



Willow and Pine Multifamily Neighborhood Meeting Notes (3/8/2018)

Overview

Neighborhood Meeting Date: March 8, 2018

Applicants in attendance:

Ryan Sadowy, CA Ventures Director of Development
Eduardo Illanes, OZ Architecture, Principle
Katy Candau, OZ Architecture, Senior Associate
Ari Irfano, OZ Architecture, Senior Associate

City Staff in Attendance:

Jason Holland, City Planner
Martina Wilkinson, Assistant City Traffic Engineer
Shawna Van Zee, Planning Intern

Proposed Project

- This is a Project Development Plan (PDP) for a two-acre site on Willow Street.
- Approximately 190 to 200 residential dwellings are proposed.
- Two 5-story buildings are proposed.
- 170 to 190 parking spaces are proposed.
- The property is zoned (R-D-R) River Downtown Redevelopment District and is also in the Transit-Oriented Development Overlay Zone (TOD).
- Primary access to the site will be from Willow Street.

Applicant Presentation

- CA Ventures is the developer for this proposal.
- CA Ventures recently developed residential project, Uncommon, in Fort Collins.
- The developer and design firm recognize that this is one of the oldest areas of Fort Collins.
- This project is located in the Downtown core.
- Guidelines for zoning recognize the importance of planning and designing for today.
- New buildings are developing in this area. This project looks to enhance the area.
- Goal of creating denser, walkable neighborhoods.
- Issues include lack of connectivity, noise, and the train.
- Current codes restrict the height to five stories.
- Design considerations include:
 1. Building edge to engage the pedestrian user
 2. Parking and views
 3. Pine Street connection
 4. Building massing articulation

- Material considerations:
 - Lighter as the building goes up
 - Possibly brick on the bottom
 - Defining the corners in crucial
 - Transparent base to engage the pedestrian and reflect retail character

Questions/Comments and Answers

- **Given the amount of residential parking, if you are thinking of this many residents, how does that figure into how much parking will be available on the street versus on the site?**

The architect explained that they will not be relying on street parking to meet their parking requirements. Parking requirements will all be met by on-site parking. Parking proposed is 0.8 parking spaces per bedroom.

- **When you refer to “units” are you talking about apartments or beds?**

The architect explained that they are seeing more of a need for smaller units. Many of the units are studio or one bedroom. The project is also required to include ample bike parking.

City Planner Jason Holland cited the Land Use Code parking requirement of 0.75 spaces per bed as the baseline requirement in the TOD overlay zone, and that a parking ratio by the dwelling unit based on the number of bedrooms in each unit is also permitted.

- **Will you address more parking options? How many people could live in this complex?**

The architect explained that this development will accommodate 190-200 people. Individuals or couples could live in a bedroom, so the specific number of people living in there could vary. In other cities cars are now being left out of the core. More parking will bring more traffic to Downtown. The project is trying to anticipate the future development pattern in the downtown area while providing enough parking for the residents.

- **Have parking issues in Uncommon been voiced to you as the developer?**

The developer explained that Uncommon residents have not noted parking as an issue at the complex. Uncommon has 225 residents.

- **Is it possible for people to park at the Aztlan Community Center from your lot?**

No, that is not a possible parking option for residents on this lot.

- **Will the new street parking be two-hour limited?**

City Planner Jason Holland explained that street parking will most likely be two-hour parking.

- **The parking at the apartments in that area is insufficient.**

City Planner Jason Holland explained that they are looking at parking trends with new developments to get a handle on what is happening in the TOD area. City staff is encouraging

that shared cars be provided with new developments. We think it's an effective strategy that is helpful.

- **Are you marketing to students?**

The architect explained that it will be determined by market rate.

- **Are you expecting kids/families?**

The units are small. This makes them more conducive to individuals and couples.

- **Will people have permits for street parking?**

City Planner Jason Holland explained that while the City is redeveloping Willow Street with more parking, permits would not be given for street parking.

- **What's your timeframe?**

The architect anticipates timeframe is summer of 2019, hopefully in conjunction with the City's Willow Street redevelopment.

- **Talk about the connectivity of this site with the community center and the park across the street and the train tracks.**

The goal of this development in conjunction with the Willow Street redevelopment is to create a walkable environment. This will include connecting the site to the surrounding streets and various sites including the park and river. Connections will be on Willow, Pine, and Linden Street.

Martina Wilkinson, Assistant City Traffic Engineer also explained that the City is planning a river walk which will increase connectivity to this area.

- **Will there be a crosswalk to the community center?**

A crosswalk could connect to the site. However, a crosswalk would be part of the Willow Street redevelopment. The city could address connectivity issue during that phase.

- **Have you given thought to a pedestrian underpass or overpass for connectivity and safety?**

The architect explained that they have not considered an overpass/underpass. That is very challenging, and would probably only be possible if there is a huge demand. This issue is something that is a bigger community conversation.

City Planner Jason Holland explained that City staff can't require an overpass with this project. That type of connection would be in the railroad's right-of-way. Connectivity is a consideration with the zone district. The City looks at ways to provide more break up of blocks and to enhance connectivity. There are still some other opportunities to promote finer grained pedestrian connectivity with the project.

- **Did anything come about for a traffic circle?**

City Planner Jason Holland explained that the traffic circle would not be happening to his knowledge. However, they are doing other things to improve the pedestrian experience with the Willow Street Improvements.