

# **Browns on Howes PDP / FDP**

## **Statement of Proposed Planning Objectives August 6, 2014**

This project shall be titled Browns on Howes - consisting of the following components:

- *Townhomes – Single Family Attached (6 units)*

This project includes development within the Downtown Zone District, Sub Area Civic Center & Transit-Oriented Development Overlay District.

### **Site Area Information**

Parcel Size: 19,153 SF (0.44 AC)  
Right-of-Way Improvement Area: 1,304 SF (.03 AC)  
Parking and Drive Area: 3,910 SF (.09 AC)  
Landscape Area (turf & shrub areas): 3,794 SF (.09 AC)  
Dwelling Units: 6  
Gross Density: 13.6 DU/AC  
Net Density: 16.1 DU/AC

### **Project Description**

Browns on Howes is located on the west side of north Howes Street, one lot north of the corner of Maple St. and Howes St. currently in the Downtown zone district, within the Civic Area sub district and TOD Overlay zone district. Access is provided from Howes Street as well as the existing alley running north south to the west of the lot. A proposed private drive/parking aisle provides access to attached at-grade two car garages oriented perpendicular to Howes Street. A vine covered fence to the north will screen the garages from neighboring single family detached property to the north.

Development includes six single family attached units, within two three unit buildings, with three (3) bedrooms per unit. Each unit includes a 2 car garage, a below grade patio area and a raised front porch.

Similar to a 'brownstone' architectural concept, the building entries are raised approximately 3' above existing grade, with lower porches recessed 3'. Front porches are raised 7' above an access walk with seatwalls, native, low-water use planting and buffer landscape to the south. A 6' fence vine covered fence provides buffering from the adjacent property to the south, along the south property line. The two buildings are separated with a 10' walk.

Architecture emphasizes texture with brick patterns and stucco finishes. Large windows and front porches characterize the residential use of the building.

## **Adjacencies**

The project site is currently a vacant parcel located to the north of a commercial office use on the corner of Maple and Howes. Single family detached residential land uses are located to the north and to the west. An existing alley running north south separates the project site from the existing single family detached residential uses to the west of the project site.

## **Access, Vehicular/Pedestrian Circulation and Parking**

Primary vehicular and pedestrian circulation is provided from Howes St and alley to the west of the property:

- A 24' drive aisle provides access to two car garages – one garage per unit, and connects to Howes St. and the alley to the west of the property.
- Pedestrian access is provided from the southeast corner of the property via a staircase and a 5% grade walk provides additional bike/pedestrian access near the southeast corner of the property.
- Six visitor bike parking spaces are provided near the top of the entry stair/5% walk.
- A total of 12.6 parking spaces are required for the project in the TOD overlay zone. Garages provide a total of twelve spaces, with the additional .6 parking space compensated by a combination of on-street parking and MAX passes provided for each unit.

## **Stormwater/Detention**

Stormwater is managed through a permeable paver system incorporated into the private access drive, exceeding 25% of the total parking drive area. Detention cells below the permeable paving provide water quality and detention storage. The detention area will discharge into the existing storm water line in Howes Street via a 15" RCP line. All roof drainage will be directed into rain gardens adjacent to the garages, where it will be collected and directed to the underground detention area to the north.

A perforated pipe is provided at the southern edge of the property to capture additional flows along the south landscaped walkway.

## **1. CITY PLAN PRINCIPLES AND POLICIES ACHIEVED BY THE PROPOSED PLAN**

### **Downtown Civic Center Master Plan**

Townhomes (single family attached) are specifically defined within the Civic Center Master Plan as the dominant land-use within the block between Maple and Cherry and Meldrum and Howes.

## **City Plan**

### **LIV 4: Development will provide and pay its share of the cost of providing needed public facilities and services concurrent with development.**

Access points, sidewalks and street trees/roadway landscaping within the project will be paid for by the developer.

**LIV 5: The City will promote redevelopment and infill in areas identified on the Targeted Infill and Redevelopment Areas Map.** This site is within Figure LIV1, Targeted Infill and Redevelopment Areas of the City Plan and meet this policy.

### **LIV 5.1 – Encourage Targeted Redevelopment and Infill**

This site is within Figure LIV1, Targeted Infill and Redevelopment Areas of the City Plan and meet this policy.

### **LIV 6.2 – Seek Compatibility with Neighborhoods**

Located in the Civic Center Downtown Sub-district, the architectural design shall be in context of its surroundings and be compatible with the established architectural character of Downtown Fort Collins. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture.

### **LIV 7.1– Encourage Variety in Housing Types and Locations**

Single family attached housing will provide an additional housing type in the Downtown District, and is supported by the Downtown Civic Center Master Plan.

### **LIV 10.1 – Design Safe, Functional, and Visually Appealing Streets**

Well lit private drives and pedestrian plazas with low-water use planting and pedestrian amenities such as seatwalls and benches are included within the development.

### **LIV 10.2 – Incorporate Street Trees**

Two additional street trees will be added to the Howes Street R.O.W. at 40' o.c.

### **LIV 14.2 – Promote Functional Landscape**

All planting will be designed with native/adaptive plants, emphasizing foundation planting.

### **LIV 14.3 – Design Low Maintenance Landscapes**

Native and adaptive planting and a minimized turf area, reserved for functional/multi-use lawns will allow a minimum of maintenance. Shrub beds will be maintained without excessive pruning or 'snow-balling' of shrubs.

### **LIV 21.2 – Establish an Interconnected Street and Pedestrian Network**

The street and pedestrian network will allow access from the North Transit Center for MAX through to the Fort Collins Museum of Discovery and the Poudre River trails along Mason Street by utilizing the proposed pedestrian connections to the project.

### **LIV 21.4 – Provide Access to Transit**

The sidewalk connection from on-site pedestrian plaza areas to Howes Street provides connection to the Downtown Transit Center.

**LIV 22.5 – Create Visually Interesting Streetscapes**

With native landscape, green-screens, and street trees the streetscape on Howes Street will be visually interesting.

**LIV 22.6 – Enhance Street Design and Image**

Howes Street will be tree lined with inviting walkways and be comfortable places to be.

**LIV 22.8 – Reduce the Visual Prominence of Garages and Driveways**

Garage doors are to be oriented perpendicular to Howes Street with planting areas buffering the garages from Howes Street.

**LIV 23.1 – Provide Neighborhood Parks and Outdoor Spaces**

With the limited space on downtown city blocks the private residence area will have a combination of lawn and native landscape combined with unique seating nooks and plaza.

**LIV 26.3 – Promote Compatibility of Uses**

The compact nature of the two single-family attached buildings provide a compatibility with the adjacent single family detached community, in scale and use. The vine fencing and landscaping at edges of the site also establish effective buffering and transitioning between the uses.

**LIV 30.2 –Connect to Surrounding Neighborhoods**

Sidewalk connections enhance pedestrian connectivity and bicycle connectivity on all street frontages of the site.

**2. DESCRIPTION OF PROPOSED OPEN SPACE, WETLANDS, NATURAL HABITATS AND FEATURES, LANDSCAPING, CIRCULATION, TRANSITION AREAS, AND ASSOCIATED BUFFERING ON SITE AND IN THE GENERAL VICINITY OF THE PROJECT.**

The site plan preserves one existing Siberian Elm on the southeast corner of the site and removes two Siberian Elms, one along Howes St. and one in the interior of the site.

Open space enhancements are provided along a pedestrian walk from the southeast corner of the property to the southwest corner of the property near the building entry points. These include seatwalls, benches, native, low-water use planting and a buffer landscape to the south.

Visual buffering and transitional landscapes on the south and north property edges are accomplished with vine screen fences and deciduous trees, providing a buffer between the office/commercial uses to the south and single family detached residential uses to the north.

**3. MAINTENANCE OF PUBLIC AND PRIVATE OPEN SPACE AREAS**

In general, the property owner or tenant shall perform all maintenance on private residential lots. In addition, the HOA shall maintain all sidewalks and landscaped

common areas, and any other non-private amenity and or feature.

The City of For Collins shall only be responsible for typical ROW maintenance of infrastructure and snow removal within the roadway.

***Storm water infrastructure***

Landscape maintenance and trash removal within storm water infrastructure including detention areas, swales, culverts, inlets, etc. shall be the responsibility of the HOA. This maintenance shall include all required mowing, weeding, cleanout, removal of trash and debris and other typical maintenance required in order to ensure storm water infrastructure and features function according to their designed intent.

***Landscape*** - All landscape maintenance within areas other than private residential lots and the area of parkway and ROW adjacent to private residential lots shall be the responsibility of and performed by the HOA.

***Snow Removal*** - The property owner or tenant shall perform snow removal on private lots. The HOA shall perform Snow removal within all common areas, trails, private drives and parks.

***Trash*** - All trash removal on private lots or within the sidewalk/parkway areas adjacent to private lots shall be performed by property owner or tenant. Single Family Attached homes will pay for a collective trash service for their units. The HOA shall perform trash removal within common areas and other non-private lots.

**4. ESTIMATE OF NUMBER OF EMPLOYEES FOR BUSINESS, COMMERCIAL, AND INDUSTRIAL USES.**

N/A.

**5. DESCRIPTION OF RATIONALE BEHIND THE ASSUMPTIONS AND CHOICES MADE BY THE APPLICANT.**

A modification request is submitted for a variance to the width of the parking lot setback at the north edge of the site. Due to site constraints, a 2' minimum setback is provided as well as a vine screen fence at the north property line, accomplishing the desired buffering of the parking drive aisle.

**6. EVIDENCE OF COMPLETION FOR APPLICABLE CRITERIA.**

N/A.

**7. NARRATIVE DESCRIPTION OF HOW CONFLICTS BETWEEN LAND USES OR DISTURBANCES TO WETLANDS, NATURAL HABITATS AND FEATURES AND OR WILDLIFE ARE BEING AVOIDED TO THE MAXIMUM EXTENT FEASIBLE OR ARE MITIGATED.**

The primary land use conflict is between the single family attached use on- site and the adjacent commercial/single family detached residential uses to the south and north respectively. Transitioning/buffering is accomplished with vine screen fences and deciduous trees, providing a buffer between the on-site uses and adjacencies.

**8. WRITTEN NARRATIVE ADDRESSING EACH CONCERN/ISSUE RAISED AT THE NEIGHBORHOOD MEETING(S), IF A MEETING HAS BEEN HELD.**

A neighborhood meeting was not held for the project, as it is a type I review.

**9. NAME OF THE PROJECT AS WELL AS ANY PREVIOUS NAME THE PROJECT MAY HAVE HAD DURING CONCEPTUAL REVIEW.**

This project shall be titled Browns on Howes. The conceptual review submittal was titled 315 North Howes Single Family Attached.

**10. DEVELOPMENT SCHEDULE**

**Phase I**

Finalize Demolition	March 2015
Earthwork/Grading/Utilities	May 2015
Drive And Sidewalk Construction	July 2015
Parks, Amenities And Landscaping	September 2015
Residential Construction	October 2015 – March 2016