

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/17/2023 11:15 AM

Project Name

Har Shalom Expansion
CDR230064

Applicant

Laurie Davis
619-296-1533
ldavis@davisdavisarch.com

Planner: Arlo Schumann

Engineer: Tim Dinger

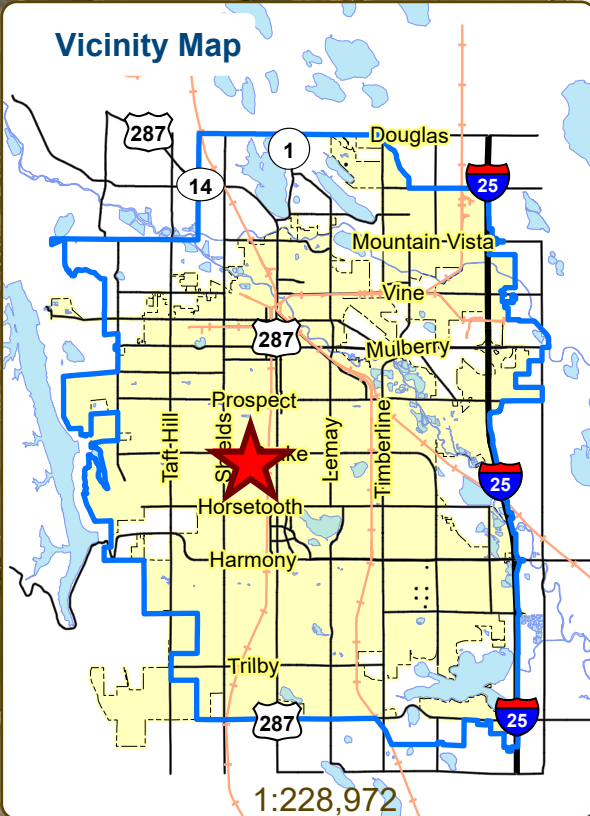
DRC: Marissa Pomerleau

Description

This is a request to replace existing modular building classrooms with a new building at 725 W Drake Rd. (parcel # 9726243901). The applicant proposes to build a new two story building with a walk-out basement. The new 20,100 SF (above grade) building will replace all the modular buildings currently on site being used as pre-school and religious school classrooms. The proposed new building will also accommodate all administration offices currently in the existing sanctuary building. The proposed new lower level walk-out basement (8,000 SF) will provide a social hall and teaching kitchen for the school and congregation. Access is taken from W Drake Rd to the north. The site is approximately 0.49 miles west of S College Ave and directly south of W Drake Rd. The property is within the Low Density Residential District (R-L) zone district and the project would be subject to Minor Amendment.

Har Shalom Expansion Place of Worship/School

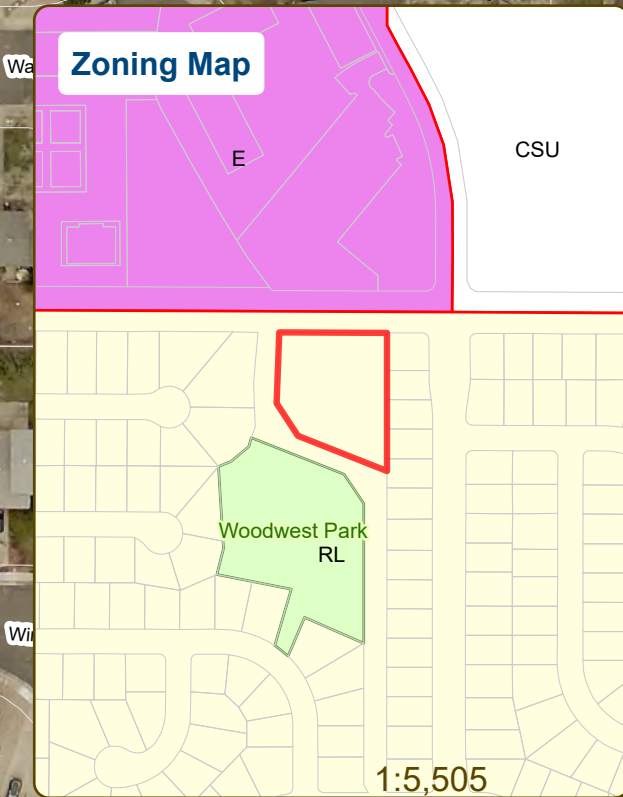
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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) _____

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) Remodel of existing 3,900 SF sanctuary and proposed new two story 20,105 SF education building + basement to replace existing modular buildings on site.

Proposed Use _____ Existing Use _____

Total Building Square Footage 20,105 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?



Site Location



CURRENT USES

The site at 725 W. Drake Road, Fort Collins, CO 80526 has a building built in 1982 that serves as a sanctuary, kitchen and offices for the congregation, as well as three modular buildings that serve as a pre-school and religious school.

PROPOSED USE AND SITE IMPROVEMENTS

This a request to remodel the 3,650 SF existing sanctuary building on the site and to build a new two (2) story building with a walk-out basement. The new 20,100 SF (above grade) building will replace all the modular buildings currently on site being used as pre-school and religious school classrooms. (Those moduls will be sold or dismantled during construction.) The proposed new building will also accommodate all administration offices currently in the existing 1982 sanctuary building. The proposed new lower level walk-out basement (8,000 SF) will provide a social hall and teaching kitchen for the school and congregation.

COMPATIBILITY WITH SURROUNDING AREA

Har Shalom is south of Drake Rd and is border by the New Mercer Canal and Woodwest Park to the west and south. Single-family lots along Meadowlark Ave back to Har Shalom on the east. Across Drake to the north is a commercial and office development. The uses will remain the same. With the proposed new building and removal of the modular units vies and clutter will be reduced for the lots to the east.



Building Removals



ACCESS & CIRCULATION

The main access point into the site is along Drake toward the west end of the property. This drive circles around the site and exits out onto Drake at the east side of the property. The site went through a previous minor amendment in 2022 for a security fence along the site with gates at both of these drive entrances.

Pedestrian access is adjacent to the entrance drives and connect to interior of the site through pedestrian security gates.

SITE DESIGN

The proposed plan located the new two-story building along Drake Rd. between the existing drive aisles. A sunken patio garden connects the new building to the existing sanctuary. The existing modular buildings will be removed from the site. This area will have the relocated playground and gathering areas in their place.

PARKING

While the Har Shalom will have the Preschool, Religious school and Sanctuary Space these do not all happen at one time. The existing parking lot will function to serve all of these uses during different peak hours an days. Any overflow parking will be accommodated via a parking share agreement with Allnut Funeral Services (refer to attached letter).

Pre-School	Monday - Friday 8:00am - 3:00pm	
Religious School	Sunday 8:30am - 12:30pm	Wednesday 5:45pm - 7:30pm
Sanctuary	Friday 7:00pm - 8:30pm	Saturday 10:15am - 1:00pm

Building Area	Code Requirement	Required Parking	Provided Parking
Sanctuary 250 seats 4 employees 3,600 SF	1 space / 4 seats -or- 2 spaces / 3 employees -or- 1 / 1,000 SF	63 spaces 3 spaces 4 spaces	67 spaces (3 ADA spaces)
Pre-School 64 seats 8 employees 4,448 SF (including all support spaces)	1 space / 4 seats -or- 2 spaces / 3 employees -or- 1 / 1,000 SF	16 spaces 6 spaces 5 spaces	Shared with Sanctuary with alternating hours
Religious School 135 seats (Sunday) 50 seats (Wednesday) 10 employees 5,360 SF (including all support spaces)	1 space / 4 seats -or- 2 spaces / 3 employees -or- 1 / 1,000 SF	34 spaces 7 spaces 6 spaces	Shared with Sanctuary with alternating hours
Basement Social Hall - Used by Religious School 200 seats 4,040 SF	1 space / 4 seats -or- 1 / 1,000 SF	50 seats 5 spaces	Used by Religious School



Off Site Parking Location and Route

ARCHITECTURE

Har Shalom Center for Jewish Living, (formally Congregation Har Shalom) is a 3,600 SF existing hexagonal shaped concrete building with a pitched, heavy timber framed roof and asphalt shingles. It was built in 1981-82 and occupies a 1.64 acre site at 725 W Drake Road. Also on site are three modular buildings of 5,500 SF that are currently used as pre-school and religious school classrooms. These buildings will be removed when the proposed new building is complete.

The proposed new building addition will consist of a 20,105 SF, two-story building plus a 6,800 SF partial walk out basement. The walk out portion has an accessible 1,500 SF courtyard below grade. The new building will provide space for the pre-school, the religious school, administration offices, a Jewish library, a teaching kitchen and a social hall. The existing sanctuary will be remodeled to house only worship space with a connecting foyer/donor hall at the entrance.

The proposed building will draw on the materials that make up the existing building; concrete and wood. The existing sanctuary is cast-in-place concrete, while the new building will be cementitious panels that match the warm gray tone. As much as possible, the structure of the proposed building will be mass timber with expressed columns and beams to tie into the existing sanctuary's glulam roof beams. The exterior cladding will have accents of horizontal wood planks and sunshades of composite material. The new proposed entry plaza and the courtyard floor will consist of large format Jerusalem stone or similar limestone.

FIRE SPRINKLER SYSTEMS

All new buildings will provide fire suppression sprinklers as required by the 2021 IBC and local amendments.

WATER DETENTION AND SITE DRAINAGE

There is no on-site detention for this site.

UTILITIES

Existing utilities are located along east access drive as well as stubbed out from Drake Road. The service connections for the new building may require relocation and reconnection for the existing sanctuary.

NATURAL FEATURES

The site doesn't does not have any natural features on the lot. The New Mercer Canal is adjacent to the property to the west and south. A Natural Habitat Buffer zone was established with the Minor Amendment in 2022. The buffer line does cross into the existing parking lot. No new surfaces or changes are proposed within this zone.

EXISTING AND PROPOSED LANDSCAPING

Any new landscaping shall be native and/or low water plants that are appropriate for the ecosystem and context.

TREE REMOVAL

There are existing trees in the tree lawn along Drake Road that shall remain in place. Careful consideration has been given to the size and layout of the new building in order to keep the existing trees to the east of the building. Playground design shall be carefully laid out to incorporate many of the existing trees adjacent to the modulares.

PREVIOUSLY SUBMITTED APPLICATIONS

The site had a Minor Amendment for security fencing and gates in 2022. A Micro Amendment on this was submitted in late 2022 to move the gates further back along the access drive and change gates to sliding gates rather than swing gates.

**ALLNUTT
FUNERAL SERVICE**
DRAKE ROAD CHAPEL

Dignity[®]
MEMORIAL
LIFE WELL CELEBRATED[®]

To whom it may concern,

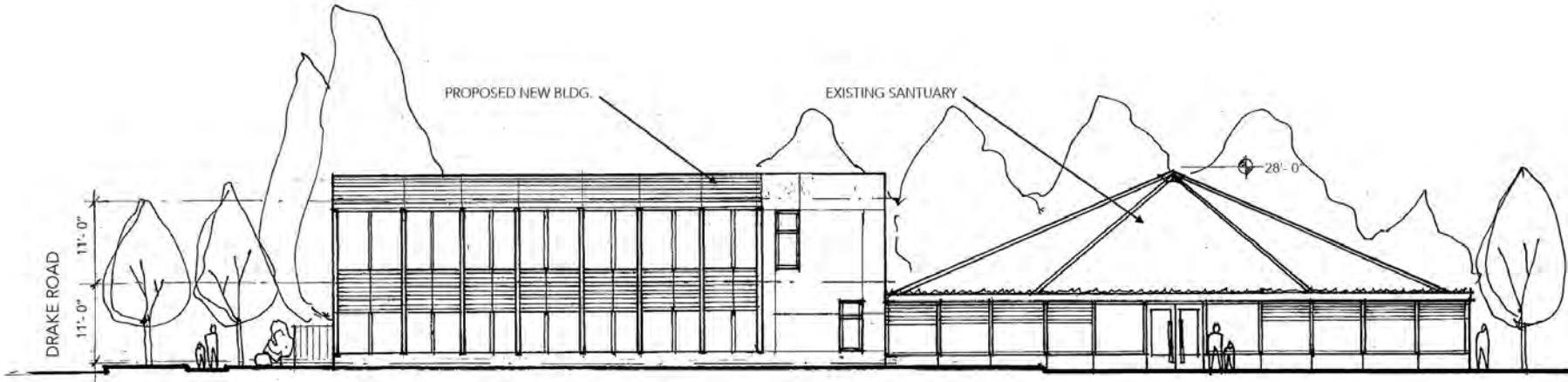
May this letter serve as an agreement between Allnutt Funeral Service's Drake Road Chapel located at 650 W Drake Road and Har Shalom located at 725 W Drake Road. On the two calendar days of Rosh Hashanah and Yom Kippur, Allnutt agrees to allow overflow parking at our location. With the understanding these holidays are scheduled yearly depending on their dates as the Gregorian and Jewish calendars align - meaning the dates will be verified yearly.

The only issue we may run into, is if our chapel is servicing a family that is requesting a funeral service the same day that you are requesting.

If you have further questions or concerns, please do not hesitate to call 970-482-3208.

Rikki Belden
Location Manager





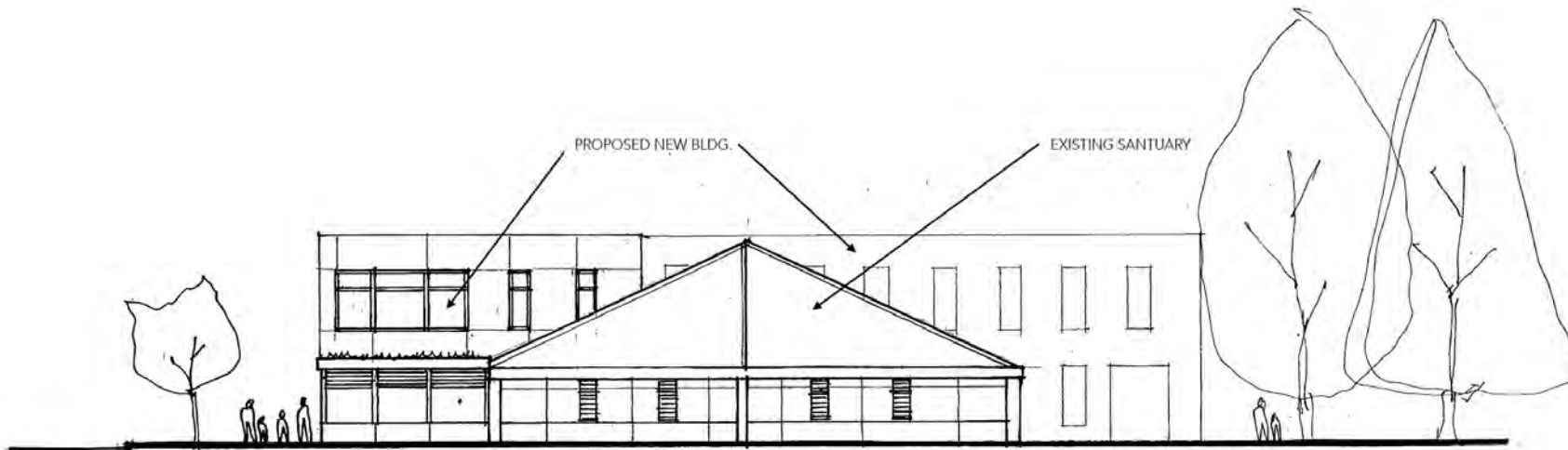
1 HAR SHALOM CENTER FOR JEWISH LIVING
WEST ELEVATION (ENTRANCE)



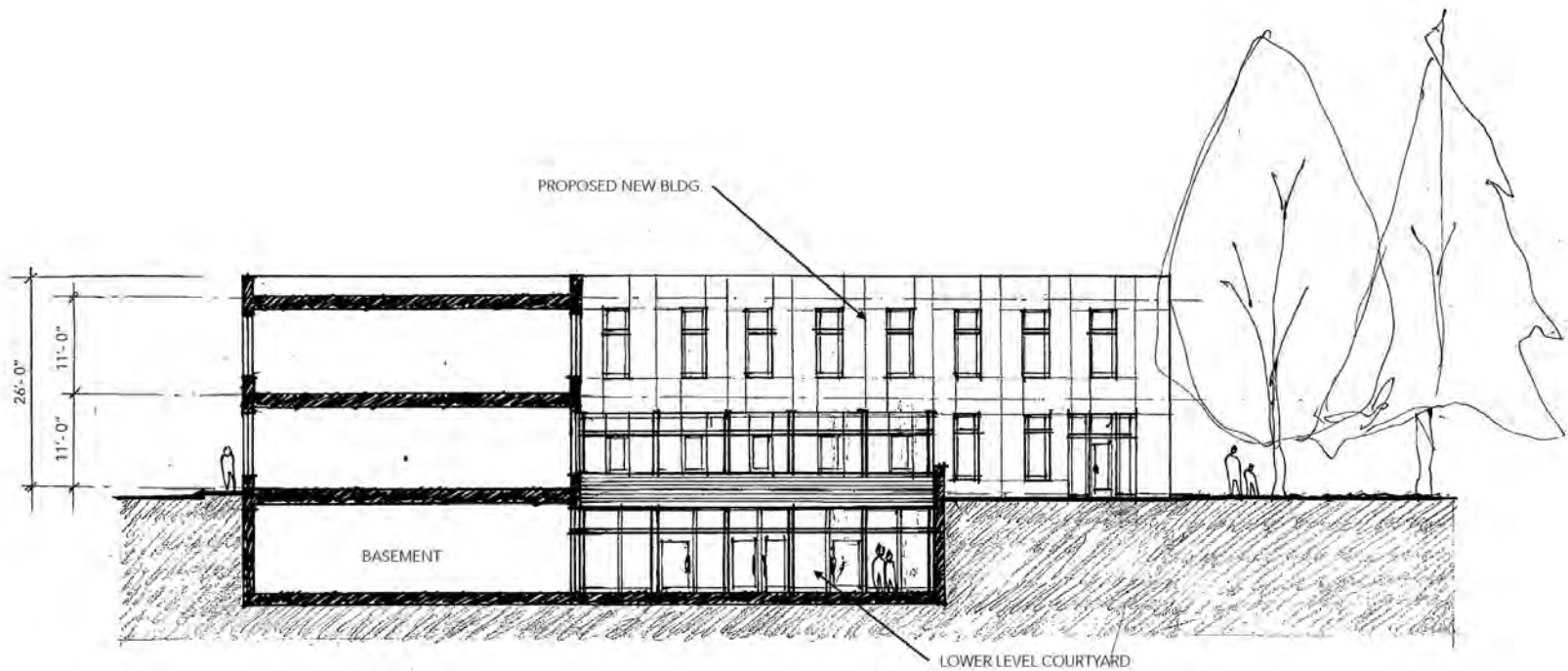
2 HAR SHALOM CENTER FOR JEWISH LIVING
NORTH ELEVATION (DRAKE ROAD)



3 HAR SHALOM CENTER FOR JEWISH LIVING
EAST ELEVATION



4 HAR SHALOM CENTER FOR JEWISH LIVING
SOUTH ELEVATION



5 HAR SHALOM CENTER FOR JEWISH LIVING
EAST-WEST SECTION THROUGH LOWER COURTYARD