



July 25, 2018
Open House



Compatibility Code Updates



Focus Areas

Downtown

Neighborhood Conservation Buffer (NCB)

Historic Preservation

Recent Guiding Plans

The 2017 Fort Collins

Downtown Plan

The Fort Collins

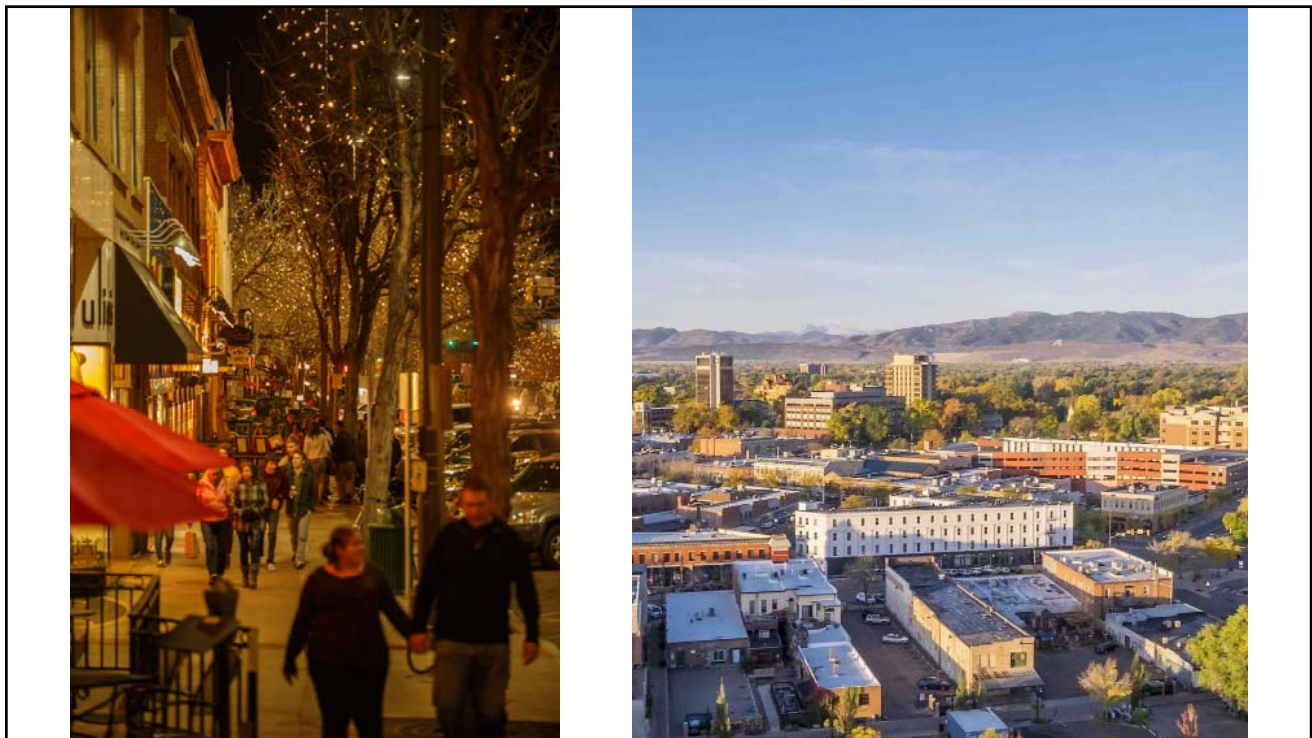
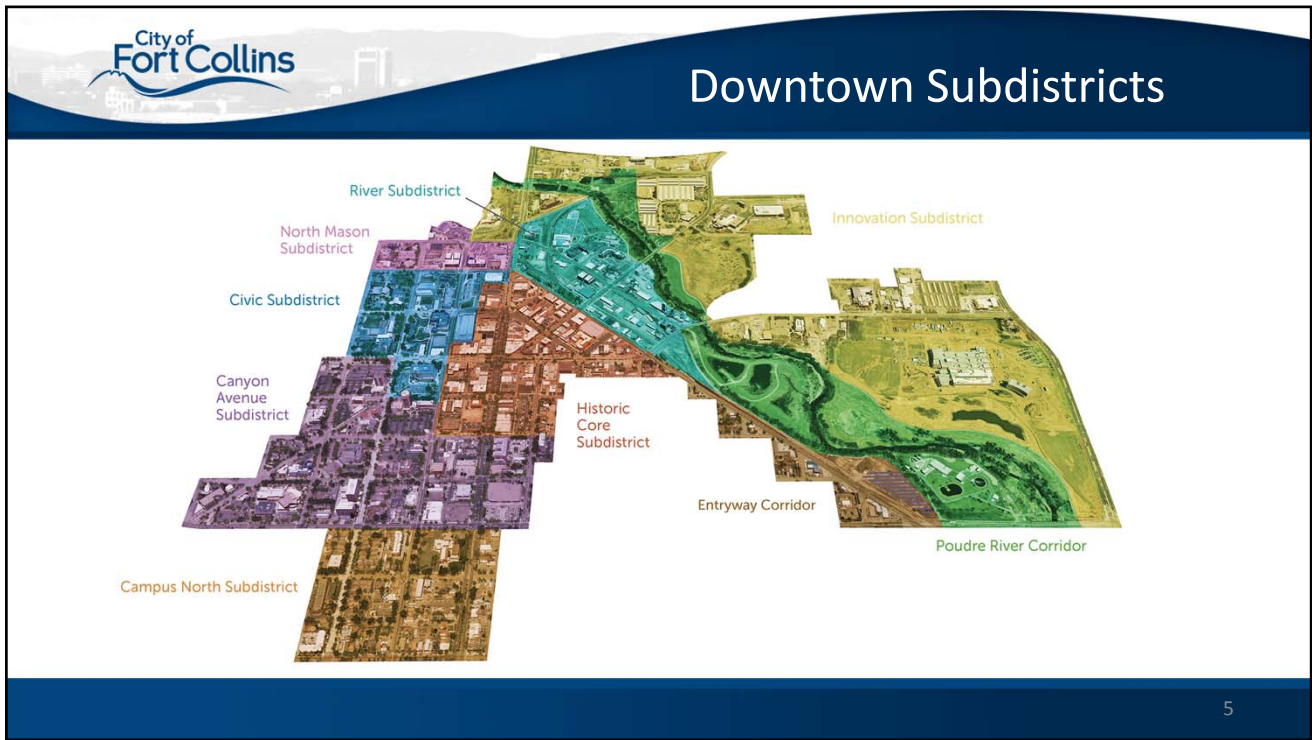
Old Town Neighborhoods Plan

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Downtown Zone Boundary

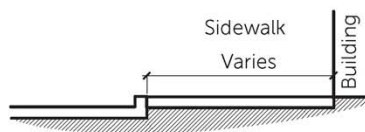
New Downtown Zone district established under the 2017 Downtown Plan.

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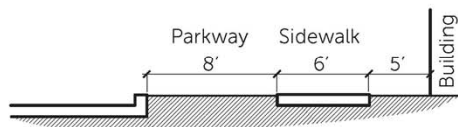


Street Frontage Types

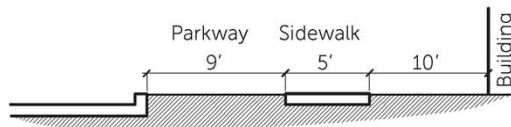
Storefront



Mixed Use

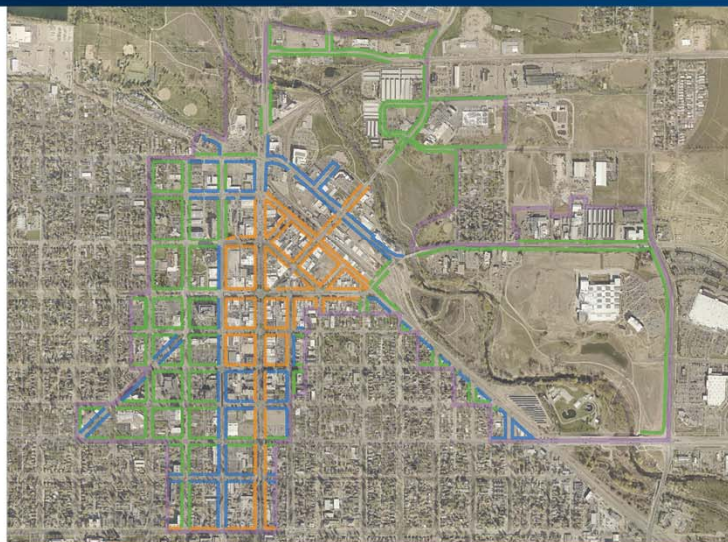


Green Edge



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Street Frontage Types



Street Frontage Type

- Storefront
- Mixed Use
- Green Edge

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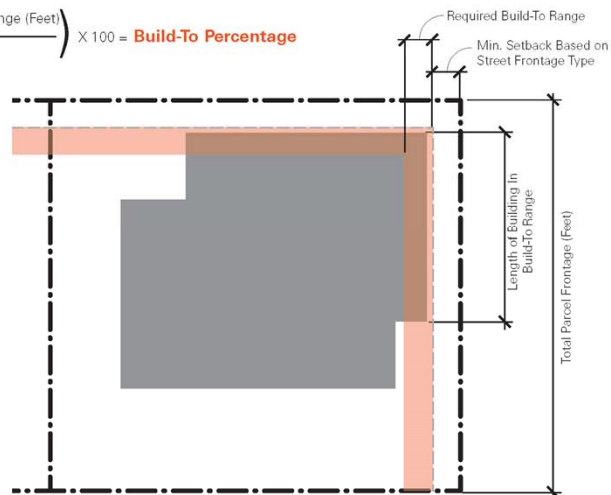


Downtown (D) Design Standards

		STREET FRONTAGE TYPE		
		Storefront	Mixed Use	Green Edge
Minimum Setback From Back Of Curb <i>(right of way included in setback)</i>	Varies, can build on lot line	Min. 10' from back of curb to building	Min. 10' from back of curb to building Min. 8' parking Min. 6' sidewalk Min. 5' back of walk to building	Min. 24' from back of curb to building Min. 8' parking Min. 5' sidewalk Min. 10' back of walk to building
Min. Alley, Sidelot and Rear Lot Setbacks <i>(measured from property line)</i>		0' Sidelot 5' Alley 0' Rear Yard	0' Sidelot 5' Alley 5' Rear Yard	10' Sidelot 5' Alley 5' Rear Yard
Required Street Frontage Builds to <i>(as measured from the sidewalk)</i>	90% at 0 to 5'	75% at 5 to 10'	50% at 10 to 20'	
Primary Entrance Location	For parcels with multiple street frontage types, the primary entrance must face a Storefront Street. If present, otherwise a Mixed-Use Street. The primary entrance may face a Green Edge Street only when other street frontage types are not present.			
Primary Entrance Articulation	The primary entrance on a storefront street shall be recessed from the front facade while the upper floors will maintain the sidewalk edge. Incorporate traditional design elements including a kickplate, transom window, and storefront displays.			
Garage Entry Location	Garage entries and service locations shall be located in alleys. If no alley is present, they may be located on a Green Edge street. If a Green Edge street is not present, they may be located on a Mixed Use street. Garage entries and service locations are not allowed on Storefront street frontage without Planning Director approval.			
Building Base Materials	The bottom three stories of a building must be constructed of architectural, durable, high-quality materials (brick, stone, terra cotta, poured concrete, precast concrete, wood, cast iron, copper architectural metal or other modular materials).			
Ground-Floor Transparency	60%	40%	25%	
Ground Floor Use Requirements	Maximum 25% street-facing linear frontage for residential living space.			None.



$$\left(\frac{\text{Length of Building in Build-To Range (Feet)}}{\text{Total Parcel Frontage (Feet)}} \right) \times 100 = \text{Build-To Percentage}$$



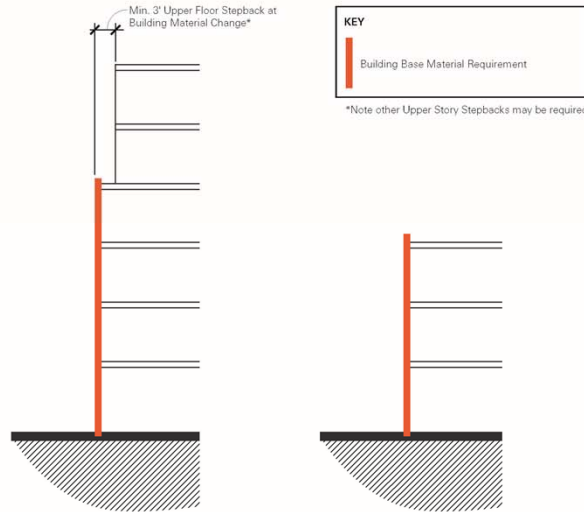
KEY

— • — Property Line
— Build-To Range
--- Min. Setback

Slide 9

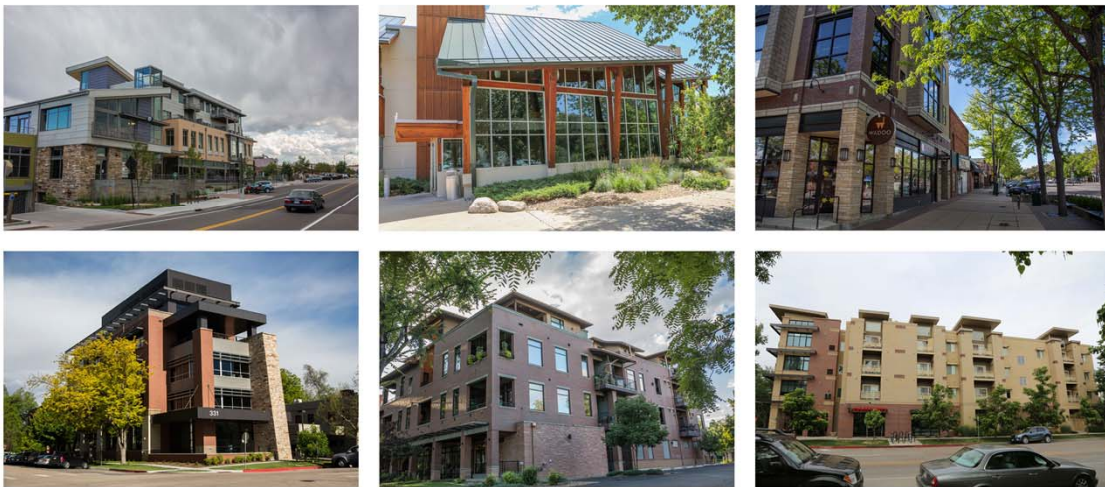
CG4 replace with new table
Cameron Gloss, 7/19/2018

Building Base Materials



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Building Base Materials



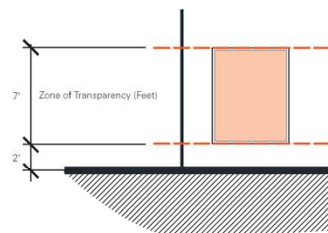
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Window Transparency

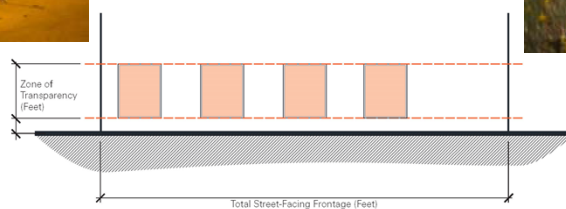
$$\left(\frac{\text{Total Transparent Window Area Provided in Zone of Transparency (SF)}}{\text{Total Street-Facing Frontage (Feet) x Zone of Transparency (Feet)}} \right) \times 100 = \text{Ground Floor Transparency Percentage}$$



Storefront



Green Edge



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Window Transparency

123 N College Ave.

Ground-Floor Transparency
Approximately 60%

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CG2
CG5

CG3

Building Form

Building Form Requirements:

		MAXIMUM HEIGHT ALLOWANCE (per zoning map)				
		3 Stories	4 Stories	5 Stories	6 Stories	12 Stories
	Maximum Building Footprint	None.				The maximum building footprint above the 6th story shall not exceed 12,000 SF.
	Upper-Story Stepbacks	Upper-story stepbacks shall be designed to preserve views and maximize solar exposure for adjacent properties and key locations along the street frontage.		A series of upper-story stepbacks shall be integrated into overall building design and massing while responding to site context. Facade areas that are not stepped back shall be located to highlight key building features such as primary entries or corner locations. Upper-story stepbacks shall be designed to preserve views and maximize solar exposure for adjacent properties and key locations along the street frontage.		
	Maximum Wall Length	For buildings over 100' long, the maximum wall length for the ground floor without a <i>Major Facade Plane Change</i> shall be 50 feet. A <i>Major Facade Plane Change</i> must be a minimum of 2 feet deep and shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.				
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques to avoid long, undifferentiated facades: <ol style="list-style-type: none">1. Minor Facade Plane Changes- minimum 3 inches;2. Vertical Projections;3. Horizontal Projections (awnings, canopies, cornice articulation) that are integrated into the architecture;4. Balconies or terraces;5. Fenestration details, including window depth and sills or lintels. Buildings greater than 6 stories in height must provide four-sided architecture for all facades above the 6th floor and the top story must have a cornice, parapet, pitched or shaped roof form or other equivalent architectural feature involving a projection from the average plane of the facade by at least six (6) inches to serve as an expression of the Buildings top.				

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Current Height Limits



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Slide 15

- CG1** Cameron Gloss, 7/19/2018
- CG2** replace with new chart
Cameron Gloss, 7/19/2018
- CG3** replace with new chart
Cameron Gloss, 7/19/2018
- CG5** replace with new table
Cameron Gloss, 7/19/2018



Proposed Height Limits

Proposed stories allowable per block within Downtown Zone.

Legend

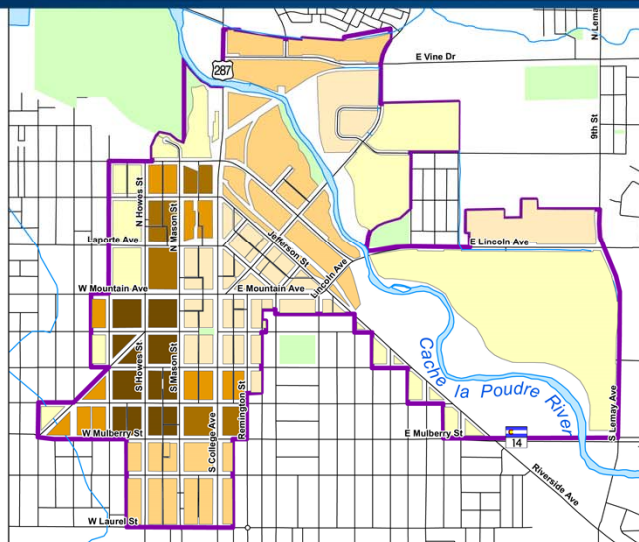
Stories

3 (+/- 35 feet)
4 (+/- 45 feet)
5 (+/- 75 feet)
6 (+/- 85 feet)
9 (+/- 115 feet)
12 (+/- 150 feet)

Downtown Boundary (Adopted 2017)

Water

Parks



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Proposed Height Changes

Proposed stories allowable per block with number of stories gained or reduced.

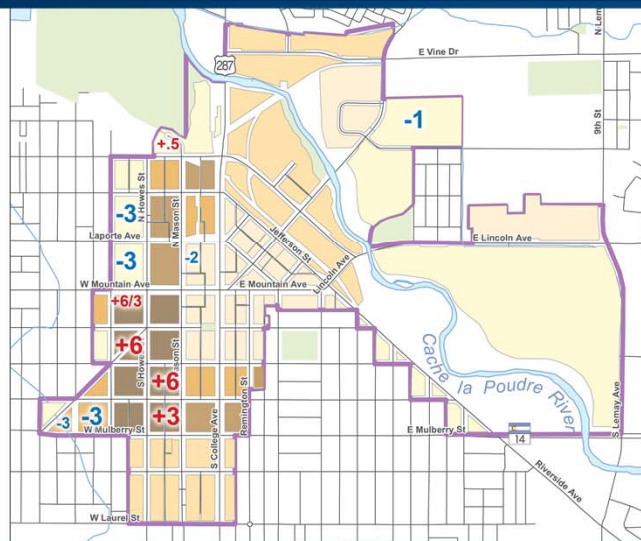
Legend

Stories

3 (+/- 35 feet)
4 (+/- 45 feet)
5 (+/- 75 feet)
6 (+/- 85 feet)
9 (+/- 115 feet)
12 (+/- 150 feet)

of Stories Gained

of Stories Reduced

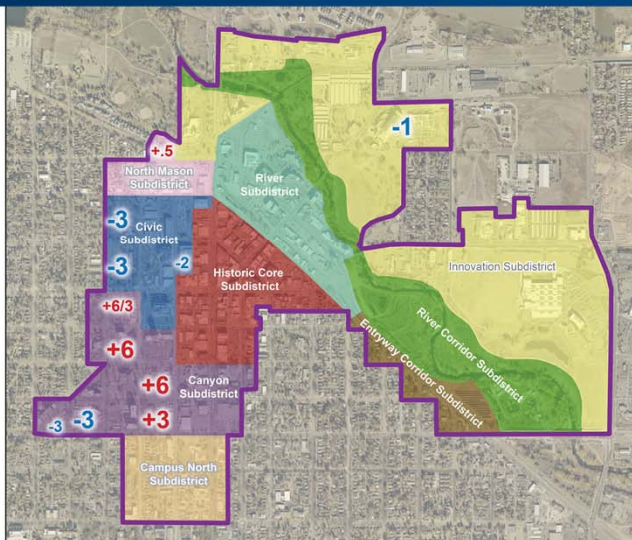


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Proposed Height Changes

GOALS:

1. Reduce height around Downtown perimeter to create a better transition to neighborhoods.
2. Increase height in areas that can support more density where there is infill and redevelopment potential *and* meets urban design objectives.



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Stories Gained/Reduced by Subdistrict

	Net Stories Gained		Net Stories Reduced	
	Full Blocks	Partial Blocks	Full Blocks	Partial Blocks
Canyon Subdistrict	15	9	3	3
North Mason Subdistrict		.5		
Innovation Subdistrict			1	
Civic Subdistrict			6	2
TOTAL:	15	9.5	10	5

Net Increase = 9.5 stories, primarily within Canyon Subdistrict

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Step-back Examples

- Third floor step-back driven by height of adjacent building/existing context
- Avoid standards that create 'wedding-cake'-shaped buildings



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Step-back Examples

- Third floor step-back driven by height of adjacent historical building.
- Lower stories address the contextual height and human scale with no step-backs on upper stories.



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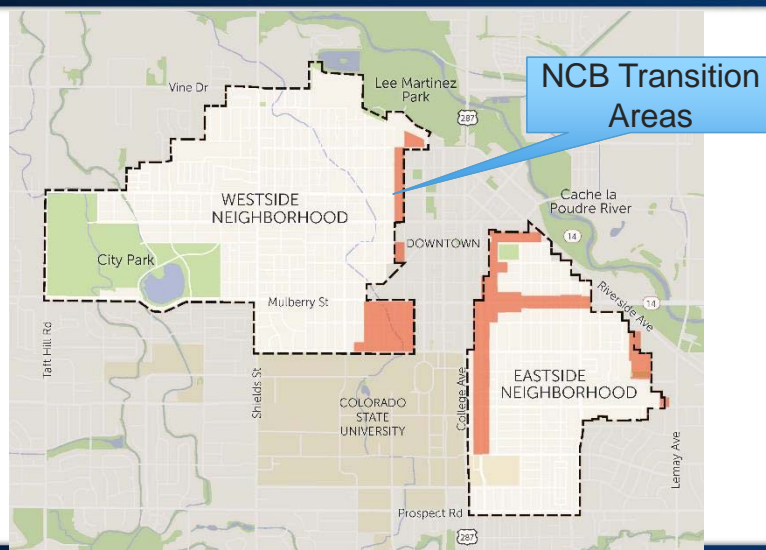
For Buildings Greater Than 6 Stories

Buildings greater than 6 stories in height must provide four-sided architecture for all facades above the 6th floor.



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OTNP Framework Map



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(NCB) Standards

ARTICLE 4, DIVISION 4.9

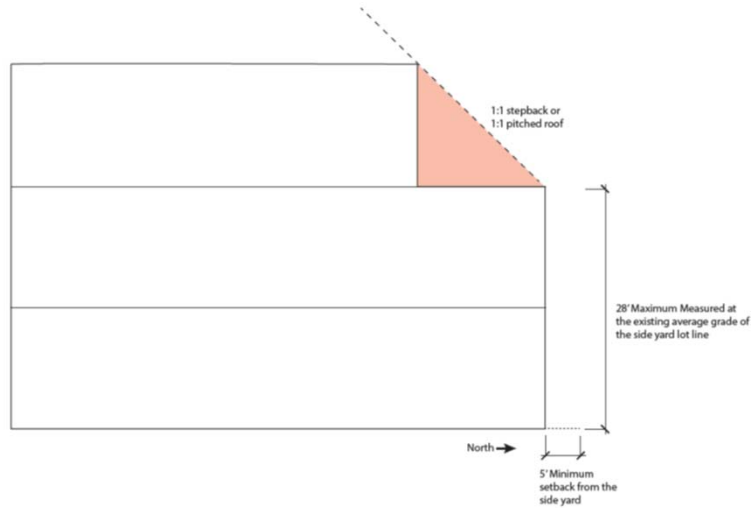
NEIGHBORHOOD CONSERVATION BUFFER (NCB) Design Standards

	BUILDING USE		
DESIGN COMPONENTS	SINGLE-FAMILY	PROPOSED STANDARDS (MULTI-FAMILY/MIXED- USE)	PROPOSED (NON- RESIDENTIAL)
Maximum Building Height	3 Stories (carriage houses and accessory buildings with habitable space 1 1/2 stories)	3 Stories	
Front Yard Setback	15' OR the average of the abutting parcels on the same block face.		
Rear Yard Setback	8' from alley 15' from other conditions		
Side Yard Setback	5' minimum interior lots 15' corner lots	5' minimum interior south-side yard See solar access setback requirements for north side yard 15' corner lots or the same as the abutting parcel	
Solar Access Setback	No solar access setback required for 2 story single-family residential	3 story buildings shall have a 1:1 setback at the third floor (28') or a 1:1 roof pitch	
Main Entrance	Primary entry(ies) shall be located on the street front and must include an architectural feature such as a porch, landing, portico, etc.		
Building Design	The following parameters apply to single-family: 1. Porch limited to 1 story 2. Be constructed parallel or at a right angle to the lot line 3. Upper stories shall not overhang by more than 1'	Must demonstrate blockface compatibility by incorporating the following features: roof articulation, fenestration patterns, cladding materials, porch/balconies, contextual datum lines, courtyard	
Vehicular Access	Any new access must obtain access from an alley when present unless alley deemed a hazard by City Engineer. Alley access is not required when parking can be accessed from an existing driveway and outcourt along a public street and shall be set back at least 15' from the building setback		
Parking	Permanent off-street parking shall not be located any closer to a public street right-of-way than the principal building is set back from the street		

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NCB Standards



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Next Steps



July 16 – Aug. 10	City Attorney's Office Review
July 25	Public Workshop
Aug. 8	Downtown Business Association
Aug. 9	Downtown Development Authority
Aug. 15	Landmark Preservation Commission
Aug. 16	Planning and Zoning Board
Sept. 16	City Council 1 st Reading
Oct. 2	City Council 2 nd Reading

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Key Changes

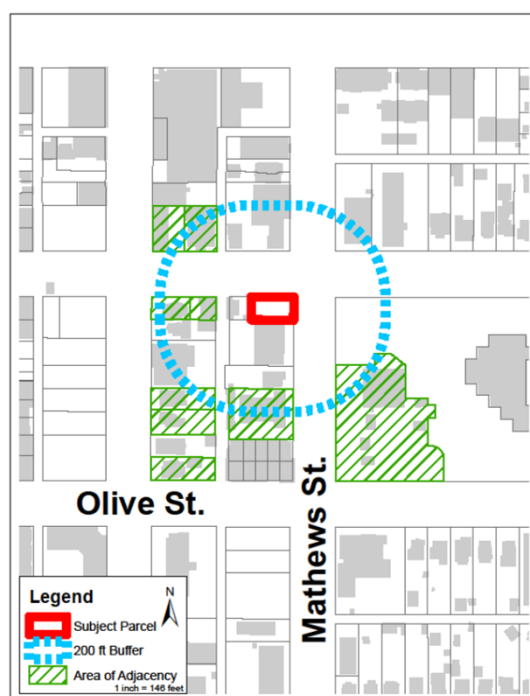
Current

- No defined area of adjacency
- Criteria promotes sameness
- Non-consensual: three meetings required
- Initial eligibility decision without full information
- Confusion on imminently dangerous

Proposed

- 200-foot buffer
- Criteria promotes flexibility
- Now two meetings before Council decision
- Initial eligibility decision based on survey
- Clarity on imminently dangerous

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Visual References for New Construction Near Historic Buildings (DRAFT)
(Land Use Code Section 3.4.7: Historic and Cultural Resources)

	If Adjacent to Historic Properties (within 200-foot buffer)	If Abutting Historic Properties (shared property lines)
Minimum Setback From Back Of Curb (right of way included in setback)	Maintain historic setback where a strong pattern of development on the same block(s) exists.	Align with primary building facade of abutting historic properties.
Min. Alley, Sidewalk and Rear Lot Setbacks (measured from property line)	Maintain historic setbacks where a strong pattern of development on the same block(s) exists.	Align with abutting historic properties.
Primary Entrance	None? (to maintain historic block-face pattern where it exists)	Maintain the pattern of location and relative size and proportion of primary entrances on abutting buildings and adjacent historic buildings on the same block.
Solid to Void Pattern	None	Employ a pattern similar to solid and void patterns of abutting historic buildings. (include an allowed percentage range?)
Facade Details	None	Use moldings, cornices, and belt courses as design references to relate the new construction to abutting historic buildings. Window frame, sill, and stile dimensions and use of sills, lintels, and moldings shall be similar to abutting historic buildings. The building base (lower portion up to first upper story stepback or a minimum of 3 stories), must be constructed of authentic materials similar in scale, durability, quality, finishing, and application to the primary materials of abutting historic buildings.
Building Materials and Details	None	Incorporate contemporary details that contribute to the three-dimensional character and human scale of the new construction. At least two of the following must be used as the primary material of the building base to reference the predominant primary material on abutting historic properties, type, scale, and/or texture: Taller buildings or portions of buildings shall be located to minimize impact on abutting historic buildings.
Building Height and Upper Story Stepbacks	None? (to change from draft list)	If new construction is 2+ stories taller than an abutting historic building, it must have a 10-ft+ stepback on a substantial percentage of the abutting portion, located no more than one story above the historic building. (ask owner if there are abutting buildings on both sides? any adjustments needed?) (requirement for upper story additions to existing buildings where there are abutting historic buildings?)
Massing and Rhythms	None? (to change from draft list) (to add a standard if resources are on the same block(s)?)	New construction shall be similar in width or, if longer, be articulated into massing proportional to the mass and scale of abutting historic resources. (they need subdivisions, i.e. "Options for achieving proportions include: xxxxxxxx") Do not use massing and building forms that is dissimilar to abutting historic buildings.
Visibility of Historic Features	New construction shall not obscure public view of character-defining architectural features and primary facades of historic buildings and resources.	
Proportion Scale	(draft list of requirements mentioned both of these as basic standards. They are included above in several places within other standards. Do they need to be broken out or included in some other way?)	

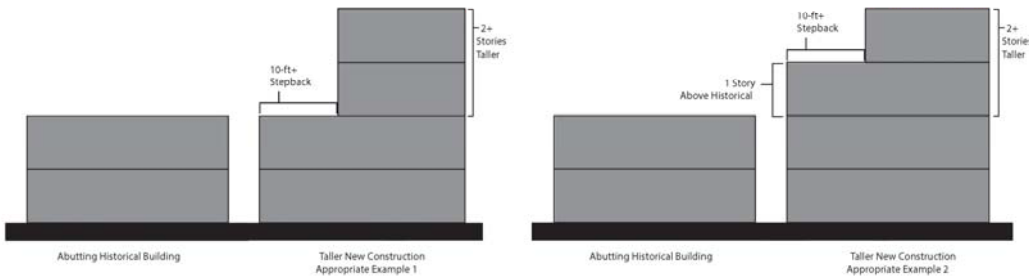
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Downtown Zoning Update Process

Additional Requirements for New Construction Near Historic Buildings:
Building Height and Upper-Story Stepbacks

Taller buildings or portions of buildings shall be located interior to the site.

If new construction is 2+ stories taller than an abutting historic building, it must have a 10-ft+ stepback on the abutting portion located no more than one story above the historic property.



Comments

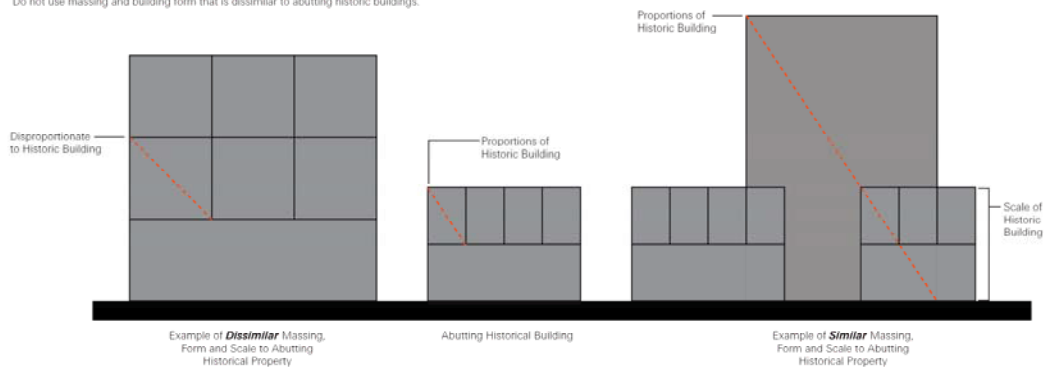
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Downtown Zoning Update Process

Additional Requirements for New Construction Near Historic Buildings: Massing and Rhythm

New construction shall be similar in width or, if larger, be articulated into massing proportional to the mass and scale of abutting historic resources.

Do not use massing and building form that is dissimilar to abutting historic buildings.



Comments

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Downtown Zoning Update Process

Additional Requirements for New Construction Near Historic Buildings: Solid-to-Void Pattern

Maintain the void percentage of abutting historic properties of similar typology.



Comments

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Historic Preservation Code: Next Steps

July – November	Additional Outreach
Aug. 1, Oct. 3, Nov. 7	Citizen Advisory Committee Mtgs.
Aug. 8	Downtown Business Association
Aug. 9	Downtown Development Authority
Nov. 14	Landmark Preservation Commission
Nov. 15	Planning and Zoning Board
Dec. 4	City Council 1 st Reading
Dec. 18	City Council 2 nd Reading

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