

Preliminary Design Review Agenda

Schedule for 03/09/22

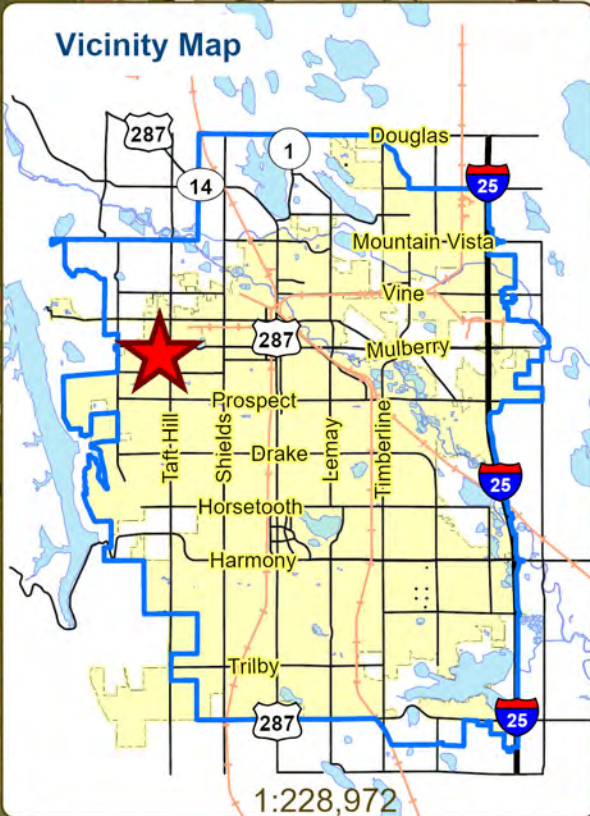
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, March 9, 2022

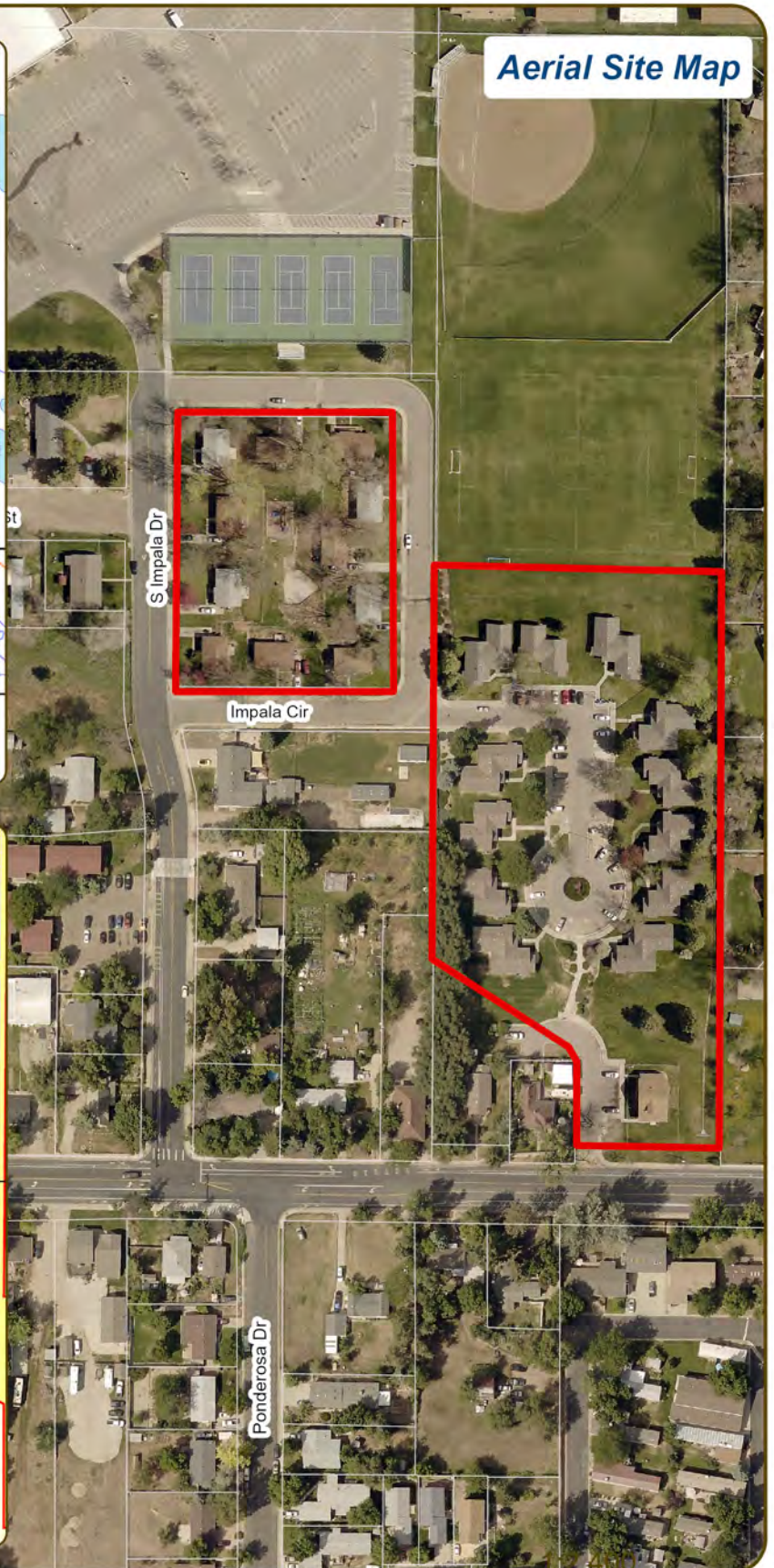
Time	Project Name	Applicant Info	Project Description	
8:30	Impala Multi-Family PDR220002	Klara Russouw 970-224-5828 klara@ripleydesigninc.com	This is a request to construct 62 affordable dwelling units (mixture of single-family attached and multi-family) at 306 and 400 Impala Cir (parcel # 9709413901; 9709423902). The proposal includes 2 single-family attached buildings each containing 10 units. The proposal also includes 3 multi-family buildings ranging in height from 2 to 3 stories and ranging from 8 to 28 units. The proposal also includes renovations for the 24 existing duplexes at 400 Impala Cir. 108 on-site vehicle parking spaces are provided. Existing access is taken from S Impala Dr directly to the west and W Mulberry St directly to the south. The site is directly north of W Mulberry St and approximately .25 miles west of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Jenny Axmacher / Will Lindsey Engineer: TBD DRC: Brandy Bethurem Harras

306 & 400 Impala Cir Multi-Family Dwellings

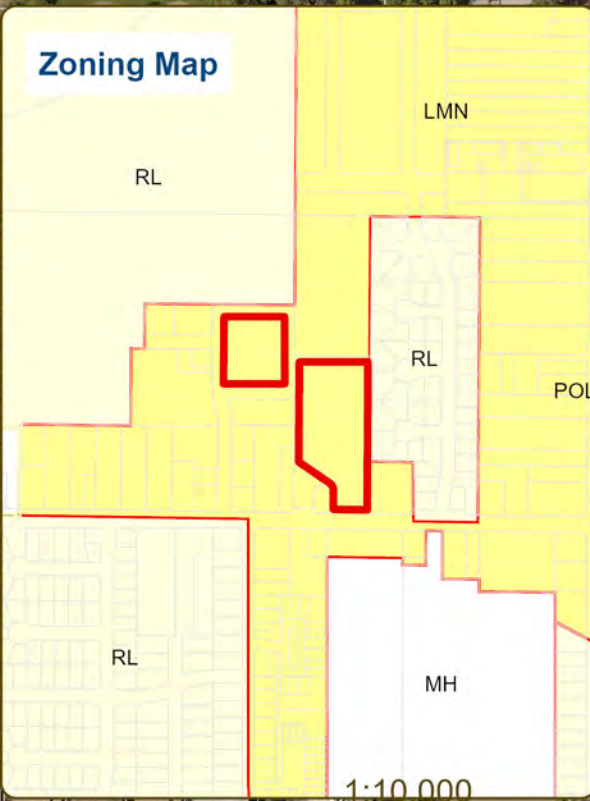
Vicinity Map



Aerial Site Map



Zoning Map





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 Wednesday at 00pm three weeks prior to the anticipated Wednesday meeting date**. Application materials can be e-mailed to planning@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 _____ Project Planner _____
Submittal Date _____ Fee Paid (\$ 000) _____

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

Project Name Impala Renovations

Project Address (parcel # if no address) 306 Impala Drive & 400 Impala Circle

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____
Nichole Rex - Housing Catalyst (Applicant); Klara Rossouw - Ripley Design (Consultant)

Business Name (if applicable) _____

Applicant Mailing Address 419 Canyon Avenue, Suite 200, Fort Collins CO 80521

Phone Number 970-224-5828 E-mail Address _____

Basic Description of Proposal (a detailed narrative is also required) _____

Housing Catalyst is proposing to develop multifamily housing on 306 Impala and renovate the existing duplexes on 400 Impala, and a new walk-up building is proposed to be built fronting Mulberry. A detailed narrative will be provided as part of submittal package.

Zoning LMN Proposed Use Multifamily Existing Use Residential

Total Building Square Footage ~ 37,700s.f. S.F. Number of Stories 3 max. Lot Dimensions 7.19 ac
(multiple buildings)

Age of any Existing Structures Structures are less than 50 years old

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.**

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then what risk level? _____

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

Increase in Impervious Area ~55,000s.f. S.F.

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



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

February 16th, 2022

Impala Renovations

Preliminary Design Review

Project Narrative

What are you proposing/use?

The applicant, Housing Catalyst, is proposing to develop 62 new affordable dwelling units on the properties of 306 and 400 Impala Circle to complement the 24 existing duplexes on 400 Impala. The goal of the new units is to provide housing to Fort Collins Residents ranging in income from 30%-80% AMI with a target average of 55% AMI.

Most of the major improvements are proposed on the 306 Impala site. The existing single-family homes on the property will be demolished to accommodate 54 new affordable units. The site plan has been carefully organized to provide neighborhood compatibility. All buildings fronting Impala Drive and Impala circle will be limited to two stories. A single 3-story building is tucked behind the two-story buildings in the northeast corner of the 306 block. This is similar to another successful site design approach Housing Catalyst used at their recent Village on Redwood project.

On the 400 Impala site, a new 8-unit, two-story multifamily building is proposed along Mulberry. The existing duplex will be removed to make room for the new residences. Interior and exterior updating of the other 24 existing duplexes are also anticipated as part of the development proposal. Additionally, paving and landscape changes will happen on 400 Impala Circle to accommodate parking, circulation, and storm water requirements.

Housing Catalyst sees these two properties as a great opportunity to provide high quality affordable housing units to our community. As with most affordable infill housing projects modifications will be required. A request to modify the maximum number of units in a building and to increase the maximum gross floor area will be provided with the PDP phase.

What improvements and uses currently exist on the site?

300 Impala currently has 11 small single-family residences on it. They will be removed for the new development. On 400 Impala, the existing 24 duplexes will receive important capital improvements and updates which will improve the accessibility and energy efficiency of the homes (final scope is yet to be determined). The single duplex fronting Mulberry will be removed and a new 8 unit, two-story building will be built there.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

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

The site will be accessed off of Impala Drive and Mulberry. The application will request abandoning the Impala Circle right of way. This is needed to provide parking for the 54 units proposed on the 306 Impala Circle site. The access will be provided through a public/emergency access and utility easement rather than public right of way - essentially acting as a public road while allowing more efficient parking.

The new 8 unit building along Mulberry will utilize the current access off of Mulberry. The current parking lot will be modified to provide additional parking required.

A one-way 'pedestrian activated alley' is proposed connecting the duplexes to the new Mulberry units. The intent will be to allow existing vehicular traffic to exit to the south and multimodal uses will be encouraged. This will create connectivity throughout the development as well as provide an outlet when the school's peak hour traffic along Impala Drive is the most intense.

Bike parking facilities will be dispersed throughout the site as surface- and the required enclosed bike parking. A portion of the enclosed bike parking will be located within the walk-up buildings on 306 Impala.

Describe site design and architecture

The site design for 306 Impala has buildings located along and facing out to the local streets and private drives. This allows for a nice open space interior to the site where site amenities will be placed.

On 400 Impala, the site design will remain consistent with the current layout. The additions will be the new building and parking along Mulberry and the one-way access drive between the duplexes and the new multifamily building.

The new development at 306 Impala and 400 Impala will consist of a total of 62 residential units and an approximately 2,000 SF stand-alone community building. 52 of those units will be designed as one-level "flats", and 10 of those units will be designed as two-story townhouses. The 52 flats will consist of 1-, 2-, and 3-bedroom units and be located in three "Walk-Up" style buildings. The 10 townhouses will consist of 2- and 3-bedroom units and be located in two buildings.

Architecturally, the goal is to relate to, compliment, and enhance the scale and aesthetic of the surrounding neighborhood as much as possible. Pitched roofs and exterior cladding materials that complement the surrounding architectural character are used on every building so the project fits in seamlessly with the adjacent neighborhood. All window and door sizes are easily recognized as residential in nature, and effort has been made to place a majority of these windows facing the public right-of-way to provide a transparent, safe, and active pedestrian experience along the street.





The townhouses have been broken into two separate buildings to reduce the overall scale and feel of those units, and they've been given front porches and located to face Impala Circle on the south which will create a vibrant pedestrian experience along that edge. Their east-west orientation will also give each unit great solar access, as each unit's main living spaces face south. The massing of the townhouse buildings will be mostly two-stories but will step down to one-story elements to further relate to the height of the adjacent single-family and duplex homes.

The walk-up style buildings will vary in size and height, which will create architectural interest throughout the project. The two-story walk-up buildings have been located adjacent to the public streets to relate to the size and scale of the neighborhood, and the three-story walk-up building has been located internal to the property to reduce the visibility of the additional height.

How is your proposal compatible with the surrounding area?

Careful consideration was given to the neighborhood context. Lower density two-story buildings are proposed directly across the street from existing single family residential. The highest density building (3-story multifamily building) is placed in the back of 306 Impala Circle site. The proposed two-story buildings will screen and provide a transition from the 3-story building to the adjacent single family. Also, the buildings have been designed with pitched roofs, exterior materials and colors, and residential architectural details that are compatible with the surrounding homes.

Is water detention provided? If so, where?

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

What is being proposed to treat run-off?

306 and 400 Impala will maintain historic drainage patterns, utilizing existing detention facilities in their current locations. A new storm pipe will be installed from the existing manhole in Mulberry St and brought into the site to lower the bottom of detention facilities to create additional volume required by the increase in imperviousness while maintaining the total site release rate of 5.8 cfs per previous drainage reports. Low Impact Design (LID) features such as rain gardens and/or permeable pavers will be installed to treat new or modified impervious areas.

Sanitary sewer will be served by an existing main that runs through 400 Impala to 306 Impala or along an existing main located in Impala Dr. Similarly, existing water mains in Impala Dr or Impala Circle will service the proposed buildings on 306 Impala. Existing water and sewer services to the existing house along Mulberry St that is a demo/build will serve the new building.

How does the proposal impact natural features?

There are no natural features impacted by this proposal.

Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

The existing buildings do not have automatic fire sprinklers. There are no plans to upgrade them. The new buildings will have automatic fire sprinkler systems.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

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

We will require a modification for building size and gross floor area on the 3-story multi-family building on the 306 Impala property.

Have you previously submitted an application?

This Applicant has not submitted a previous application.

What specific questions, if any, do you want addressed?

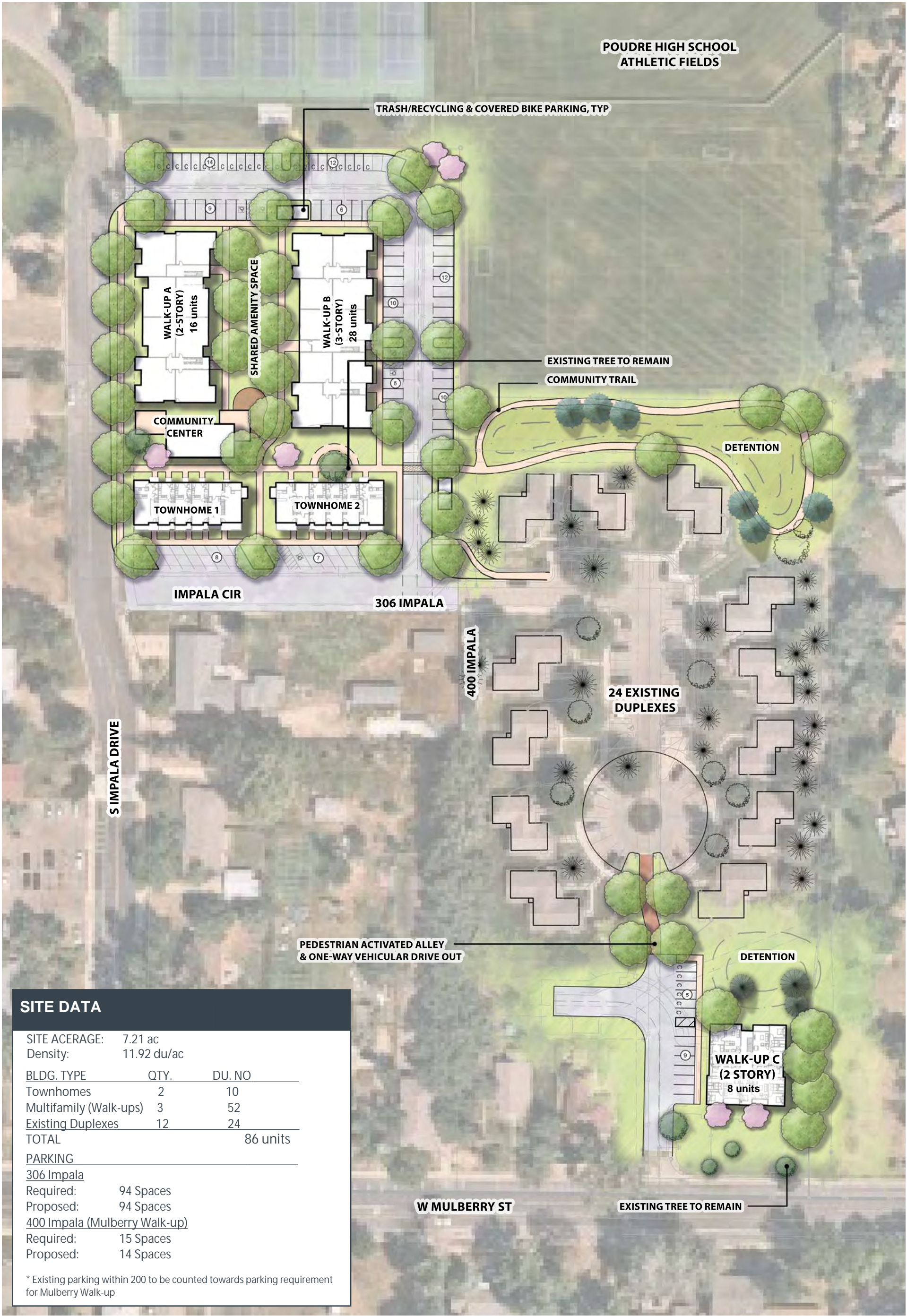
1. Can the existing Hillcrest PUD be amended in parallel with the PDP process?
2. Should we maintain the existing release rates of 4.5 cfs for Pond 1 and 5.79 cfs for Pond 2 with the proposed improvements?



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

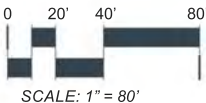
RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521



SITE DATA

SITE ACERAGE:	7.21 ac	
Density:	11.92 du/ac	
BLDG. TYPE	QTY.	DU. NO
Townhomes	2	10
Multifamily (Walk-ups)	3	52
Existing Duplexes	12	24
TOTAL		86 units
PARKING		
<u>306 Impala</u>		
Required:	94 Spaces	
Proposed:	94 Spaces	
<u>400 Impala (Mulberry Walk-up)</u>		
Required:	15 Spaces	
Proposed:	14 Spaces	

* Existing parking within 200 to be counted towards parking requirement for Mulberry Walk-up





1 | Impala Corner

IMPALA RENOVATIONS

VIEW OF TOWNHOMES

A0.1

21-017.00

CONCEPT DESIGN
2/16/2022

HOUSING CATALYST
306 IMPALA CIRCLE
FORT COLLINS, CO

STUDIO architecture
1350 Pine st. Suite 1
Boulder, CO 80302
thestudioarchitecture.com
866.529.9130



COPYRIGHT © 2016 STUDIO ARCHITECTURE