

Conceptual Review Agenda

Schedule for 11/10/22

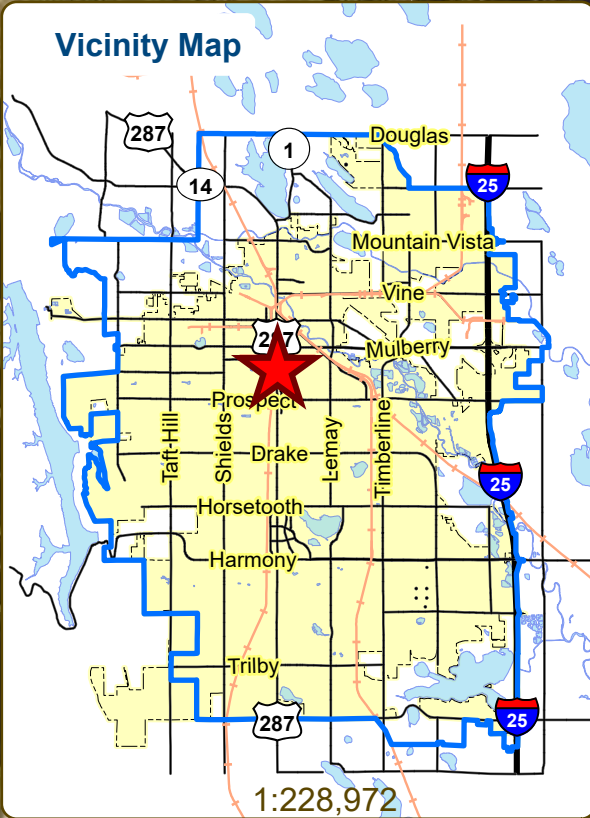
Meetings hosted via Zoom Web Conferencing

Thursday, November 10, 2022

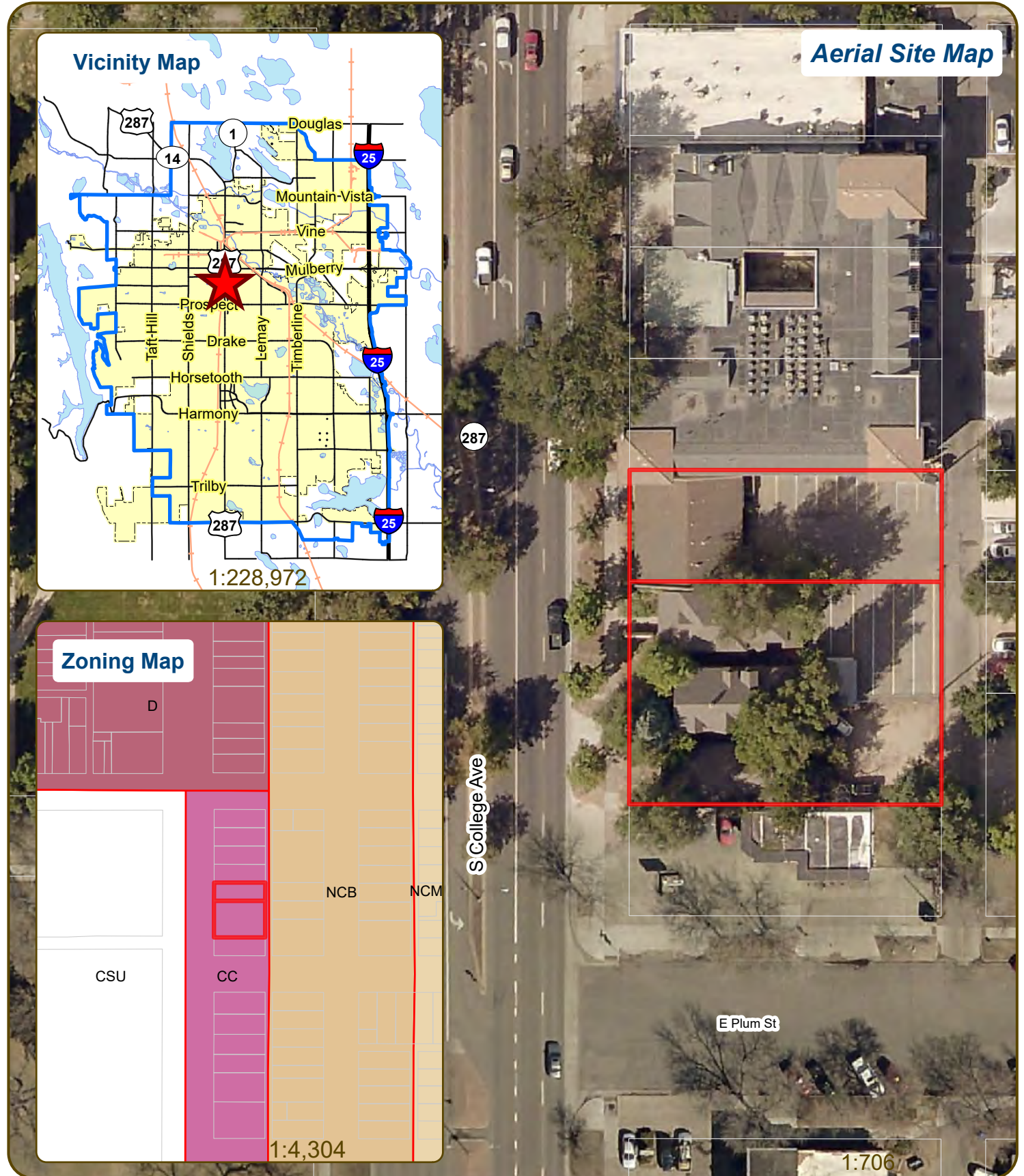
Time	Project Name	Applicant Info	Project Description	
9:15	Parking Facility at 718, 724 South College CDR220087	Shelley LaMastra 970-484-8855 slamastra@russellmillsstudios.com	This is a request to develop a new parking facility at 718 and 724 S College. (Parcels # 9713237005, 9713219012). The applicant proposes to create a parking area for the severely under-parked southern downtown area that will be provided via gated entrance fees. The College Avenue frontage will be activated with a pedestrian plaza and two locations for Art In Public Spaces display areas. A 30" screen wall will screen the parking and define the pedestrian access point. Planting beds will be provided along the College Ave and side lot lines. Access would be taken from the existing alley to the east connected to E Laurel St to the north and E Plum St to the south. The site is directly east of S College Ave. and approximately 0.28 miles south of E Mulberry St. The site is within the Community Commercial District (C-C) zone district and will be subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Katelyn Puga Engineer: Tim Dinger DRC: Marissa Pomerleau

Parking Facility at 718, 724 South College Parking Lot

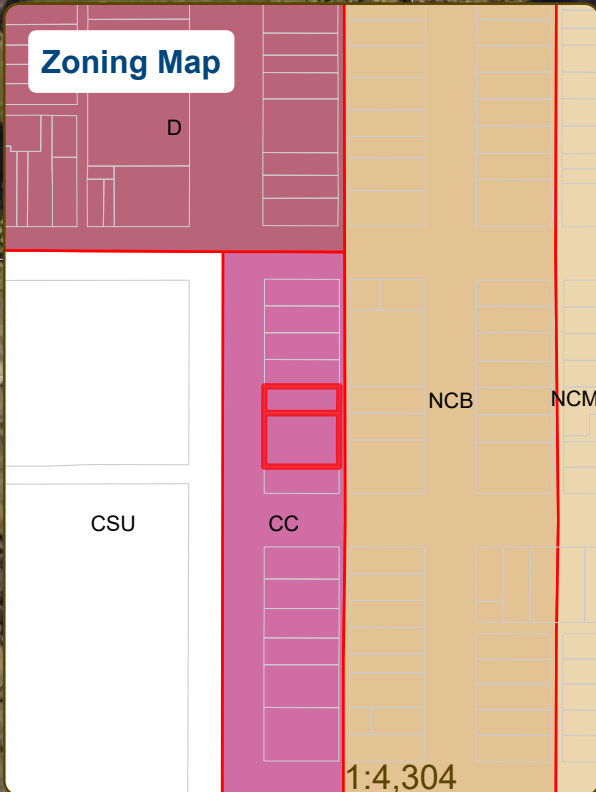
Vicinity Map



Aerial Site Map



Zoning Map





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allocated per applicant. Please call the Community Development and Neighborhood Services Office at 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. **Applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials can be dropped off in person to 281 N College Ave., emailed to emcardle@fcgov.com or faxed to (970)224-6134.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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) _____

Shelley LaMastra - Consultant Land Planner

Business Name (if applicable) Russell + Mills Studios

Phone Number 970-484-8855 **Fax Number** N/A

Mailing Address 506 S College Ave Unit A **Email Address** slamastra@russellmillsstudios.com

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

slamastra@russellmillsstudios.com

Description of Proposal (attach additional sheets if necessary) 718, 720, 724, 726 South College Ave

Parcel Numbers 9713237005 and 9713219012

Proposed Use Parking **Existing Use** Vacant buildings

Total Building Square Footage 0 **S.F. Number of Stories** 0 **Lot Dimensions** 150' x 140'

Age of any Existing Structures 1979, 1900, 1901, 1901

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 _____ **S.F.**

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

Things to consider when making your proposal:

- Is water detention being provided? If so, where?
- How does the site drain now? Will it change? If so, what will change?
- What is being proposed to treat run-off?
- Where will access and parking for the site be located?

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), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required).

Existing Site



Narrative

Existing Use

Three parcels make up the site area for this project. Currently there is a vacant commercial building and three (3) vacant single-family homes. All of these structures have been through review from Landmark Preservation. Attached to this submittal are documents pertaining to the outcome of previous reviews and hearings.

All of the structures will be de-constructed by the National Center for Craftmanship with a grant from the State of Colorado. Please reference attached documents for reference.

Overall Design Intent

The overall design intent is to create a parking area for the severely under-parked southern downtown area that will be provided via gated entrance fees. The College Avenue frontage will be activated with a pedestrian plaza and two locations for Art In Public Spaces display areas. A 30" screen wall will screen the parking and define the pedestrian access point. Planting beds will be provided along the College Ave and side lot lines as required by code.

Access/Circulation

The proposed concept plan show a single entrance access point off of the existing alley on the east side of the site. A one-way drive aisle loops through the site and exits south of the entrance back into the alley.

Pedestrian circulation through the site is provided east to west along a 6'-0" wide sidewalk terminating in a plaza space defined with seatwalls along the all public right-of-way.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements of being full-cut off and 3,000 Kelvins.

Planting, Lawn, and Street Trees

Street tree plantings within the existing tree lawns will remain in place. Parking lot perimeter landscaping will be provided per code. Native and low water plant species will be utilized throughout the site.

Stormwater Detention

The current site is largely covered by impervious buildings and an existing parking area. There is not existing storm sewer in the existing alley or in College Ave. The nearest storm is at Plum and Matthews, over 900' away. The proposed solution for this project would be parking lot detention with bioretention. No underdrains would be proposed if the geotech confirmed the soils could handle it. A potential dry well may be part of the solution if the soils report directs that would be needed.

Natural Features

There are no natural features impacted by this plan.

Concept Plan



RESOLUTION 2020-117
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW REGARDING THE
APPEAL OF THE LANDMARK PRESERVATION COMMISSION'S DETERMINATIONS
OF LANDMARK ELIGIBILITY FOR 724 AND 726 SOUTH COLLEGE AVENUE

WHEREAS, on September 16, 2020, the Landmark Preservation Commission ("LPC") conducted a *de novo* public hearing on the appeal of the City staff determination that 724 and 726 South College Avenue (the "Properties") were eligible for Fort Collins landmark designation; and

WHEREAS, the LPC determined that the Properties are eligible for Fort Collins landmark designation pursuant to City Code Section 14-22, *Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts*, because the Properties are significant for their design and construction and meet all seven aspects of integrity; and

WHEREAS, on September 30, 2020, Gannett Properties, LLC, (the "Appellant"), the owner of the Properties, timely filed a Notice of Appeal with the City Clerk appealing the LPC eligibility determination pursuant to City Code Sections 2-47 and 14-9; and

WHEREAS, the Notice of Appeal asserted that the LPC failed to properly interpret and apply City Code Section 14-22; and

WHEREAS, on December 1, 2020, the City Council, after notice given in accordance with Chapter 2, Article II, Division 3, of the City Code, considered the appeal, reviewed the record on appeal, received new evidence for consideration, and heard presentations from the Appellant and City staff; and

WHEREAS, after discussion, the City Council found and concluded based on the evidence in the record and presented at the December 1, 2020, hearing that the LPC failed to properly interpret and apply City Code Section 14-22 because the LPC incorrectly determined that the Properties possess integrity when in Council's determination, the Properties lack sufficient feeling and association necessary to establish integrity and are, therefore, not eligible for Fort Collins landmark designation; and

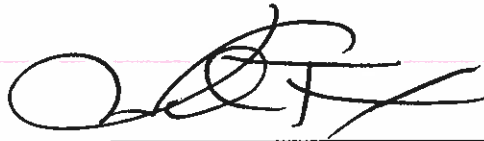
WHEREAS, City Code Section 2-56(c) provides that no later than the date of its next regular meeting after the hearing of an appeal, City Council shall adopt, by resolution, findings of fact in support of its decision on the Appeal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that, pursuant to Section 2-56(c) of the City Code, the City Council hereby makes and adopts the following findings of fact and conclusions:

1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

2. That the grounds for appeal stated in the Notice of Appeal conform to the requirements of Section 2-48 of the City Code.
3. That based on the evidence in the record and presented at the December 1, 2020, Council hearing, the Appellant's allegation that the LPC failed to properly interpret and apply City Code Section 14-22 has merit.
4. That the December 1, 2020, LPC determination that the Properties are eligible for Fort Collins landmark designation is hereby overturned and the Properties are not eligible for Fort Collins landmark designation.
5. That except as stated in this Resolution, any other issues raised in the Notice of Appeal are hereby found to be without merit and denied.
6. That adoption of this Resolution shall constitute the final action of the City Council in accordance with City Code Section 2-56(c).

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 15th day of December A.D. 2020.



Mayor

ATTEST:


City Clerk

Research Grant Abstract

6-1-21

The purpose of this grant project is to provide for the National Center for Craftsmanship (NCC) to execute up to 4 single-family, residential dwelling deconstruction projects in the northern Colorado / Front Range area. It is anticipated that the outcomes of these projects will reduce demolition waste and contribute to the Front Range Waste Diversion (FRWD) enterprise diversion goals in three ways. First, through the application of deconstruction best practices, 240 tons of otherwise waste materials (untreated lumber, windows, doors, trim, cabinetry, electrical and plumbing fixtures, aggregates, metals) will be diverted from Front Range landfills. Second, all materials (waste, reuse, & recycle) will be source-separated, weighed, and documented to provide accurate and verifiable directly measured data (type, weight, volume, density) for each material category. This data will be provided to the Colorado Department of Health and Environment (CDPHE) for ongoing and future data consistency and validity testing and verification. Third, the deconstruction projects will serve as research and development case studies whereby forecast modeling for material streams from unwanted building removal (e.g. demolition, deconstruction, or a combination of the two) will be developed. Using established construction industry methods, including as-built quantity surveys, material quantities and weights will be estimated prior to the buildings being deconstructed. Each material type removed will then be recorded, weighed and, where applicable, a density calculation will be performed. This will provide direct measurement data and metrics (as opposed to proxy measures that use visual estimates and conversion factors) for each material removed, as well as material generation estimates per square foot of building type. The research element of the grant will utilize a pre-test / post-test methodology where estimated quantities and weights will be compared and contrasted to actual, directly measured quantities and weights. An analysis of variance will be performed to determine the validity of utilizing this technique to accurately predict material quantity flows produced by the removal of unwanted buildings. This may provide an early data collection touchpoint for future programs and policy development that address C&D waste diversion in both the Front Range and Statewide wastesheds. All relevant data will be compiled in a report format for outcome verification and use for future technical programs as well as policy development.

NCC remains dedicated to preserving the art of skilled craftsmanship through effective, industry-supported training programs. Through partnerships with local construction businesses, high school and college students, adult learners, and volunteers, NCC provides essential training and education that encourages sustainability awareness, employment, and job creation within the C&D industry.



COLORADO

Front Range Waste Diversion Enterprise Board of Directors

Department of Public Health & Environment



May 12, 2021

Neil Kaufman
National Center for Craftsmanship
5680 North Hwy 1
Fort Collins, CO 80524

NOTICE OF INTENT TO MAKE AN AWARD

Dear Neil,

Congratulations! I am pleased to inform you that your application to Request for Applications #32892, Advancing Construction & Demolition Waste Diversion and Reduction on the Front Range, was approved by the Front Range Waste Diversion Board of Directors (board). The board is confident that your project will help achieve the goals of the FRWD grant program and further divert material from the Front Range waste stream. The FRWD Enterprise hereby awards you \$157,190 to implement your proposed project titled "C&D Material Diversion, Data Collection, and Applied Research."

This notice of award is tentative, pending a signed contract with the Colorado Department of Public Health and Environment (CDPHE). The effective start date of this project will be the date CDPHE staff notifies you that the contract has been executed. Please note that any purchase made prior to contract execution will not be reimbursed.

In order to receive this award, one of the following permits and/or documentation must be provided to the department:

1. Any current water quality permits (most common is COR900000).
2. No Exposure Exclusion Certification (CONOX0000).
3. An explanation as to why a water quality permit is not required.

Information is available at the [CDPHE Water Quality website](https://cdphe.waterquality.state.co.us/). If additional assistance is needed, please contact cdphe.wqstorm@state.co.us or call 303-692-3500.

In the event extenuating circumstances or regulatory compliance issues prohibit us from moving forward with this project, it is advised that you not inform the general public of this grant award until a contract has been signed by all parties.

CDPHE staff administer the FRWD grant program and we will be your main point-of-contact as we move forward in drafting a formal agreement. A FRWD team member will be in touch soon with a request for documents as we prepare a draft agreement for you to review. If you have any questions in the meantime, please contact me directly at the contact info below. Again, on behalf of the FRWD Enterprise, congratulations on your award. We look forward to working with you on this exciting project!

Sincerely,

Haley Gabbard, Front Range Waste Diversion
haley.gabbard@state.co.us | 720.588.0034

