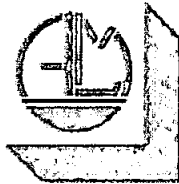


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P.C.



## 1409 West Elizabeth Apartments - Conceptual Review Narrative

Fort Collins, CO

Project No. 1132

October 18, 2011

### Site Context

The site at 1409 W. Elizabeth is situated between an existing Wendy's restaurant to the east and CB Potts bar and grill to the west, and houses a vacant 2-story, 8,670 s.f. building that was the former Delta Tau Delta fraternity. City Park Avenue is located just 2 lots to the east. The existing building is elongated to a north/south axis and has a single row of 12 perpendicular parking spaces on the west and approximately 30 spaces on the south end of the building.

The existing architectural context in the vicinity of this project is greatly mixed, including the 1-story brick Wendy's with a Mansard-style roof to the west, a 2-story, 1970-80's era CB Potts Bar and Grill with wood lapped siding and gabled roof forms to the west and the multi-building, 3-story International House apartment building complex across the street to the north with lap siding and gable roofs.

### Proposed Project

The proposed project would replace the existing on-site building with a new, 3-story student apartment building. The new building would be located in approximately the same location as the existing, although would have a slightly wider footprint in the east to west direction and would be longer to the south. The north side of the building has been sited to align with the contextual setback created by the adjacent buildings to the east and west and is proposed to be 15 feet from the new 98' wide R.O.W. dedication of Elizabeth Street. The overall lot access configuration from both Elizabeth and the south ends of the adjoining lots to each side would remain as it is currently being utilized.

The new parking layout would also be similar to the existing, although 1 space at the north side of the single row of parking to the east would be eliminated to allow for more separation from Elizabeth. The drive aisle between this row of parking and the adjacent row of parking at Wendy's would be reduced to 26' in width to allow for the proposed building footprint, landscape area and wider attached sidewalk. New landscaped parking lot islands would be provided to meet the Land Use Code. The parking lot at the south of the new building maintains the existing access points to the east and allows for fire truck access with the turning radius and 26' drive aisle width. The project will have a pedestrian entrance facing north with a sidewalk connection to Elizabeth and another entrance opening to a small plaza at the south side of the building.

The architecture, mass and scale of the proposed building will use a combination of gabled and flat roof forms with a mixed palette of materials such as brick or stone, stucco and lapped siding building materials. The walls facing both the north and south will have larger-scale articulation while the longer walls of the east and west facades will use more subtle changes in plane as well as material changes to reduce the overall scale and massing.

### Drainage

- Existing drainage patterns will be preserved; the majority of the site drains southeast to a private inlet and storm sewer located off-site near the Wendy's drive-thru lane and a portion drains north to

Elizabeth Street.

- There will be no increase in impervious area; therefore, detention is not required.
- LID strategies and other creative solutions will be explored for water quality enhancement.

#### Floodplain

- The City regulatory 100-yr floodplain for the Canal Importation Basin is acknowledged, including the need for floodplain use permit(s).
- The new structure's lowest floor (as well as HVAC equipment, etc.) will be elevated at or above the RFPE (BFE + 18").
- The effective BFE for this structure is 5036.1ft NGVD29; however, the best available data (2005) suggests that the BFE is actually 5035.0ft NGVD29. Therefore, a variance will be requested to allow a RFPE of 5036.5ft NGVD to be applied to this site.

#### Parking Lot

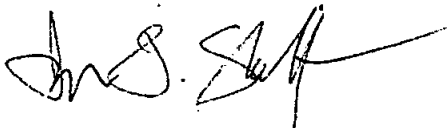
- All existing on-site curb and gutter will be demolished and new curb and gutter will be installed.
- The southern asphalt parking lot will be repaired, milled, and overlaid, as necessary.
- A variance will be requested for the parking setback from Elizabeth (note, one "grandfathered" space is proposed to be eliminated to help improve the existing condition).
- Landscaping will be added to bring the parking lot up to current LUC requirements.

#### Dedications

- 9' of additional ROW will be dedicated to provide a 49' half-ROW section along Elizabeth Street
- A 26' emergency access easement will be dedicated for the drive aisles east and south of the building
- Other drainage and utility easements will be dedicated, as appropriate

Sincerely,

**ALLER•LINGLE•MASSEY ARCHITECTS P.C.**



Ian Shuff, AIA, LEED AP

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