



February 25, 2009

## Oval Flats gets go-ahead from city

BY DAVID YOUNG

*davidyoung@coloradoan.com*

The former Sigma Alpha Epsilon fraternity house is one step closer to being transformed into a new mixed-use commercial and residential building.

The Oval Flats project had its public hearing earlier this month, which saw about seven people from the public attend, and was approved by Steve Dush, director of current planning with the city.

Steve Olt, project planner with the city, said the only point of contention for the 55,387-square-foot facility was parking.

Oval Flats is a mixed-use building at the northwest corner of West Laurel and Howes streets. The project, being developed by Brinkman Partners, a Fort Collins development and real estate company, will contain 4,640 square feet of retail space on the first floor and 48 residential dwelling units on the four floors.

The project will include razing the old fraternity house to make way for the new development.

Olt said there was some concern by surrounding property owners about the 68 parking spots associated with the project. Typically for a project of that magnitude, he said, there would be 80 spots, but because the project is located in the transit-oriented-development overlay zone, which calls for public transportation, the standard parking rules don't apply.

"We are trying to encourage multimodal use in that area as opposed to vehicular use," said Olt, who noted the explanation appeased the property owners.

The next step is up to Brinkman to submit its plans for final development for the final review process before building permits can be issued, Olt said.

Brinkman has until 2012 to submit its final plans for review and approval, Olt said.

Kevin Brinkman, a partner with Brinkman, could not be reached for comment Tuesday.