

NEIGHBORHOOD INFORMATION MEETING

PROJECT: 1201 West Plum Street
DATE: August 22, 2013
LOCATION: Blessed John XXIII Church, 1220 University Avenue
APPLICANT: Stephanie Sigler of Ripley Design
CITY PLANNER: Seth Lorson

Seth Lorson opened the meeting by introducing himself and Sarah Burnett, Neighborhood Development Review Liaison, and by providing a brief explanation of the City development review process as well as an overview of the neighborhood meeting agenda.

Stephanie Sigler, Landscape Architect with Ripley Design, presented the proposed project concept site plan. The design calls for a four-story student-oriented apartment building. The current Scott Street is proposed to become a pedestrian spine with decorative pavers along the west side of the property, with a turn to the west to channel foot traffic out the southwest corner of the property. (The Campus West Community Commercial District Planning Study Report for the area calls for a street or pedestrian spine to connect Plum to Elizabeth.) A deck on the fourth floor would provide recreational space, with options such as hot tubs, bar/grill, sunbathing, big screens for movies, and table tennis as possible options.

Seth Lorson then opened the meeting for questions.

QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) What are the density rules about how many can be housed on this site?
Response: (City) There are no minimum or maximum density requirements.
2. **Question:** (Citizen) Does the Scott Avenue spine have parking on it?
Response: (Applicant) Yes, it would be a driveway to parking, but the bumpy pavers should help slow traffic. It is intended to be for pedestrians first, and cars second. There will be a nine-foot landscape buffer to the east. The current right of way for the street is 25 feet, and there will be an additional several feet before the building starts to the west.
3. **Question:** (Citizen) Have you thought about a raised walk?

Response: (Applicant) Yes, we might consider raising the sidewalk along Plum to slow traffic entering the Scott Avenue spine.

4. **Comment:** (City) Please describe the *woonerf* concept.

Response: (Applicant) This is a Dutch concept where pedestrians, bikes and cars share streets, similar to some of the upgraded alleys in Old Town Fort Collins. A high priority is placed on bike and pedestrian traffic. This is the vision we have for the Scott Avenue spine.

5. **Comment:** (Citizen) How long will Plum Street be closed during construction?

Response: (Applicant) Plum Street will not be closed due to the construction. The City plans to upgrade sanitary sewer in Plum Street, but that will be scheduled separately by the City.

6. **Question:** (Citizen) What does the City feel about hot tubs on the property's roof?

Response: (City) We will have to discuss this during the review process.

7. **Question:** (Citizen) What parking will be provided?

Response: (Applicant) The project is in the Transit Oriented Development (TOD) Overlay Zone, which means that no parking is required. We are going to offer parking, though, because it would be unrealistic not to. We will be providing about .5 parking spaces per bedroom. We are also investigating becoming a Zipcar host site. Zipcar is a car-sharing business that could reduce the need for personal cars.

Response: (City) Although there is no specified minimum parking level in the TOD, the expectation is that adequate parking be provided. Currently about the ratio of parking spaces to bedrooms in TOD projects is about 58%. A minimum will be established in the near future; this is currently under review by City Council.

8. **Question:** (Citizen) How many beds will the project have?

Response: (Applicant) 196

9. **Comment:** (Citizen) What will happen to Scott Avenue? (

Response: (Applicant) .A city planning document calls for a through street or pedestrian spine in this location to connect Plum and Elizabeth. We are asking to keep the intent of this by requesting to vacate the Scott Avenue right of way and to create a pedestrian spine along the west side of the property.

10. **Question:** (Citizen) I am a member of Zipcar and find it to be a great service.

11. **Question:** (Citizen) On what level is the deck?

Response: (Applicant) It is on the fourth floor.

12. **Comment:** (Citizen) Are there ways to cut through to Elizabeth, especially with the new project (The District, with approximately 700 bedrooms) across the street to the north on Plum?

Response: (City) It would be ideal for there to be a road to connect Plum to Elizabeth, but the property to the south would need to redevelop for this to happen. People currently angle to the southwest out of this area to get to Elizabeth.

13. **Comment:** (Citizen) Will the units be for rent or for purchase?

Response: (Applicant) These will be rental units.

14. **Question:** (Citizen) Will there be a manager on site?

Response: (Applicant) Yes

15. **Comment:** (Citizen) Could you describe the security lighting?

Response: (Applicant) We plan overhead strings of lights over the present Scott Avenue, and security lighting in the garage. The City's requirements prohibit lighting to spill out from the property.

16. **Comment:** (Citizen) Will pets be allowed? I am concerned about people walking dogs and not cleaning up.

Response: (Applicant) No.