

Statement of Planning Objectives – **Cherry Street Station P.D.P.**

(i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.

Principle HSG-1: A variety of housing types and densities will be available throughout the urban area for all income levels.

Cherry St. Station fulfills a need in the Old Town area for residential properties.

Policy EXN-1.4 Infill Development and Redevelopment-Infill/redevelopment policies, standards, and procedures will apply to proposals for such activity in designated areas...For parcels under twenty (20) acres, such infill and redevelopment activity will be supported if designed to complement and extend the positive qualities of surrounding development and adjacent buildings...Compatibility with these existing elements does not mean uniformity. Forms of potential infill development include: The addition of new dwellings on vacant lots and other undeveloped parcels...

This development project will complement traditional 'Old Town' architecture as well as extend the 'Old Town' environment further north along College Ave. It is noted that this development is not expected to be uniform with other buildings in this area, but the architecture will coordinate.

Principle DD-1: The Downtown will provide a balanced mix of land use activities.

Cherry St. Station is within itself a mixed-use building that will incorporate both commercial space and residential lofts.

Policy DD-1.1 Land Use-Basic land use activities will be clustered in distinct and compact sub-districts...A mix of complementary and supportive land uses will be encouraged...

This project is continuing an existing cluster of residential uses in the Downtown area of Fort Collins as well as adding a 'complementary/supportive' use in the commercial component of the development.

Policy DD-1.5 Housing-The City shall encourage apartments, loft units, single room occupancy (SRO) units, and uses of similar character, on upper floors of buildings in the Old City Center sub-district.

This project furthers this policy because it contains apartments and/or loft residential units, the majority of which are on the upper floors of the building.

Principle DD-3: The design of streets, parking areas, public spaces and buildings in the Downtown shall reinforce the unique and distinctive character of the Downtown.

The parking component of this development is below grade and therefore nearly fully hidden from view, which prevents it from detracting from the Old Town atmosphere. Additionally, along Cherry Street, the building façade and relationship to the street/pedestrians has an urban feel, which is also reminiscent of the majority of Downtown.

Policy DD-3.1 Character of Downtown-the visual distinctiveness of Downtown and its component sub-districts will be maintained and reinforced.

The architecture of Cherry St. Station draws from historic depots as well as from the Historic Power Plant, located right here in Fort Collins. With these as design influences, the building will enhance the 'visual distinctiveness of this area.

Policy DD-3.2 Architectural Elements Based on Human Scale-Human scale design and architectural elements will be encouraged in Downtown.

The two main entrances to this development (along Cherry Street and on the east side of the building) will both have awnings as well as entry stairs that will also serve as an entry feature.

Policy DD-3.3 ...Enhancing visual continuity and sense of place through the use of building materials and design features sensitive to the character of Downtown...

The exterior materials on Cherry St. Station will consist of brick and either stone or cast stone. Also, the windows and doors will be reminiscent of traditional storefronts within the Downtown area.

Policy DD-3.5 Public Safety-The design of buildings, parking areas and streets will provide a sense of security and safety for users. Adequate lighting, visibility and location of facilities collectively shall add to a secure 24-hour environment for employees, students and visitors.

This project will comply with all city regulations on exterior lighting for both aesthetic and safety reasons. Additionally, the sub-grade parking structure will be fully secure and accessible to building residents only for safety and security reasons.

(ii) 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.

This property does not have any wetlands or natural habitats and features on site. Several mature Austrian Pines are found on the site, some within the proposed building's footprint as well as outside of it. The Developer expects to save the majority

of these trees, which tentatively includes relocating five of them. Furthermore, the landscaping consists of street trees along Cherry St. and foundations plantings as required. Circulation within the project consists of the entrance to the sub-grade parking structure as well as the pedestrian level building entrance along Cherry St. An auxiliary entrance, incorporating an ANSI compliant ramp, is proposed on the east side of the building. The development site is in the Community Commercial River Corridor (CCR) zone district, and therefore buffering will be sensitive to the Poudre River but not intensive due to the separation created by the Burlington-Northern railroad tracks on the west side of the property.

(iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

As this is a mixed-use project, there are several variations of maintenance and ownership within the building. The commercial unit will be sold to an individual business owner, and each residential unit will be sold to individual homeowners. The land, building exterior and parking structure will be owned and maintained by the condo association.

(iv) Estimate of number of employees for business, commercial, and industrial uses.

This project incorporates 1 commercial condo unit. The unit is expected to have not more than 3 employees during any one shift. It will be a for-sale commercial condo, marketed to businesses with a minimum of client visits and walk-in business.

(v) Description of rationale behind the assumptions and choices made by the applicant.

The City of Fort Collins Comprehensive Plan (City Plan) states that promoting infill over the development of virgin farmland at the periphery of the community is a goal of the City. This project is on an infill site. Additionally, City Plan encourages the enhancement of the downtown area as well as encourages the provision of additional housing in Downtown, both of which are accomplished by this project. We see this project as a win-win between the developer and the City.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

As you can see, our submittal addresses the applicable criteria in the Land Use Code, the Larimer County Urban Area Street Standards, the City Code, and the City's Stormwater regulations.

(vii) 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.

There are no known wetlands or natural areas either on or adjacent to the site. Additionally, the developer proposes a density that is consistent with the zoning on the property, which is Community Commercial River Corridor (CCR).

(viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

The proposed uses for this PDP are type 1 uses; therefore no neighborhood meeting is required.

(ix) Name of the project as well as any previous name the project may have come through conceptual review with.

The project went to Conceptual Review on October 18, 2004, and was referred to as a "mixed use, mostly residential project on the north side of Cherry Street between College and Mason."