

Conceptual Review Agenda

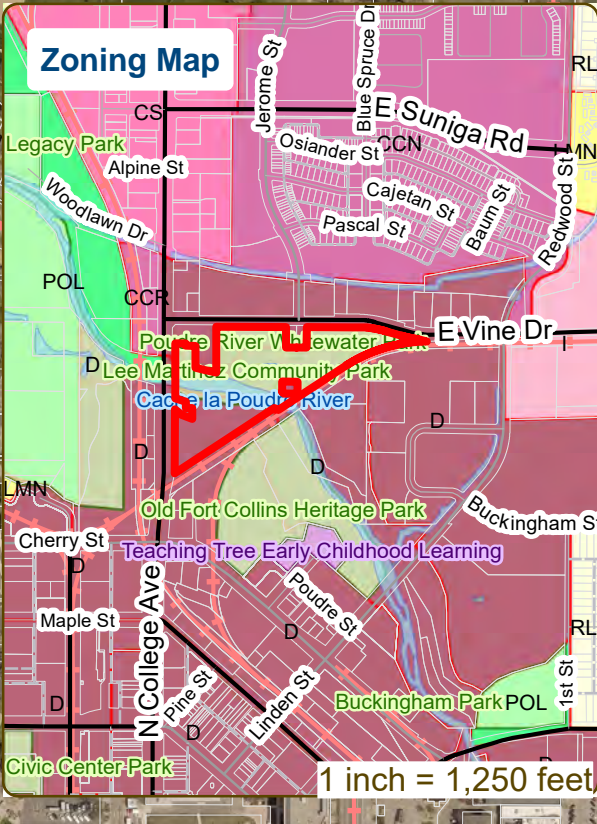
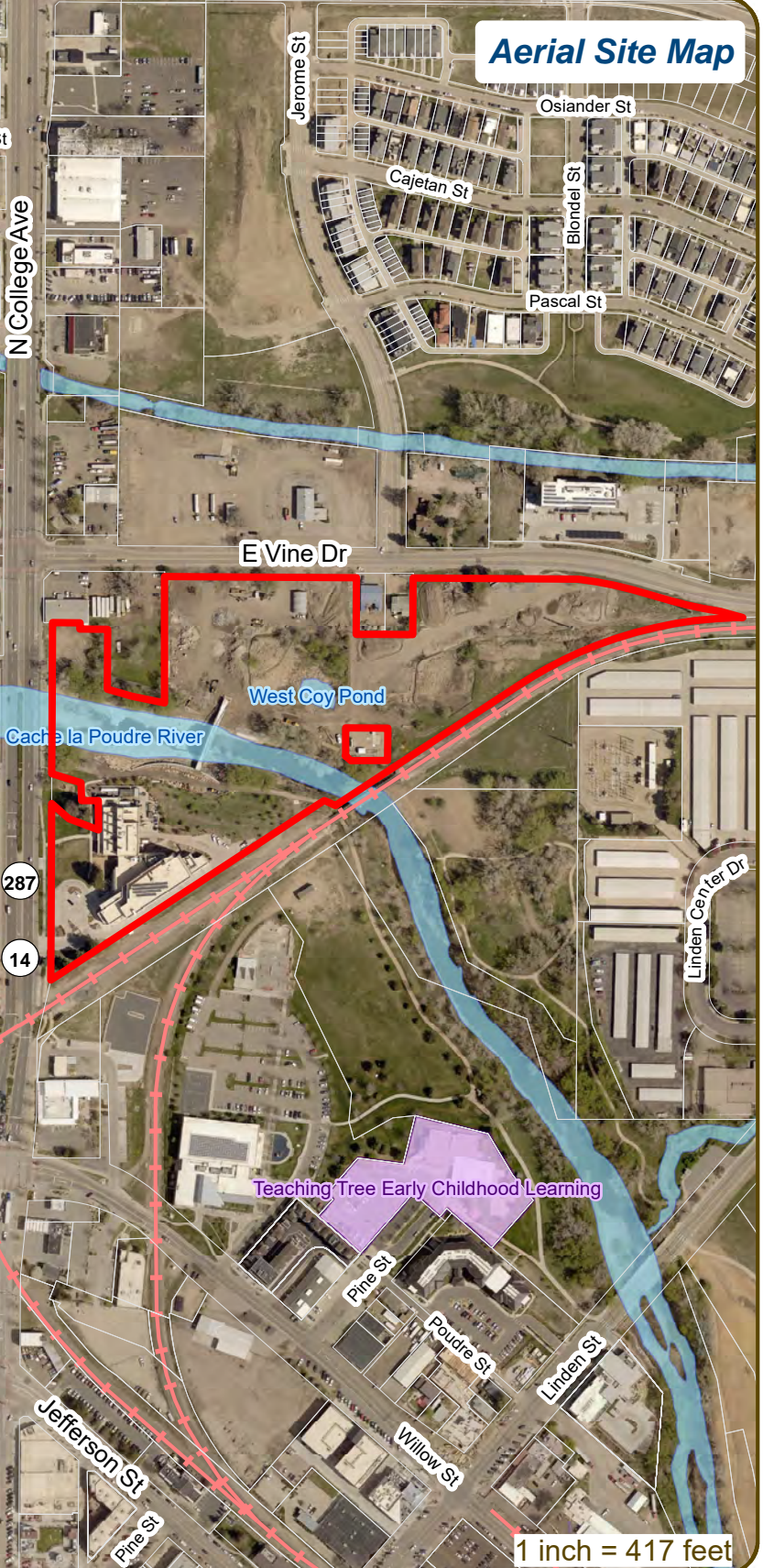
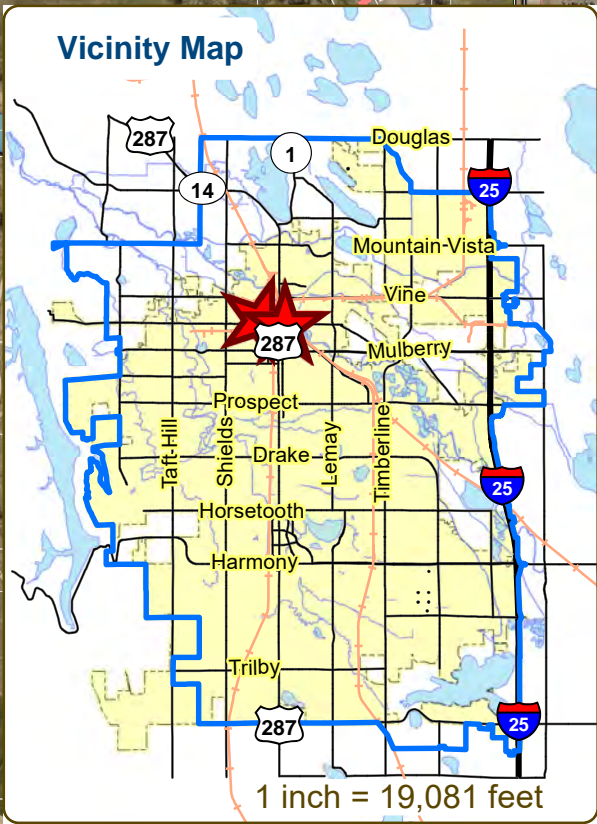
Schedule for 02/04/21

Meetings hosted via Zoom Web Conferencing

Thursday, February 4, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	430 N College Ave CSU Powerhouse Hydrogen Fuel Stations CDR210007	Angela Milewski 970-223-7577 amilewski@bhadesign.com	This is a request to add a hydrogen fuel station for research purposes to the CSU Powerhouse Energy Campus located at 430 N College Avenue (parcel # 9712219901). The proposal includes two 8'x20' trailers which will be located on the southeast portion of the property. The intent is that they will be accessible for future demonstrations of hydrogen fueled vehicles. Access to the site will be from N College Ave to the west. The property is within the Innovation sub-district of the Downtown (D) zone district and is subject to a Minor Amendment (MA) process.	Planner: Will Lindsey Engineer: Dave Betley DRC: Brandy Bethurem Harras
10:15	515 S Shields St Multi-Family Dwellings CDR210008	Dana Lockwood 970-215-3594 lockwoodan@aol.com	This is a request for a multi-family dwelling development located at 515 S Shields St (parcel # 9715106014). The proposal is for a maximum of 9 1-bedroom units and includes 11 vehicle parking spaces. The site is approximately 200 feet south of the intersection of S Shields St and W Mulberry St and would be accessed via the alleyway directly to the north of the site. The site is within Neighborhood Conservation Buffer (NCB) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane
11:15	113 N Shields St Single-Family Detached CDR210009	Paul Crosby 970-657-2323 datch3d@msn.com	This is a request to convert the former Children's House Montessori School into two single-family detached dwellings at 113 N Shields St (parcel # 9710405020). Access to the dwellings will be from N Shields St to the east. The property is within the Neighborhood Conservation Low Density (NCL) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan

430 N College Ave - CSU Powerhouse Hydrogen Fuel Stations



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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

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 for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Powerhouse Energy Institute – Hydrogen research facility Colorado State University

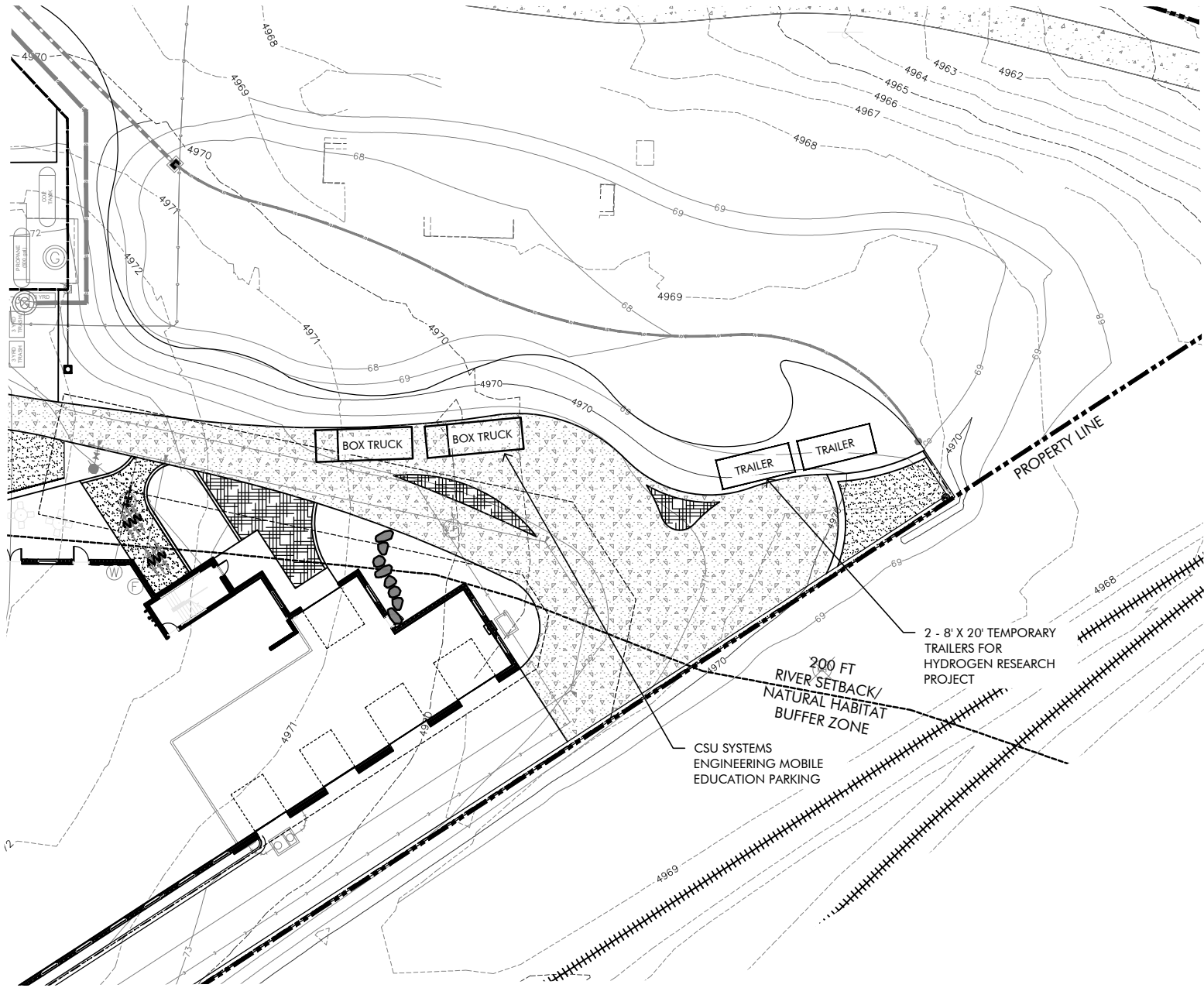
Conceptual Review – Project Narrative
12/17/2020

Since established at the site of the former Fort Collins power plant at 430 South College Avenue, the Powerhouse campus for the Colorado State University Energy Institute has been a platform for the institute to fulfill its mission to develop innovative solutions to energy challenges that achieve global impact.

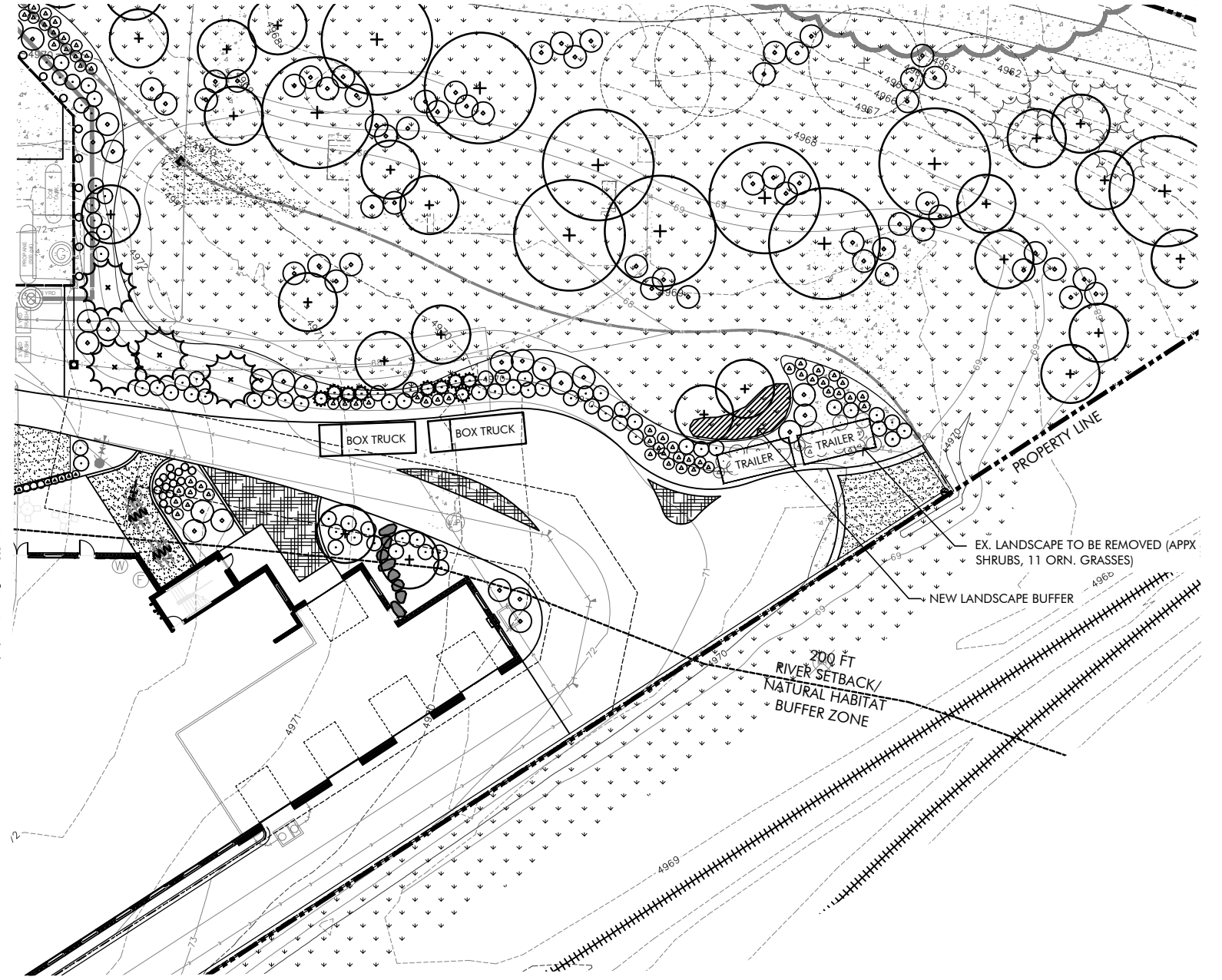
A current initiative of the Energy Institute involves research in hydrogen fuel generation. Two 8' x 20' trailers are currently parked behind the institute supporting this research but as the research continues, a more permanent home for these trailers is needed. The Energy Institute would like to install these two trailers adjacent to the existing pavement east of the Powerhouse. This area is currently a landscaped shrub bed that serves as a buffer to the adjacent open space areas along the Poudre Trail and the river corridor. We are proposing to install additional plantings to replace the ornamental grasses and shrubs that would be affected.

This area east of the Powerhouse does not simply serve as service access for the building. The Energy Institute conducts on-site educational and outreach events and uses this outdoor setting to park their mobile educational vehicles for these demonstrations. Once the hydrogen research trailers are relocated here, they can be accessed by the research teams and along with the educational vehicles will create an outdoor educational and outreach space for the Institute.

The trailers are anticipated to be temporary but long-term facilities. They would be installed on small concrete piers creating a stable condition intended to remain in place as long as the facilities are needed. But in the future they could easily be removed with no permanent damage to the site.



SITE PLAN



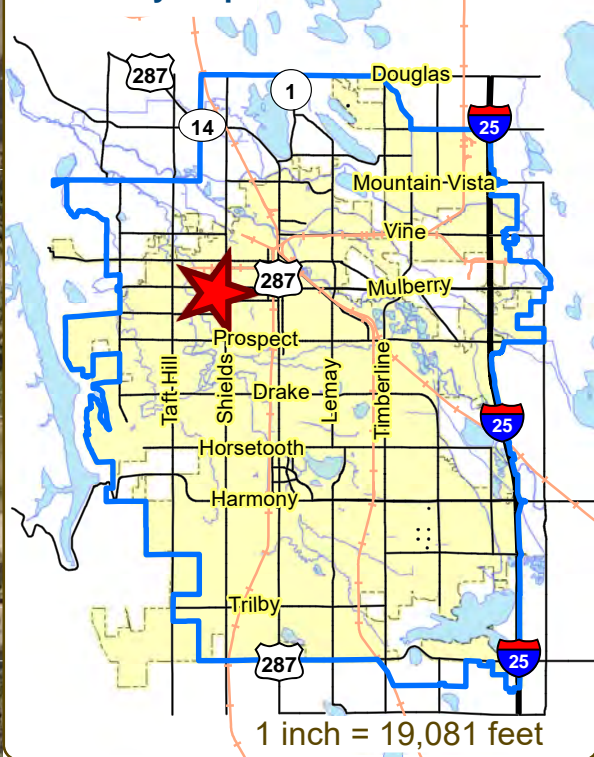
LANDSCAPE PLAN

SITE CONCEPT
 POWERHOUSE - HYDROGEN RESEARCH STATION
 12/15/2020

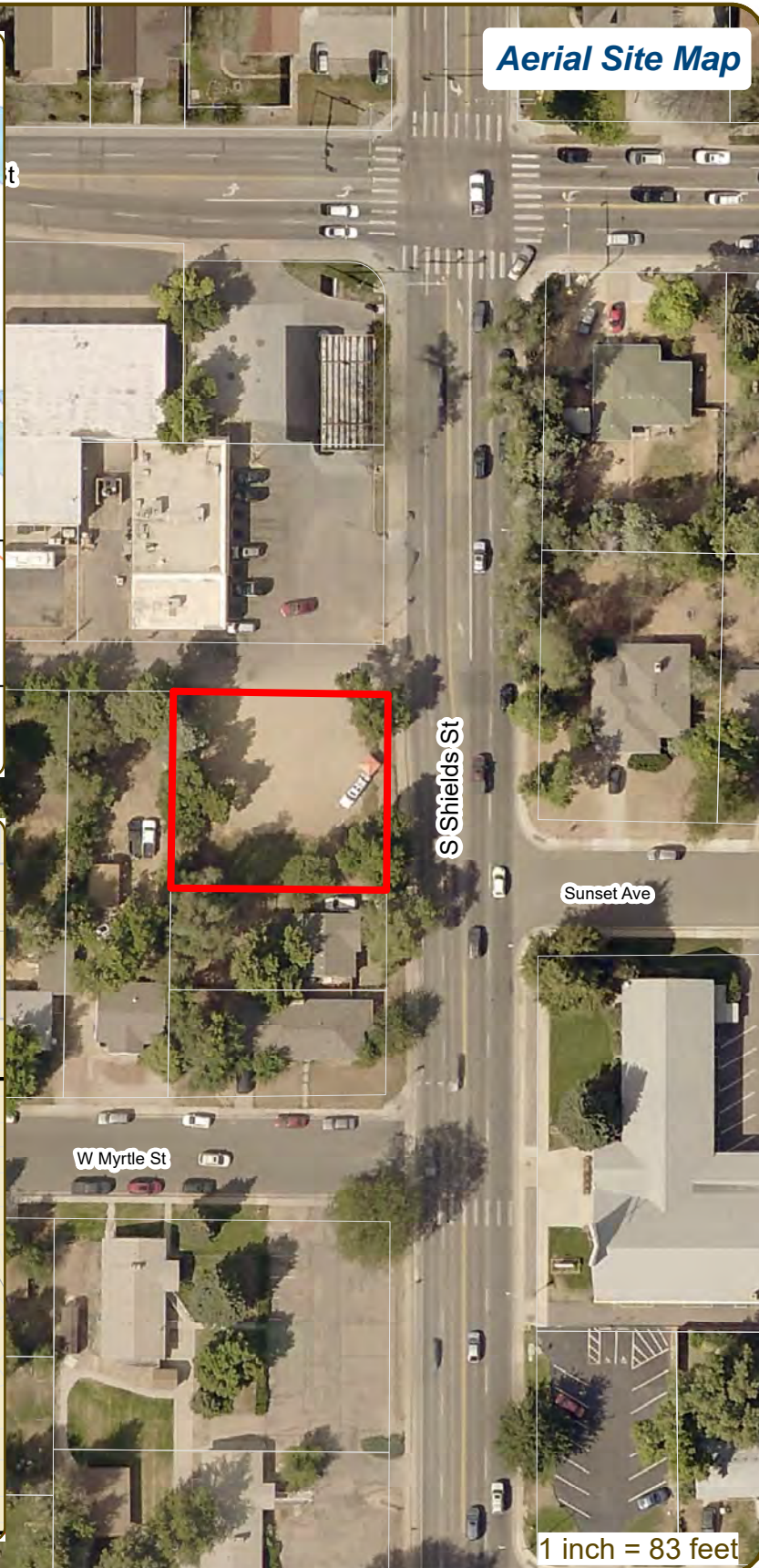
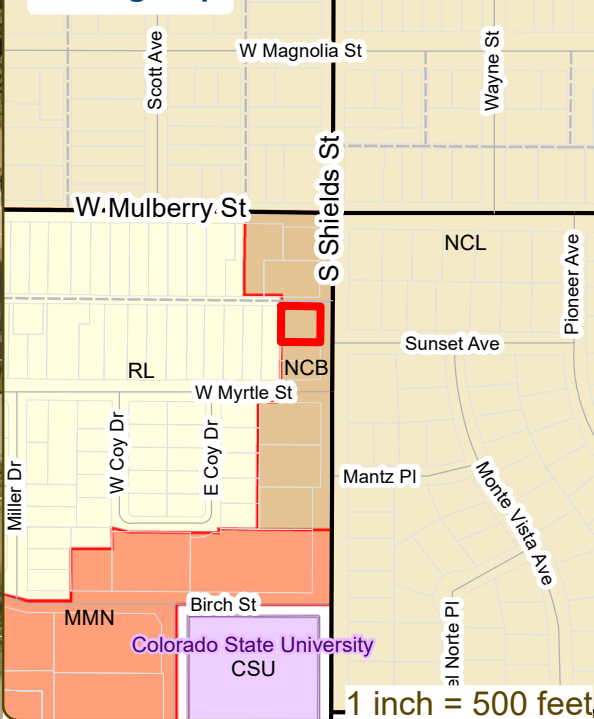
515 S Shields St Multi-Family Dwellings

Aerial Site Map

Vicinity Map



Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Dana Lockwood, Consultant; and, Barbara Siek, Owner

Business Name (if applicable) Lockwood Architects, Inc.

Your Mailing Address 415 E Pitkin St., Fort Collins, CO 80524

Phone Number 970-215-3594 Email Address lockwoodar@aol.com

Site Address or Description (parcel # if no address) 515 S Shields, FC

Description of Proposal (attach additional sheets if necessary) Multi-family use with up to 9 studio & 1 bedroom units. Parking will include a mix of garage spaces and on site spaces. The site will be accessed from the adjacent alley.

Proposed Use Multi-family Apartments Existing Use Vacant lot

Total Building Square Footage 6,888 sf S.F. Number of Stories 3 Lot Dimensions 94.96' x 100.33' +/-

Age of any Existing Structures NA (a residence was demolished several years ago)

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 for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

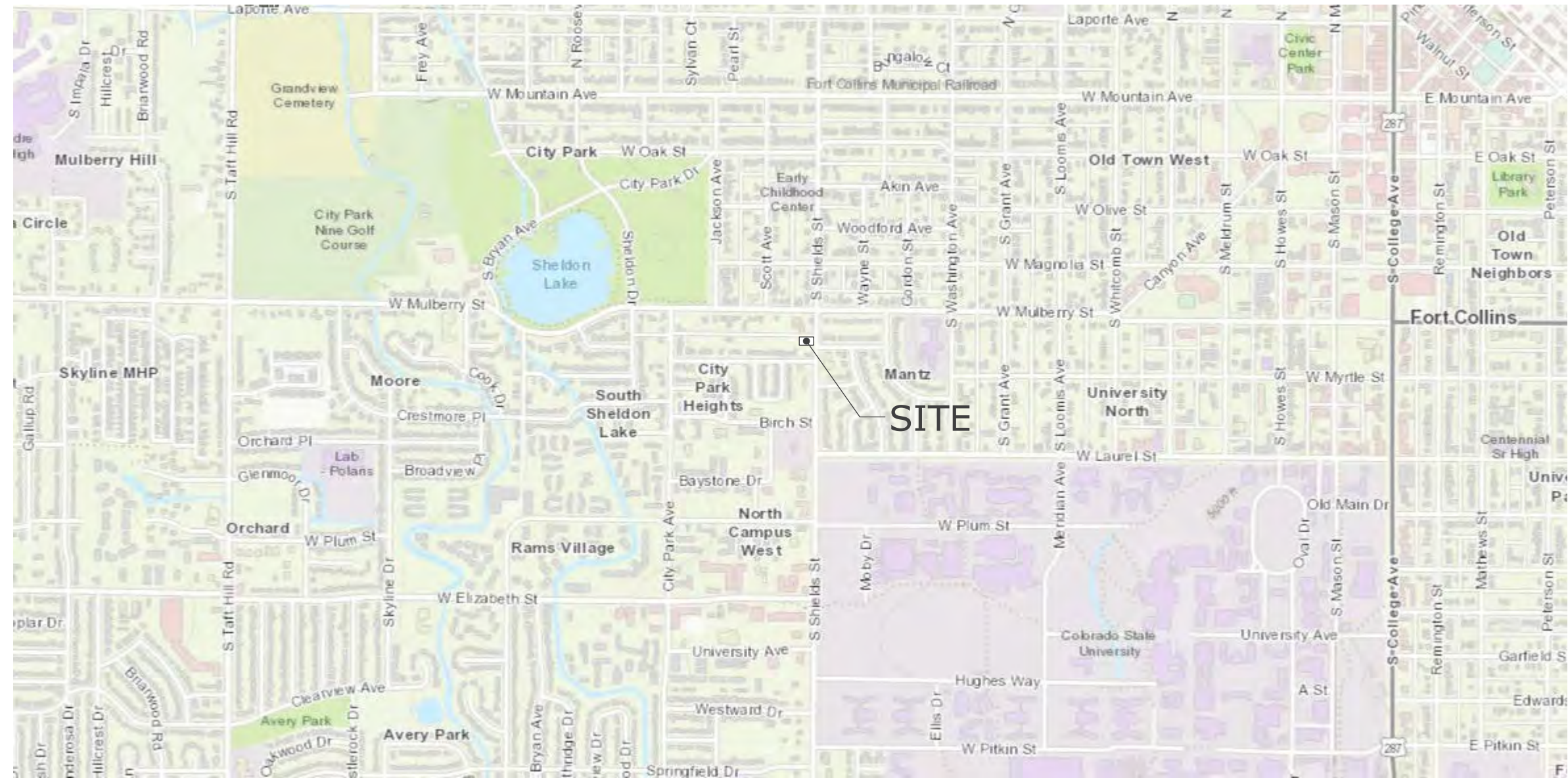
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 75% +/- (guess) S.F.

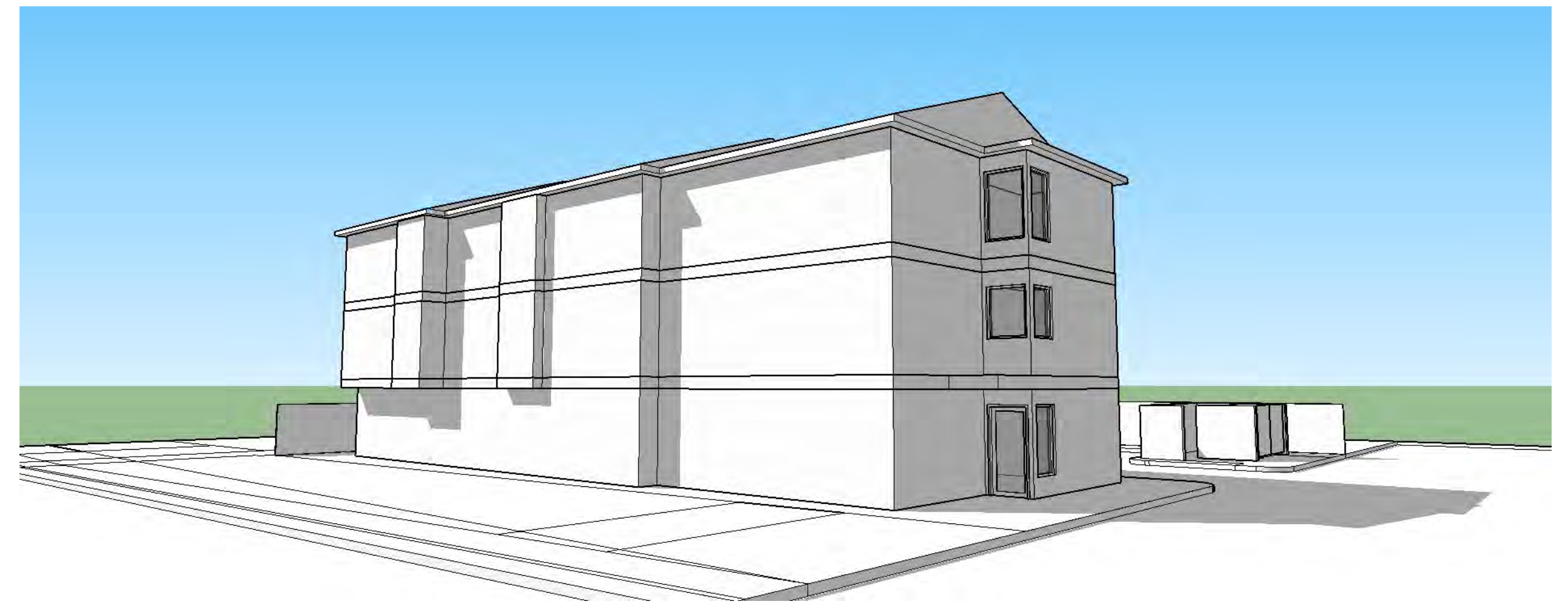
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



VICINITY MAP



MASS MODEL OF BUILDING ON-SITE

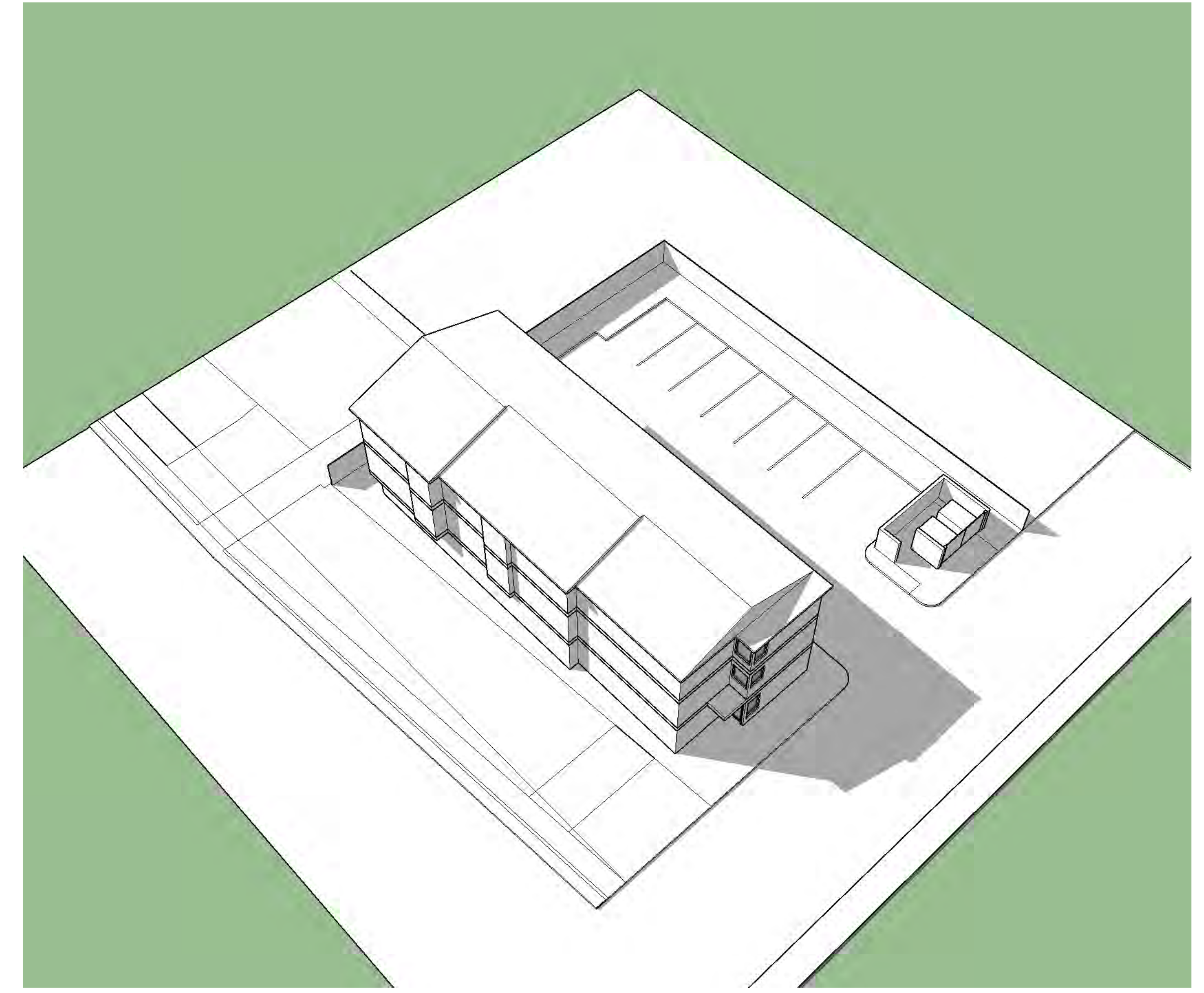
SHIELDS STREET STUDIOS

LAND USE STATISTICS OPTION 1

Land Area Gross:	9,511 sf .218 ac
Land Area Net:	7,952 sf .183 ac
Bldg Coverage	2,296 sf 24.1% (gross)
Building Intensity	
Type:	Multi-Family Apartment
Bldg SF:	6,888 sf
Bldg Ht:	< 30'
Proposed Zone:	NCB
No. Dwelling Units:	7
Bedrooms:	
(7) 1-BR	7 ttl
Gross Density:	32.1 du/ac
Parking	
Vehicle Parking	11
Req'd Resid. Parking:	10.5
Max Parking	NA
Proposed Parking	
Standard Site Parking	6
Site H.C. Parking	1
Garage Parking	4
Total Parking	11
BICYCLE PARKING	
Ttl Bike Parking	7 req'd
Covered Bike Parking	4.2 req'd 6 proposed
Site Fixed Bike Park'g	2.8 req'd 4 proposed

LAND USE STATISTICS OPTION 2

Land Area Gross:	9,511 sf .218 ac
Land Area Net:	7,952 sf .183 ac
Bldg Coverage	2,296 sf 24.1% (gross)
Building Intensity	
Type:	Multi-Family Apartment
Bldg SF:	6,888 sf
Bldg Ht:	< 30'
Proposed Zone:	NCB
No. Dwelling Units:	9
Bedrooms:	
(9) 1-BR	9 ttl
Gross Density:	41.3 du/ac
Parking	
Vehicle Parking	11
Req'd Resid. Parking:	13.5
Max Parking"	NA
Proposed Parking	
Standard Site Parking	6
Site H.C. Parking	1
Garage Parking	4
Total Parking	11
BICYCLE PARKING	
Ttl Bike Parking	9 req'd
Covered Bike Parking	5.4 req'd 8 proposed
Site Fixed Bike Park'g	3.6 req'd 4 proposed



MASS MODEL OF BUILDING ON-SITE



CONCEPT SKETCH -- VIEW FROM SHIELDS STREET



CONCEPT SKETCH -- VIEW FROM ALLEY

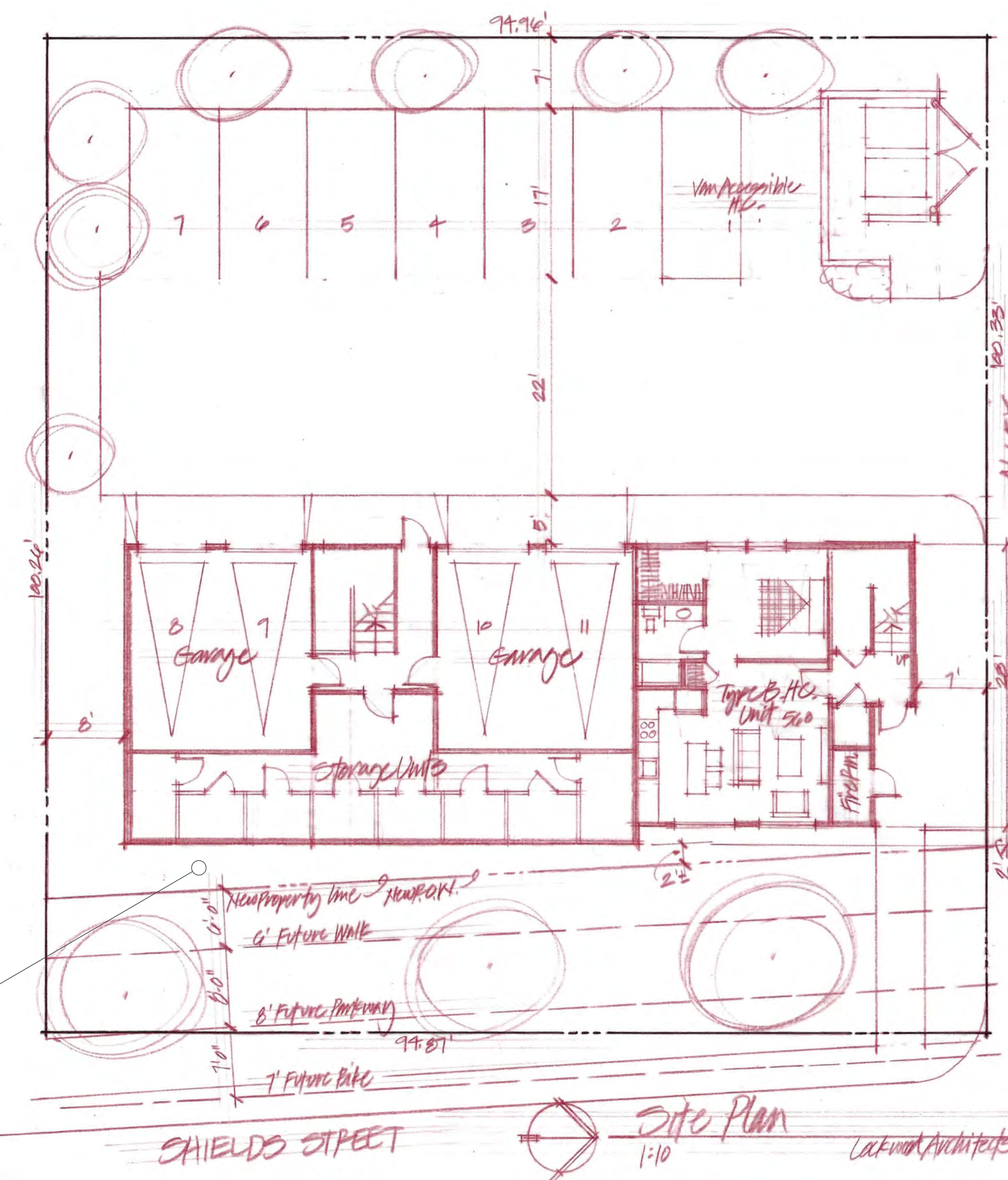
PER LAND USE CODE, FIGURE 17.9, FRONT YARD SETBACK
"THE AVERAGE OF THE ABUTING PARCELS ON THE SAME BLOCK FACE"



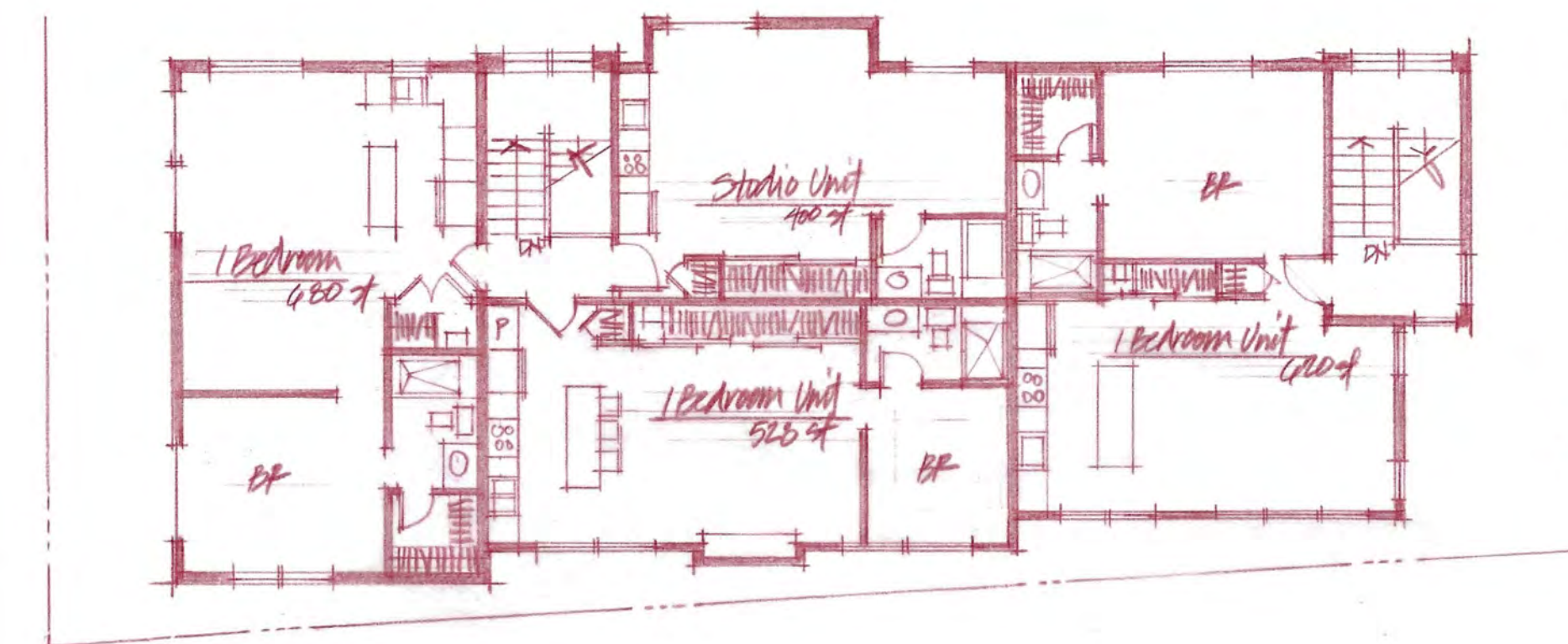
GOOGLE MAP OF BLOCK

APPROX. LOCATION OF PROPOSED BUILDING

APPROX. LOCATION OF ARTERIAL R.O.W.

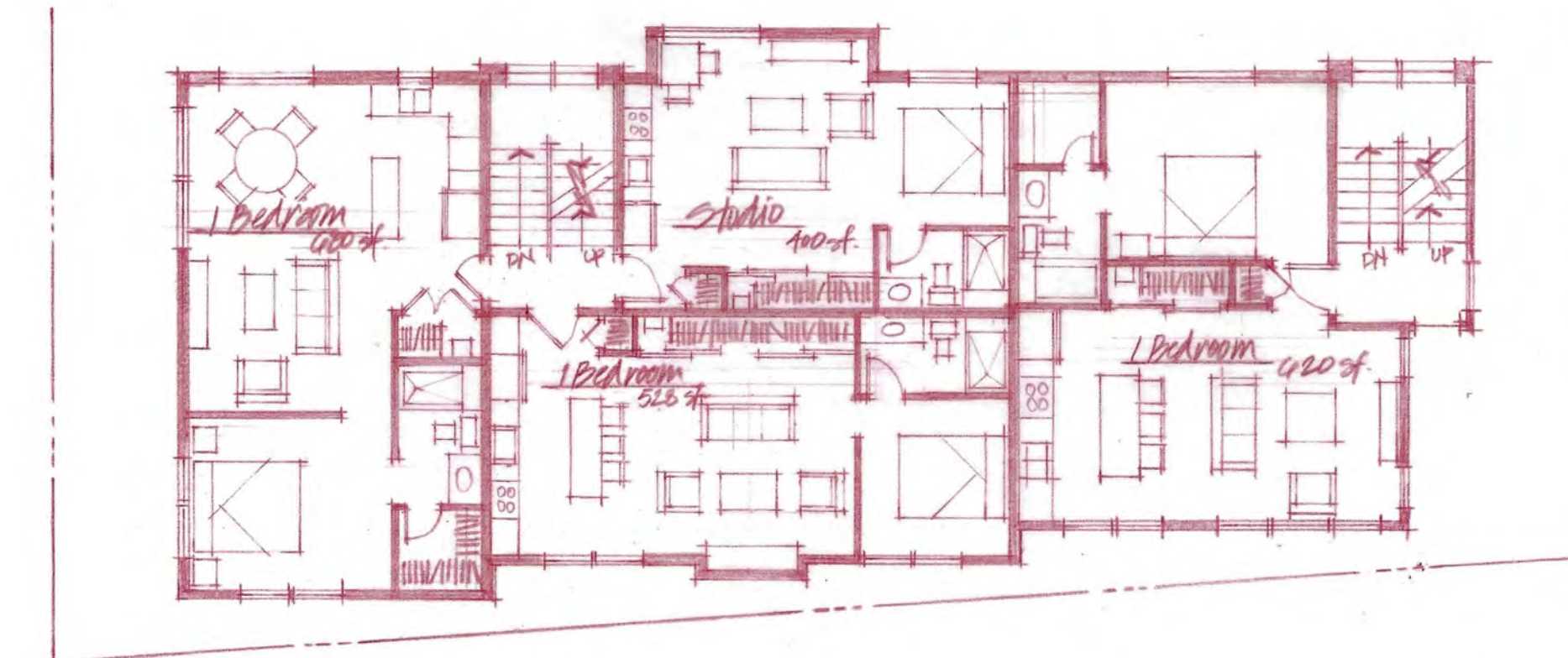


CONCEPT SITE PLAN SKETCH



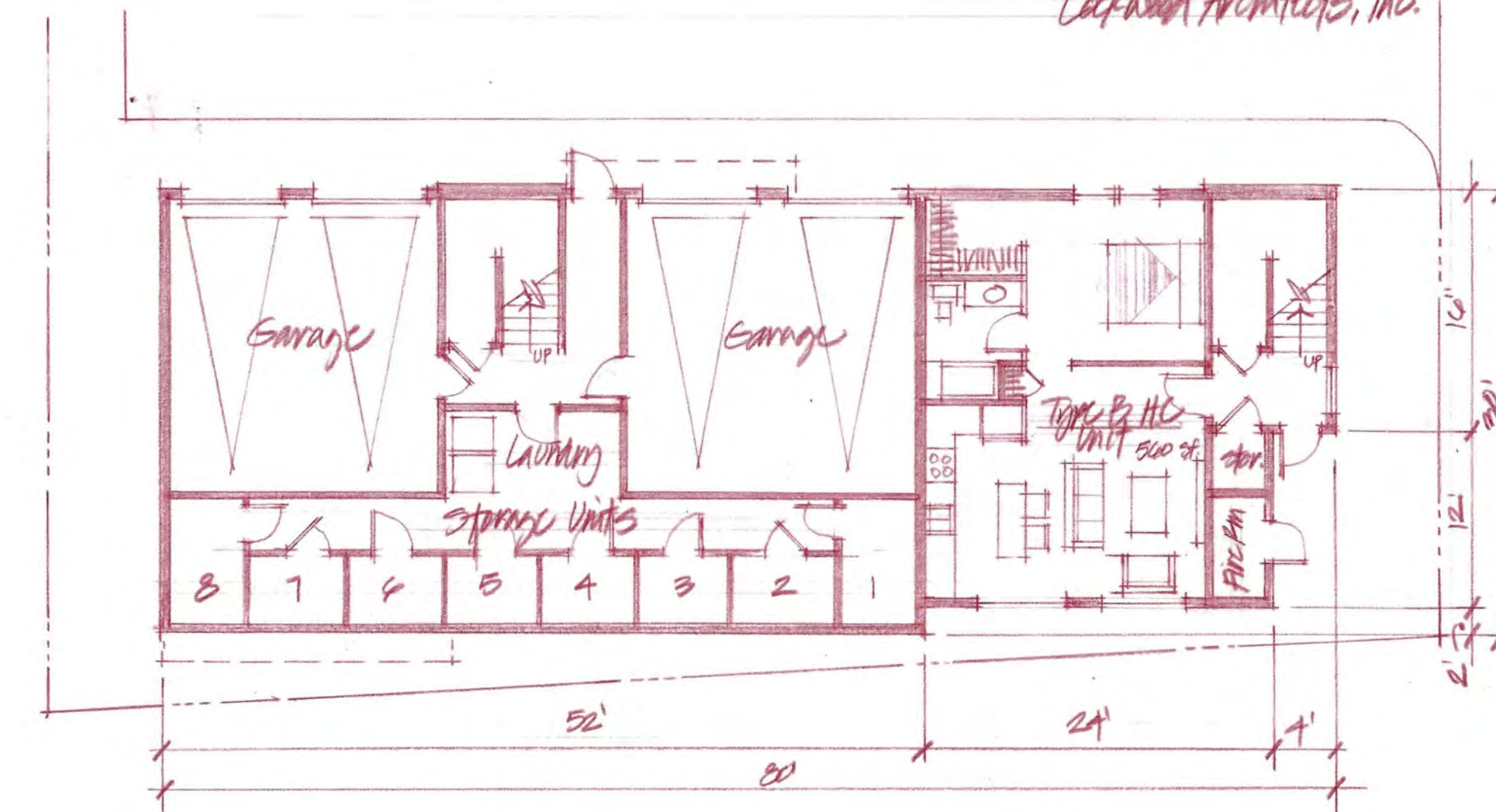
Third Floor Plan
1:10

Lockwood Architects, Inc.



Second Floor Plan - Revised 12.24.2020

Lockwood Architects, Inc.



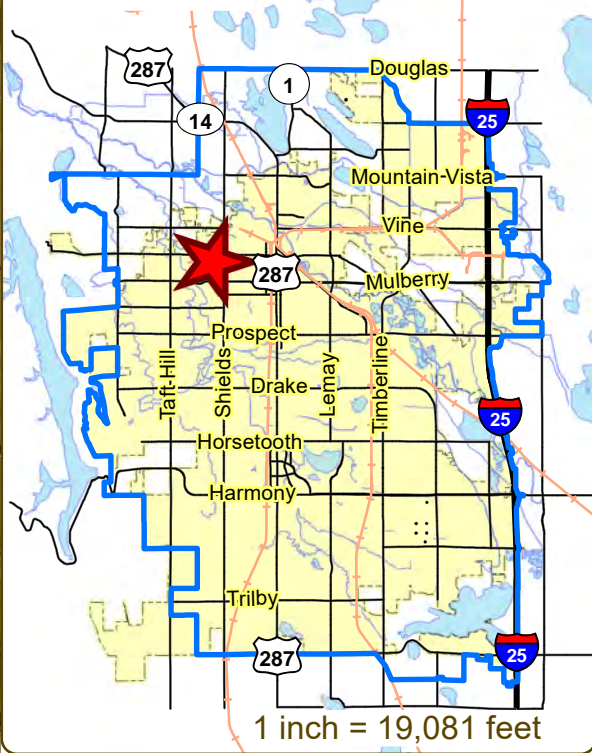
First Floor Plan - Revised 12.21.2020
1:10

Lockwood Architects, Inc.

CONCEPT FLOOR PLAN SKETCHS

113 N Shields St Single-Family Detached Dwellings

Vicinity Map



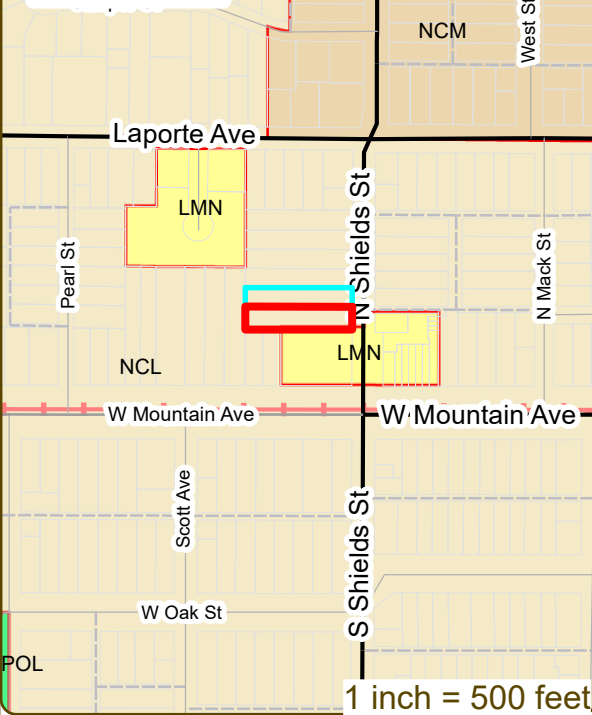
Aerial Site Map



N Shields St

S Shields St

Zoning Map



1 inch = 500 feet

1 inch = 83 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Paul Crosby - Owner

Business Name (if applicable) _____

Your Mailing Address 113 N Shields St, Fort Collins, CO 80521

Phone Number 970-657-2323 **Email Address** datch3d@msn.com

Site Address or Description (parcel # if no address) _____

113 N Shields St, Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) _____

Please refer to the attached document, Conceptual Review - 113 N Shields - Attachment 1

Proposed Use Two Residential Dwellings **Existing Use** Primary and Kindergarten School

Total Building Square Footage 1566 **S.F. Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures 71 years

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 for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? Moderate

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 0 **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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**Conceptual Review – 113 N Shields
Attachment 1**

Property Location

113 N Shields
Fort Collins, CO 80521

Existing Use

Existing Use: Primary and Kindergarten School

Property Owner: 113 Holdings LLC

Tenant: Children’s House Montessori School



In 1974, the dwelling located on 113 N Shields was converted into a Montessori school called Children’s House Montessori School (“Children’s House”). Primary class was held in the house. In 1979, the garage was converted into a classroom. The classroom conversion included a bathroom and kitchen along with the installation of water, sewer and electricity. Kindergarten classes were held in the newly converted classroom.

Children’s House continued to operate out of both buildings at this location until March 2020 when school was halted due to COVID-19 restrictions. Subsequently, in October 2020, the decision was made to close Children’s House permanently.

We, the owners of 113 Holdings and Children’s House, would like to convert the property use back to residential with two dwellings. We plan to live in the main dwelling while our son lives in the secondary dwelling.

Existing Building Information

Primary

Property Type:	Residential
Built As:	Ranch
Occupancy:	Converted House
Year Built from:	1949
Exterior:	Frame Siding
Interior:	Plaster
Heat	Forced Air
Roof Type:	Hip
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	4
Baths:	1
Units:	1
Stories:	1
Total Sq Ft:	1,064

Kindergarten

Property Type:	Residential
Built As:	Ranch
Occupancy:	Converted House
Year Built from:	1949
Exterior:	Frame Siding
Interior:	Drywall
Heat	Electric Baseboard
Roof Type:	Hip
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	1
Baths:	1
Units:	1
Stories:	1
Total Sq Ft:	502



Building Photos

Primary
West Side



South Side



East Side



North Side



Kindergarten

In late 2019 the Kindergarten building was “bumped” by a car which damaged the south-east corner of the building. A claim was filed with State Farm and on June 29, 2020, permit B2006537 was issued to repair the damage. The following are photographs of the building pre-repair. Pictures of the building mid-repair are also included below.

West Side Pre-Repair



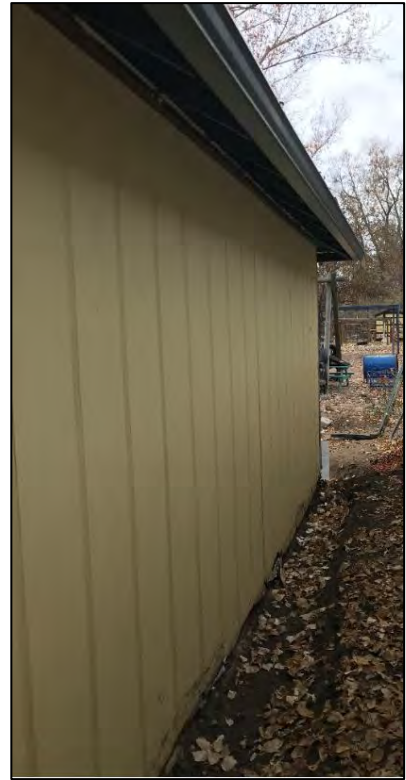
South Side Pre-Repair



East Side Pre-Repair



North Side Pre-Repair



West Side Mid-Repair



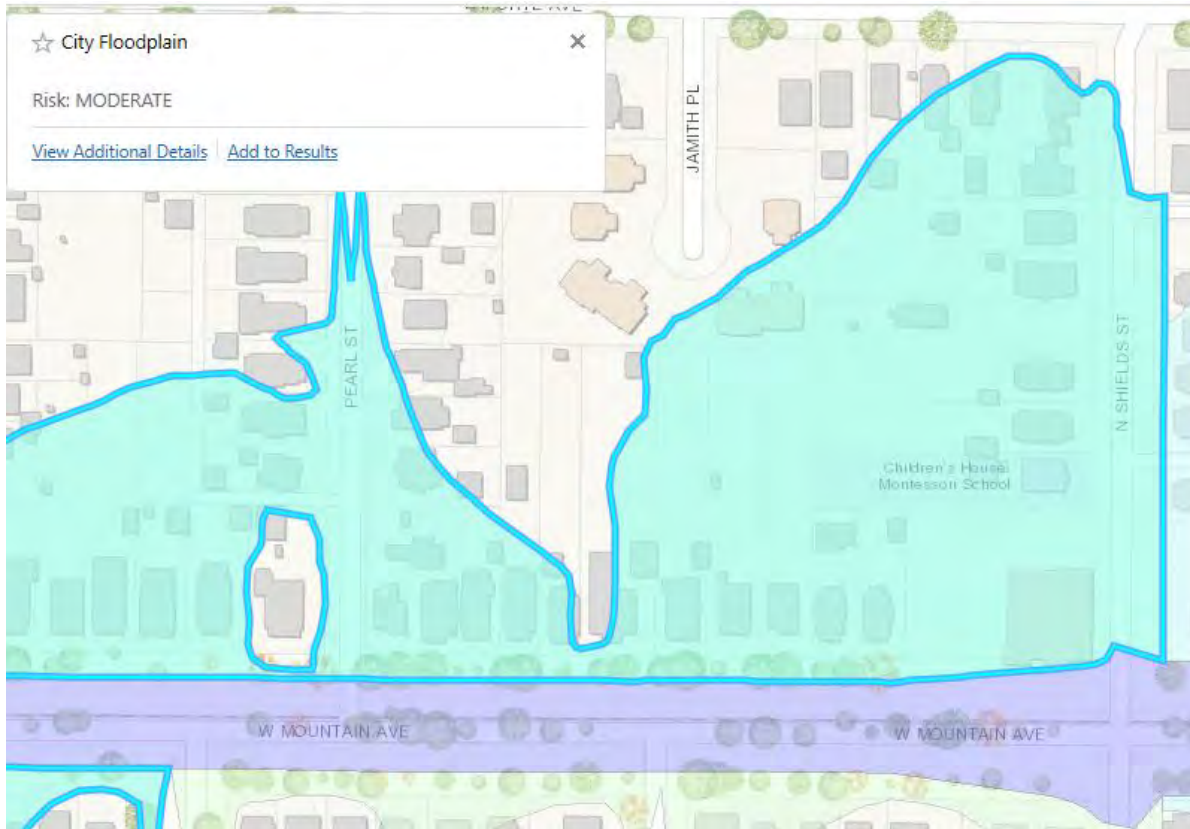
South/East Side Mid-Repair



North Side Mid-Repair



Floodplain – Moderate



Proposed Use

Proposed Use: We would like to change the zoning from commercial to residential and convert the two existing classroom buildings into two dwellings. Please refer to the attached site sketches: **Existing Use – 113 N Shields – Attachment 2, Proposed Use – 113 N Shields – Attachment 3.**

This project is not proposing changes to existing improvements. The following will continue as they currently exist:

- Site boundaries, grading and drainage,
- Building size and location,
- Natural features,
- Utility line locations, and
- Landscaping and parking

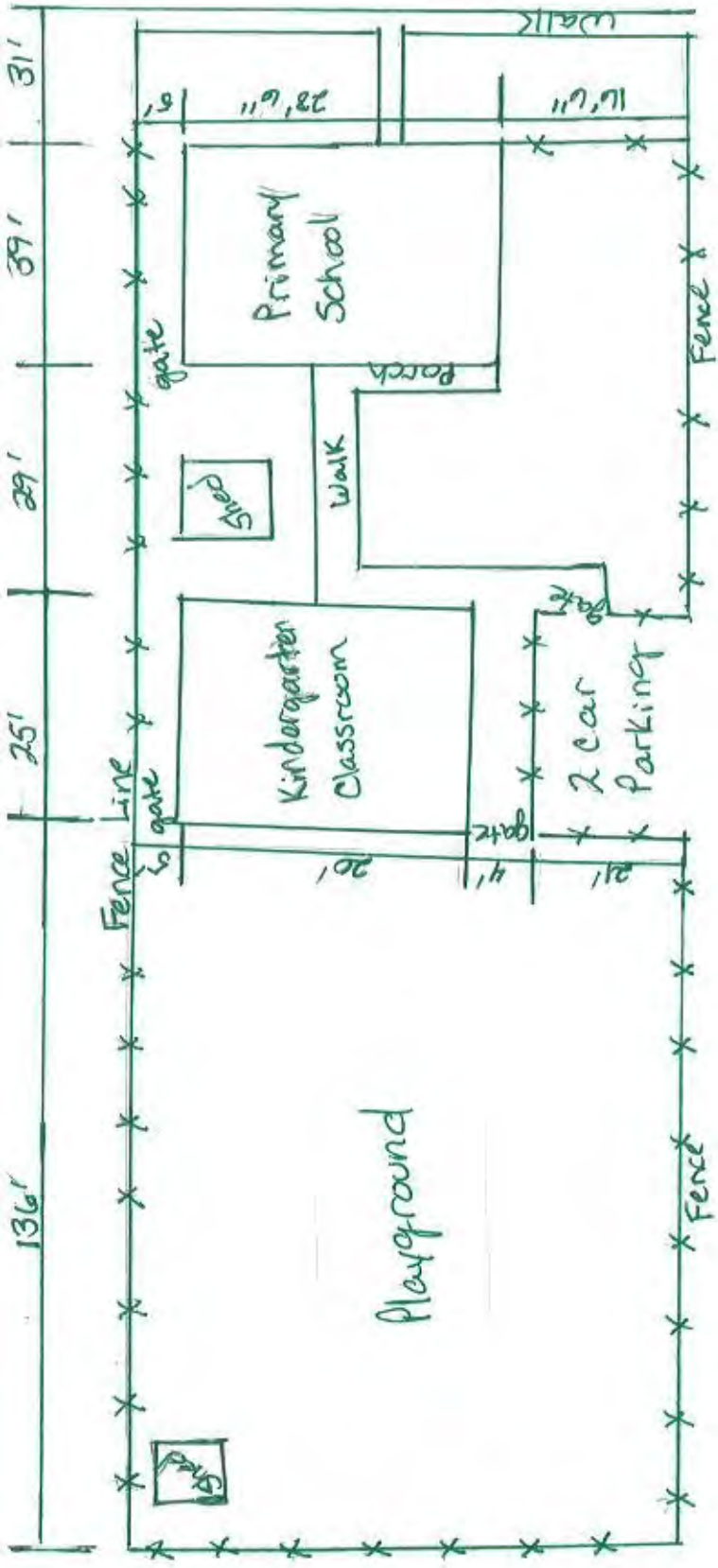
Dwelling 1

Property Type:	Residential
Built As:	Ranch
Occupancy:	Converted House
Year Built from:	1949
Exterior:	Frame Siding
Interior:	Plaster
Heat	Forced Air
Roof Type:	Hip
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	4
Baths:	2
Units:	1
Stories:	1
Total Sq Ft:	1,064

Dwelling 2

Property Type:	Residential
Built As:	Ranch
Occupancy:	Converted House
Year Built from:	1949
Exterior:	Frame Siding
Interior:	Drywall
Heat	Electric Baseboard
Roof Type:	Hip
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	2
Baths:	1
Units:	1
Stories:	1
Total Sq Ft:	502



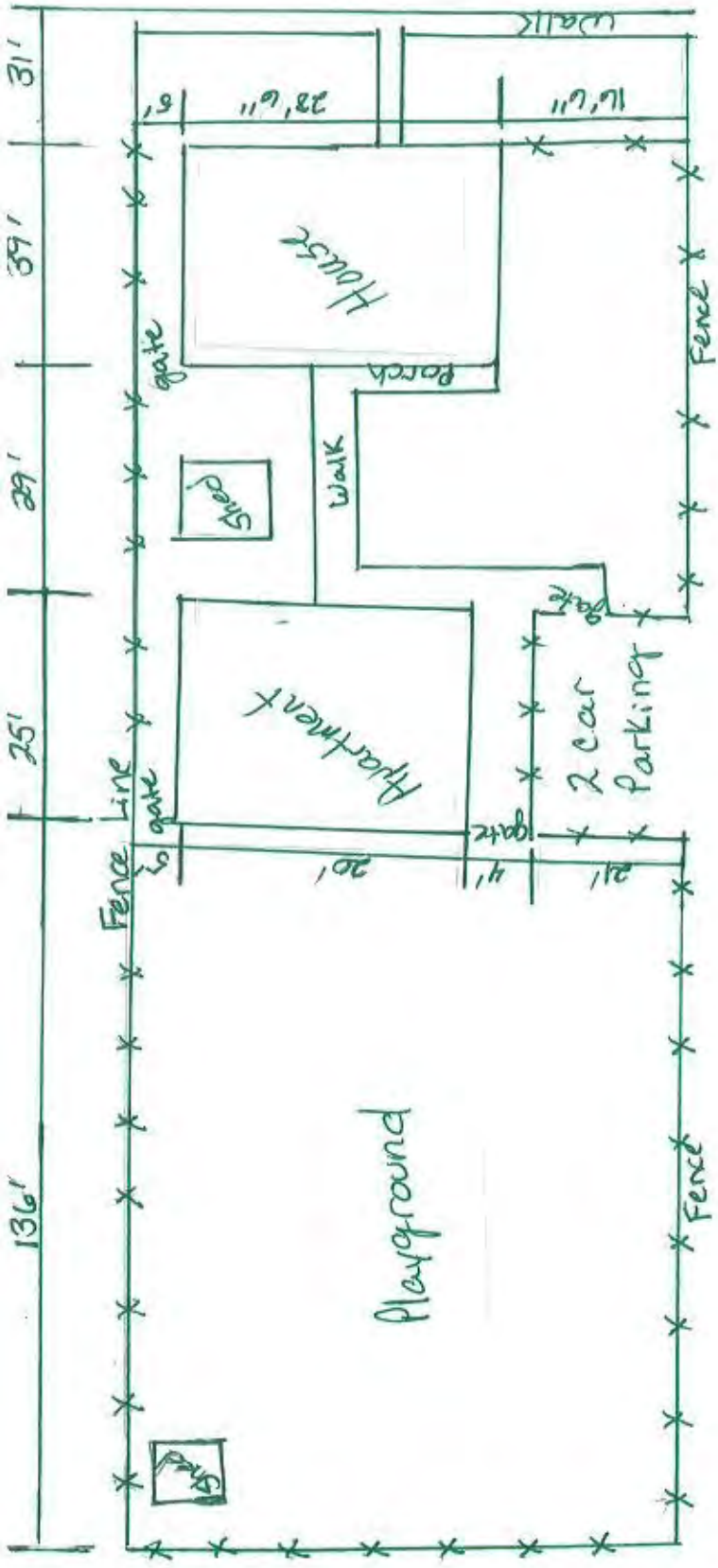


Grocery Store Parking Lot

Existing Site Plan • 113 N Shields St.
Children's House Montessori School

Beaver's Market

Mountain Ave



Shields St.

Grocery Store Parking Lot

Proposed use - 113 N. Shields ST.

Residential

Beaver's Market

Mountain Ave

