

## **Statement of Planning Objectives Fairview Shopping Center Filing Four**

### Planning Objective I

The proposed plan has targeted a re-development area that creates a viable development and provides public incentives.

The new building finish floor will be raised to avoid any conflict with the existing floodplain. The site will provide a water quality basin that helps to prevent downstream pollution and achieve the City Plan principles and policies. The storm water basin employs practices from the city's urban drainage requirements; it also creates a functional and aesthetically pleasing drainage area.

The proposed plan provides and accommodates multiple means of travel, ie. Transfort, bicycle and foot traffic along the West Elizabeth Street corridor. The plan will accommodate multiple bicycle racks on site for residents.

The proposed plan and building help to provide an adequate supply of housing and create a viable re-development project. The building also aids the accommodation of people with special needs by providing updated parking, accessible ramps and sidewalks.

With close proximity to CSU, this project looks to serve the much needed off-campus housing needs of students.

The proposed plan accommodates the existing trees on site while helping to accomplish the goals set forth in the Campus West Community Commercial District Planning Study Report. The widened sidewalk along the north parcel boundary helps to create a strong street presence and leaves room for building and site improvements.

The plan promotes a functional landscape by helping the visual appeal of the site, but also achieves a low maintenance aspect by using low water and native species selected from the City's preferred plant list.

### Planning Objective II

The proposed plan provides an updated plaza space on the north side of building and creates a cohesive circulation pattern by updating sidewalks and parking areas. The plan sets to accommodate as many existing mature trees on site as possible. Mature trees on the western portion of site will provide a buffer for close proximity to adjacent building. The plan will provide updated landscaping with native and site specific species. The drainage basin will accomplish on-site water quality goals and will provide a large landscape area amenity.

### Planning Objective III

Currently, 1409 W. Elizabeth is owned by Abraham S. Ramos, Inc. The proposed redevelopment will be facilitated through a joint venture between the current land owner and Brinkman Partners, LLC. A new entity will be established which will allow for the equitable division of all rights and responsibilities associated with the 1409 W. Elizabeth site.

1405 W. Elizabeth is owned by 1405 Partnership, a Colorado partnership. The proposed project will in no way affect the ownership structure of this property. As part of the redevelopment, a new access and parking easement agreement is being proposed that will delineate responsibility for maintenance and repair of all public and private open space areas on both 1405 and 1409 W. Elizabeth.

#### Planning Objective IV

The proposed apartment building has only residents and no employees.

#### Planning Objective V

The existing conditions on the two sites, which include shared entry and exit drives as well as shared parking, necessitated the incorporation of both 1409 and 1405 W. Elizabeth into the PDP submittal. The proposed project will maintain the previous intent of the shared nature of the sites and will serve to further clarify the relationship and responsibilities associated with each.

#### Planning Objective VI

The proposed plan utilizes a contextual setback at the north side of the building that has been established by the adjacent Wendy's and C.B. & Potts restaurants. The dominate portion of the proposed north facade is aligned to this contextual setback.

#### Planning Objective VII

The proposed plan accommodates many of the existing trees and creates a viable site plan. All existing trees that are to be removed will be mitigated per City standards.

#### Planning Objective VIII

A neighborhood meeting has not been held.

#### Planning Objective IX

The project was referred to as 1409 W. Elizabeth Apartments in the Conceptual Review meeting.

## **Name and Address of Property Owners**

### **Fairview Shopping Center Filing Four**

- **Parcel 1 (1409 West Elizabeth St.):**

Abraham S. Ramos, Inc.

605 S. College Ave.

Fort Collins, CO 80524

- **Parcel 2 (1405 W. Elizabeth St.):**

1405 Partnership, a Colorado partnership

219 Argyle Ave.

Pueblo, CO 81004

## **Names of all General and Limited Partners**

### **Fairview Shopping Center Filing Four**

#### **General Partners:**

Kevin Brinkman - Manager

Brinkman Partners, LLC – Separate entity to be established at later date

3003 E. Harmony Rd. Suite 300

Fort Collins, CO

Cheryl M. Ramos - President

Abraham S. Ramos, Inc.

605 S. College Ave.

Fort Collins, CO 80524