mailto:Megin@vfla.com]**Sent:** Tuesday, May 17, 2016 3:44 PM**To:** Kaitlin Dorn**Cc:** Frank Vaught**Subject:** Historic Review

Dear Ms. Dorn,

9/13/2016

RE: Historic Review

We are applying for a historic review for 635 South Mason and 204 West Laurel Street. Attached is the request for historic review, cover letter including narrative and photographs. Please let me know if you have any questions or require any clarification.

Thanks,

Meg Rux

AIA

VAUGHT FRYE LARSON architects

phone: 970.224.1191



Mason and Laurel Development

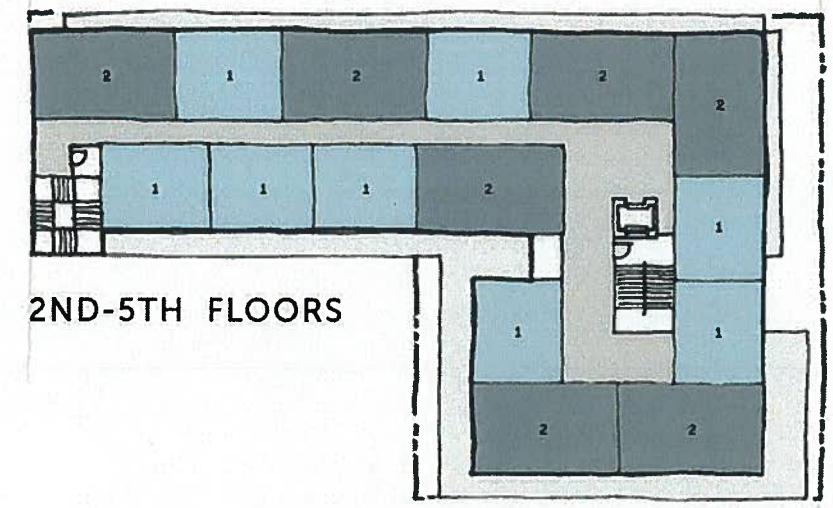
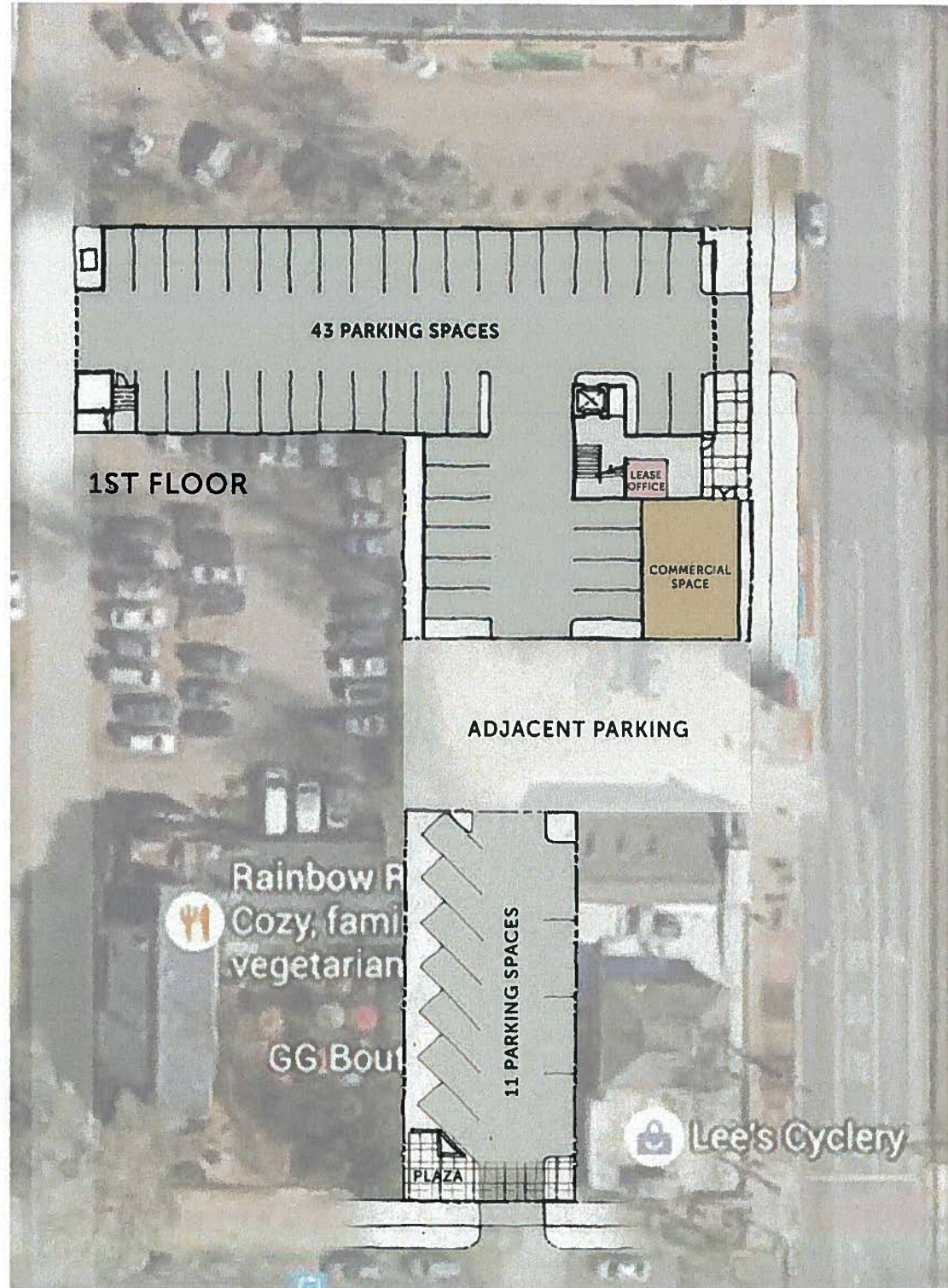
The development is intended to be a boutique, mixed-use building, primarily consisting of student housing apartments. The site location is within one block of the @SU Campus, the Mason Street BRT and other activity centers. It is anticipated that there will be 60 units with a mixture of one and two bedrooms for a total of 88 individually rented bedrooms. It includes an 1,100 square foot commercial space on the ground floor facing Mason Street. The site is located in the 600 block of South Mason Street on two lots that total approximating square feet. An additional property to the south will be used for parking and plaza space. All three of the properties are zoned Community Commercial (C-C). The Community Commercial District is designed to provide a combination of retail, office, services, cultural facilities, civic uses and higher density housing.

Two one-story, single-family homes built in the mid 1920's currently exist on the site. The Landmark Preservation Committee has reviewed the structures and found them to not be eligible for individual historic designation. The intent is to remove the houses and replace them with a well-designed, mixed-use project catering to CSU students.

This project will include plaza space along Mason Street, and a convenient and attractive streetscape that will promote walking and increase pedestrian safety on the street. The spaces between the curb and the buildings are integrated into the streetscape to create visually exciting and functional urban spaces. These urban spaces and adjacent courtyards include special paving, a variety of seating opportunities, lighting, trees and ornamental plant materials, and bike parking.

The proposed modern architecture is urban in scale and design. The building will have an attractive street appeal with a commercial space fronting Mason Street. In addition the primary access for residential will front Mason. Access to the covered parking spaces will utilize the existing drive access from Mason.

We believe the proposed student housing project will be a very positive addition to the community, providing needed student housing in a great location close to campus and generally away from single family neighborhoods.



1st Floor	1,100 SF Commercial Space
	400 SF Leasing Office/Entry
	43 Parking spaces
	11 spaces on Laurel
	54 Total Spaces
2nd Floor	8 - (1 Bedrooms) - 8 Beds
	7 - (2 Bedrooms) - 14 Beds
3rd Floor	8 - (1 Bedrooms) - 8 Beds
	7 - (2 Bedrooms) - 14 Beds
4th Floor	8 - (1 Bedrooms) - 8 Beds
	7 - (2 Bedrooms) - 14 Beds
5th Floor	8 - (1 Bedrooms) - 8 Beds
	7 - (2 Bedrooms) - 14 Beds
TOTAL	32 - (1 Bedrooms) - 32 Beds
	28 - (2 Bedrooms) - 56 Beds
	60 UNITS - 88 BEDS



PROPOSED SITE PLAN

MASON AND LAUREL | 09.13.16

419 CANYON AVENUE STE 200 | FORT COLLINS, COLORADO | 970.224.1191 | 108 EAST LINCOLNWAY | CHEYENNE, WYOMING | 307.635.5710 | www.VFLA.com

