



land planning ■ landscape architecture ■ urban design ■ entitlement

August 28, 2015

# Capstone Cottages PDP

## Planning Objectives

### Project Site

Capstone Collegiate Communities (Applicant) would like to develop a student-oriented housing project northeast of the intersection of Lincoln and Lemay Avenues. The Bank of Colorado is located on the corner and the proposed project would be situated to the north and east of the bank. The Applicant has assembled a project site that includes a 13.5 acre parcel zoned Medium Density Mixed Use Neighborhood (M-M-N). The remainder of the site was rezoned from I-Industrial to M-M-N on January 20, 2015. The entire 23.13-acre net developable site is needed to develop the proposed student-oriented housing project. The M-M-N zone provides a transition between existing single-family neighborhoods to the northwest and the existing industrial uses to the east and existing commercial uses located to the south.

### Surrounding Neighborhood

Undeveloped land is located to the north, existing industrial uses are located to the east, and Buffalo Run Apartments and the Mulberry and Lemay Crossings shopping complex are located to the south. The Woodward Campus is located to the southwest and undeveloped land exists on the west side of Lemay Avenue adjacent to the project site. The San Cristo/Andersonville and Alta Vista residential communities are located northwest of the project site with intervening road right-of-way and I-Industrial zoned property.

### Project Description

The Applicant specializes in the development, construction and management of high-quality student housing developments in close proximity to major colleges and universities across the country. On this site, the Applicant proposes to develop both cottage-style and townhome student-oriented housing. Cottage style units arranged in tri-plex and four-plex buildings composed of attached single-family units that are rented to 5 unrelated people. Townhome style units are single-family attached units, rented to 4 unrelated people. Town home buildings include 3-unit buildings, 5-unit buildings and 7-unit buildings. The higher density townhome buildings are located on the south and to the interior of the site, while the lower density tri-plex units are on the north and west closer to existing single family neighborhoods.

The project will be marketed to students but may also include tenants who are not attending college. The housing project will provide needed rental units for the growing student population in Fort Collins within a managed setting with recreational opportunities on-site. The low-profile design of the project allows it to easily blend with nearby single family housing in the neighborhood. The development will

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include top of the line amenities that offer a unique lifestyle for students including features such as walks, benches, bar-b-que areas, open green spaces, volleyball court, and resort-style pool. The project will also include a clubhouse that offers comfortable gathering places, state-of-the art fitness facilities, a theater and study rooms.

The project is designed as a series of residential blocks with all dwelling units facing a public street, private street or a major walkway spine, creating a pleasant, attractive pedestrian-oriented neighborhood. The project proposes 201 dwelling units in seven different building types including:

- 3 2-story, 5-bedroom cottages (single-family)
- 6 2-story, 5-bedroom cottages (single-family and HC accessible)
- 21 2-story, 5-bedroom tri-plex cottages (single-family attached)
- 3 2-story, 5-bedroom four-plex cottages (single-family attached)
- 3 3-story, 4-bedroom townhomes (single-family attached, 3-unit buildings)
- 10 3-story, 4-bedroom townhomes (single-family attached, 5-unit buildings)
- 9 3-story, 4-bedroom townhomes (single-family attached, 7-unit buildings)

The Applicant intends to convert the single family attached cottage style and townhome units to Extra Occupancy Rental Houses which would allow the addition of one or two tenants to each dwelling unit for a maximum of five per dwelling unit. Extra Occupancy Rental Houses are allowed in the M-M-N zone district, however, the Applicant will need to go through the basic development review process for each building. Each dwelling unit that is approved for extra occupancy could then be rented to an additional one or two tenants. The Applicant has planned ahead for the conversion of the units for extra occupancy by providing adequate parking and interior square footage as required by the Land Use Code.

The dwellings facing the surrounding streets effectively screen the surface parking located behind the units, resulting in a low to medium density housing development. Building setbacks along Lemay Avenue, Lincoln Avenue, and International Boulevard are 30-feet wide resulting in a attractive streetscape appearance for the neighborhood. The project offers students a more neighborhood oriented lifestyle than typical student apartment complexes, while still providing high quality management and site amenities.

The unique cottage style/townhome housing project will provide a transition in density from Buffalo Run Apartments at 16.78 dwelling units per acre to the single-family neighborhoods located northwest of the project site. Capstone Cottages proposes 8.69 dwelling units per net acre. The City's Land Use Code requires a minimum density of 12 dwelling units per acre in M-M-N District. The Applicant is requesting a Modification for lower density (see attached) in order to develop a project with architectural scale that is more compatible with the nearby single-family neighborhoods.

#### Environmental Issues

The project area was once a farmstead. The fields have reverted to a mixture of upland vegetation and shallow, dry drainages. Existing vegetation includes native, introduced and weedy species. A prairie dog colony occurs over a portion of the project area. There are a few small patches of wetlands (less than .04 acres) along the eastern border of the property and small wetland dominated by cattails in a borrow ditch adjacent to Lincoln Avenue. (Ecological Characterization Study Report and letter from US Army Corps of Engineers was submitted in May of 2014)

### Access, Vehicular/Pedestrian Circulation and Parking

The project is designed to accommodate the future re-alignment of Lemay Avenue, the future location of International Boulevard, and the future extension of Duff Drive to Buckingham Drive as indicated on the City's Master Street Plan. The project site includes several points of access:

- Access from the existing Lemay Avenue is proposed approximately 710 feet from the intersection of Lincoln and Lemay. This access is proposed as a right-in only, preventing anyone from leaving the project site at this point to travel north through the Lemay/Vine intersection.
- Access from the future Duff Drive is proposed approximately 383 feet west of the intersection of International Boulevard and Duff Drive.
- Access from International Boulevard is proposed approximately 455 feet north of the roundabout proposed at the intersection of International Boulevard and Lincoln Avenue.
- Access from Lincoln Avenue is proposed approximately 225 feet west of the roundabout at International Boulevard and Lincoln Avenue.
- Webster Avenue will extend from the east and connect to International Boulevard.
- The project will also provide an interim pedestrian, bike and vehicular connection between the temporary cul de sac at the end of Duff Drive and the San Cristo/Andersonville neighborhood to the northwest. This informal connection would allow vehicular access out of the neighborhood when access points on the existing Lemay Avenue are blocked by traffic. This access is proposed as one-way south so that residents from the project will not drive north through the existing residential neighborhood.

Adjacent street right-of-ways will be dedicated as required; however, the Applicant is not proposing to construct all the adjacent streets at the time of development. The Applicant intends to build International Boulevard from Lincoln Avenue north to Duff Drive. Duff Drive will be extended from International Boulevard to the existing right-of-way for the future Lemay Avenue. The Duff Drive to Buckingham connection and the re-aligned Lemay Avenue would be constructed when the City is able to fund the proposed grade separated rail crossing proposed north of this area. The Applicant does, however, intend to build the street sidewalk and parkway strip with street trees along these future street edges in order to complete the pedestrian blocks and create a walkable neighborhood.

A total of 741 parking spaces (.83 per bedroom) are provided exceeding the requirements for multi-family development and extra occupancy dwelling units contained in the Land Use Code. Parking is distributed throughout the site so that it is convenient for residents, but not visible from public streets surrounding the project. Some of the parking is located on the east side of International Boulevard. This more remote parking lot can provide convenient parking for students that don't use their cars on a daily basis. Similarly there will be one bicycle parking space for each bedroom distributed throughout the site with 60% of those spaces covered as required by the Land Use Code. Trash and recycle enclosures are conveniently located throughout the site with pick-ups scheduled to handle expected volumes. A trash compactor and maintenance facility is located on the east side of International Boulevard at the north end of the site.

### Landscape/Maintenance

In addition to attractive, pedestrian oriented streetscapes, the project interior includes many pedestrian walkways and small pocket park spaces suitable for small gatherings and bar-be-ques. There is a centrally located recreation center with clubhouse and pool that will include the leasing office, study areas, social area, fitness center, computer facilities and a multi-purpose room.

The site will be generously landscaped utilizing xeriscape principles to conserve water and reduce maintenance. Canopy shade trees are provided along all streets, while evergreen and ornamental trees are added for seasonal interest. Trees and landscape will be maintained by the Homeowner Association. Security lighting will be provided along walkway spines and within parking areas.

#### Stormwater/Detention

Stormwater will be managed through a combination of permeable interlocking concrete pavement (PICP) systems as well as more traditional inlets, pipes, and a landscaped detention pond. The permeable pavers will be utilized to satisfy the City's LID requirements, as well as to provide water quality treatment and a small amount of subsurface detention.

Detention storage volume will be provided to offset the difference between the peak developed 100-year flow and the area master planned rate of 0.20 cfs per acre as prescribed by the City of Fort Collins. The computer model SWMM has been utilized to determine required peak detention volume based on this criteria. 1 ac-ft of detention storage volume will be provided within the aggregate reservoir of the PICP systems, while the majority of the stormwater volume will reside in the open detention pond.

Wetland mitigation, habitat creation, and enhanced planting are proposed to achieve multi-purpose LID objectives within the detention pond.

Stormwater runoff from the project site will be slowly discharged into the Lincoln Channel. Existing water levels during the 100-year storm event within the Lincoln Channel have been accounted for in site design elevations. Additionally, high groundwater elevations will be taken into consideration with the PICP systems, wetland hydrology, and detention pond hydraulics.

Attachment A

# City Plan

## Principles and Policies with Explanatory Narratives

The requested Structure Plan Map Amendment and associated re-zoning would create a larger M-M-N site located northeast of the intersection of Lincoln and Lemay Avenues. The larger site is needed to create a student-oriented housing development that is supported by and consistent with City Plan Principles and Policies related to medium density housing development, land use transitions, and neighborhood compatibility. The proposed Capstone Cottages project is supported by the following City Plan Principles and Policies.

### East Mulberry Corridor Plan Principles and Policies

**Principle EMC.LU - Future residential neighborhoods will be integrated with existing residential subdivisions, and be within close proximity to shopping, recreation and employment destinations.**

The proposed cottage-style/townhome student-oriented housing project is proposed to be located adjacent to an existing multi-family project (Buffalo Run Apartments) and close to a commercial development providing a variety of goods and services including groceries (Mulberry and Lemay Crossings). A wide variety of employment opportunities exist nearby including, Woodward located to the southwest, the commercial area located south and the existing industrial area to the east. Planned Lincoln Avenue improvements will make it convenient and safe to bicycle or walk to Downtown and/or to the CSU campus.

**Principle EMC.T – 1 The transportation system within the East Mulberry Corridor study area will be improved and expanded to provide a variety of safe and efficient transportation choices.**

The proposed project will help expand and connect street systems in the Corridor either by dedicating right-of-way or by actual street construction. Duff Drive and Webster Street will be extended to the west, Lincoln Avenue will be improved and International Boulevard will be constructed from Lincoln to where it intersects with Duff Drive. A roundabout will be constructed at the intersection of International and Lincoln. In addition, the project will dedicate right-of-way for the future realignment of Lemay Avenue. Only a short distance will remain to be acquired by the City between this project and the right-of-way already dedicated.

**Principle EMC.H – 1 The East Mulberry Corridor study area will support a mix of housing by both maintaining existing housing stock and encouraging new development of a variety of housing types and choices.**

**Policy EMC.H – 1.1 A variety of housing types will be developed within new neighborhoods and located close to neighborhood shopping, employment and recreation.**

Capstone Cottages will provide a unique lifestyle choice for tenants wanting to share a household within a managed community with recreational amenities adding to the variety of housing types already provided in the Plan area. (See also EMC.LU above)

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## **City Plan Principles and Policies**

**Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.**

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

Encourage a variety of housing types and densities, including mixed-used developments that are well-served by public transportation and close to employment centers, shopping, services, and amenities.

### **Policy LIV 7.2 – Develop an Adequate Supply of Housing**

Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multiple-family housing, including mobile homes and manufactured housing.

### **Policy LIV 7.4 – Maximize Land for Residential Development**

Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability.

### **Policy LIV 7.7 – Accommodate the Student Population**

Plan for and incorporate new housing for the student population on campuses and in areas near educational campuses and/or that are well-served by public transportation.

The proposed Capstone Cottages project will provide a variety of housing within the project, by providing 4 and 5-bedroom units for rent. The rental units look more like single family homes than apartment buildings.. Buildings on the edge of the project have front doors that face tree-lined streets with detached sidewalks, while some buildings in the interior face tree-lined pedestrian spines creating walkable blocks and a neighborhood sense of place. Each building type has a variety of models with different architectural elements, details and color combinations.

Units are rented by the bedroom, allowing 4-5 people to share one dwelling unit. Each bedroom has its own private bath and is secure from the dining and living areas which are shared. This rental model provides another lifestyle choice for people seeking housing in Fort Collins. It also allows compatible roommates to share a house in a managed environment that is more affordable than other options offering similar security and amenities.

The proposed density is approximately 8.7 dwelling units per acre and provides a transition between Buffalo Run Apartments (16.78 DU/AC) and the San Cristo/Andersonville neighborhood to the northwest. The streetscape improvements planned for Lincoln Avenue will make it convenient and safe to bicycle or walk to Downtown approximately 1 mile away and/or to the CSU campus, approximately 2 miles away.

Providing additional student-oriented housing in managed projects like the one proposed will increase affordable rental opportunities within neighborhoods for families and people other than students. Providing opportunities for students to live in managed settings can also decrease the potential for loud parties, inadequate parking and declining appearances that are sometimes associated with student-oriented rentals within single-family neighborhoods.

**Principle LIV 10: The city's streetscapes will be designed with consideration to the visual character and the experience of users and adjacent properties. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city.**

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

Ensure all new public streets are designed in accordance with the City street standards and design all new streets to be functional, safe, and visually appealing, with flexibility to serve the context and purpose of the street corridor. Provide a layout that is simple, interconnected, and direct, avoiding circuitous routes. Include elements such as shade trees, landscaped medians and parkways, public art, lighting, and other amenities in the streetscape. Approve alternative street designs where they are needed to accommodate unique situations, such as “green” stormwater functions, important landscape features, or distinctive characteristics of a neighborhood or district, provided that they meet necessary safety, accessibility, and maintenance requirements.

**Policy LIV 10.2 – Incorporate Street Trees**

Utilize street trees to reinforce, define and connect the spaces and corridors created by buildings and other features along a street. Preserve existing trees to the maximum extent feasible. Use canopy shade trees for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover.

The project is designed to create walkable blocks formed by public streets with detached, tree-lined sidewalks and tree-lined pedestrian spines. Canopy shade trees will be used for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover. Tree-lined parkway strips provide shade for the pedestrian as well as seasonal interest. The street layout is direct and efficient, providing safe, convenient access to front doors and to parking areas.

**Principle LIV12: Security and crime prevention will be important factors in urban design.**

The Capstone Cottages project will include onsite management that can provide surveillance to prevent crime before it happens. It also allows for other neighborhood impacts such as noise, or unsightly yards to be corrected as soon as it is noticeable. A combination of front porch lighting and street lights will provide adequate front entrance lighting and parking areas will be lighted as well to increase security for residents.

**Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.**

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

Design new landscaping projects based on maintainability over the life cycle of the project using proper soil amendment and ground preparation practices, as well as the appropriate use of hardscape elements, trees, mulches, turf grass, other plant materials, and irrigation systems. Low maintenance practices can be achieved in both turf and non-turf planting areas, provided these areas are designed and installed to minimize weeds, erosion and repairs.

The project will incorporate xeriscape principles throughout the landscape to achieve a visually attractive landscape that demonstrates conservative water use and is easy to maintain. Capstone takes pride in their landscapes and finds that their tenants have an increased pride in helping to maintain the landscape because it feels like their yard. This was an unexpected benefit of the “shared house” concept.

**Principle LIV22: The design of residential neighborhoods should emphasize creativity, diversity, and individuality, be responsive to its context, and contribute to a comfortable, interesting community.**

**Policy LIV 22.1 – Vary Housing Models and Types**

Provide variation in house models and types in large developments, along with variations in lot and block sizes, to avoid monotonous streetscapes, increase housing options, and eliminate the appearance of a standardized subdivision.

**Policy LIV 22.2 – Provide Creative Multi-Family Housing Design**

Design smaller multi-family buildings to reflect the characteristics and amenities typically associated with single-family detached houses. These characteristics and amenities include orientation of the front door to a neighborhood sidewalk and street, individual identity, private outdoor space, adequate parking and storage, access to sunlight, privacy, and security.

**Policy LIV 22.3 – Offer Multi-Family Building Variation**

Offer variation among individual buildings within multibuilding projects; yet stay within a coordinated overall “design theme.” Achieve variation among buildings through a combination of different footprints, façade treatment, roof forms, entrance features, and, in specialized cases, building orientation. Avoid monotonous complexes of identical buildings, although there may be ways to achieve visual interest among substantially identical buildings with a high degree of articulation on each building, combined with variation in massing on the site.

**Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces**

Orient residential buildings towards public sidewalks or other public outdoor spaces that connect to streets, the commercial core, and transit stops. Examples of public outdoor spaces include parks, squares, gardens with walkways, and courtyards.

**Policy LIV 22.5 – Create Visually Interesting Streetscapes**

All new residential buildings should be designed to emphasize the visually interesting features of the building, as seen from the public street and sidewalk, and to minimize and mitigate the visual impact of garage doors, driveways, and other off-street parking.

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

Enhance prominent connecting streets in neighborhoods by forming circles, squares, medians, or other special places to recall history, give identity, and calm traffic. Treelined streets and boulevards with inviting, landscaped walkways, parkways, and medians, will add to the image of these districts as safe and comfortable places to live.

**Policy LIV 22.7 – Consider Landmarks and Views**

Consider view corridors to the mountains or other landmarks in the arrangement of streets, Neighborhood Centers and Commercial Districts, and other shared spaces within neighborhoods. Design the view down a residential street to terminate on a visually interesting feature and not directly on a garage door.

**Policy LIV 22.11 – Promote Neighborhood Upkeep and Property Maintenance**

Encourage residents to maintain properties and ensure compliance with City Codes in order to reduce visible signs of decay and promote safe, comfortable, and strong neighborhoods.

Policy LIV22 having to do with the design of residential neighborhoods is achieved with the proposed Capstone Cottages residential community. Buildings on the edge of the project have front doors that face tree-lined streets with detached sidewalks, while some buildings in the interior face tree-lined pedestrian spines creating walkable blocks and a neighborhood sense of place. Each building type has a variety of models with different architectural elements, details and color combinations.

The clubhouse/pool complex is centrally located at the terminus of a street-like private drive creating an attractive focal point and landmark. Lawn areas are provided on either side of the clubhouse for active recreation such as croquet, bocce ball, horseshoes, Frisbee and other informal lawn games. All the

interior recreation spaces are linked with pedestrian walks that provide convenient, pleasant and direct access. Passive recreational opportunities such as reading, sun-bathing, and just hanging out are accommodated at the clubhouse recreation area as well as in smaller scale, node areas between buildings or along pedestrian ways.

Landscape areas are designed to be attractive, provide seasonal interest and also be easy to maintain, so that they continue to look attractive throughout the life of the project. Capstone takes pride in their landscapes and finds that their tenants have an increased pride in helping to maintain the landscape when it feels like their yard. This was an unexpected benefit of the “shared house” concept.

**Principle LIV 23: Neighborhoods will feature a wide range of open lands, such as small parks, squares, greens, play fields, natural areas, orchards and community gardens, greenways, and other outdoor spaces to provide linkages and recreational opportunities both for neighborhoods and the community as a whole.**

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

Locate neighborhood parks or other public outdoor spaces within walking distance of homes. Design outdoor spaces in conjunction with streets and walkways to be attractive, formative, purposeful parts of any land development and not merely residual areas left over from site planning for other purposes. Aim to mostly surround public outdoor spaces with streets or house fronts in order to provide public visibility and monitoring of the area and promote safety.

Buildings in the cottage-style project are oriented to tree-lined streets or to walkway spines framing open space. The clubhouse, pool, open spaces and pedestrian spines are integrated into the site plan so that all are easily accessible and attractive spaces. The outdoor open spaces and walkway spines are lined with dwellings that face on to the space to provide public visibility, monitor the area and promote safety. Surface parking is located behind buildings where it is convenient for the users, but screened from public view by the dwellings.

**Principle LIV 26: Neighborhood stability should be maintained and enhanced.**

**Policy LIV 26.1 – Maintain Existing Neighborhoods**

Aim to preserve the character of existing neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory techniques. Changes, if any, will be carefully planned and will result from initiatives by residents or from a specific subarea plan prepared in collaboration with residents. Other changes may result from specific initiatives intended to improve the quality of existing neighborhoods, such as improving mobility and access to everyday activities and services, adding flexibility for vacant and underutilized land, and introducing new neighborhood centers, parks, and small civic facilities.

**Policy LIV 26.3 – Promote Compatibility of Uses**

Encourage low intensity residential uses within predominantly residential neighborhoods, including but not limited to single-family, low density multi-family, and group homes. Allow other compatible uses to the extent that they reinforce and do not detract from the primary low density, residential function of the neighborhoods.

**Policy LIV 26.4 – Balance Resident Preferences with Communitywide Interests**

In determining the acceptability of changes to parcels of land adjacent to existing residential developments, balance the adjacent residents' preferences with communitywide interests. For example, if a commercial center is proposed in an existing neighborhood, provide direct community access but also seek context-sensitive solutions to reduce cut-through traffic within the neighborhood.

**Policy LIV 26.5 – Retain Differences among Neighborhoods**

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Retain the size and pattern of lots and blocks, building style, street design details, street and outdoor lighting, and landscape characteristics in ways unique to a given neighborhood as infill and redevelopment occur.

The neighborhood surrounding the proposed project has been in and still is in transition. The construction of the Mulberry and Lemay Crossings shopping complex and Buffalo Run Apartments brought urban development closer to the county industrial area and to the historic San Cristo/Andersonville/Alta Vista neighborhoods. The recently approved Woodward campus, along with the Lincoln Avenue pedestrian improvements continues the transition from rural to urban.

The design of the Capstone project is sensitive to the changing neighborhood environment and seeks to provide an attractive and appropriate land use transition between older industrial uses, higher density residential, commercial uses and existing single-family neighborhoods. We believe the project is an ideal design fit for the neighborhood because it provides a low to medium density neighborhood appearance as viewed from surrounding public streets. Buildings on the edge of the project have front doors that face tree-lined streets with detached sidewalks, while some buildings in the interior face tree-lined pedestrian spines creating walkable blocks and a neighborhood sense of place.

It is projected that at least 95% of the traffic generated by the project will go to the west, south or east away from existing residential areas to the north.

**Principle LIV 29: Medium Density Mixed-Use Neighborhoods include a mix of medium-density housing types, providing a transition and link between lower density neighborhoods and a Neighborhood, Community Commercial or Employment District.**

**Policy LIV 29.3 – Neighborhood or Community Commercial District**

Integrate the design of a Medium Density Mixed-Use neighborhood with a Neighborhood Commercial District or Community Commercial District. Residents should be able to easily get to the Commercial District without the need to use an arterial street.

**Policy LIV 29.4 – Mix of Housing Types**

Include a variety of housing types suitable to a Medium Density Mixed-Use Neighborhood's transitional, higher activity location. Mix and distribute housing types at the neighborhood and block level, rather than creating isolated pockets of a particular housing type. Incorporate low and medium-cost housing with higher-cost housing and non-residential uses.

**Policy LIV 29.5 – Transitions**

Encourage non-residential uses and larger buildings of attached and multiple-family housing near the commercial core, with a transition to smaller buildings, such as duplex and detached houses, closer to surrounding lower density neighborhoods.

The proposed project on MMN zoned property will provide an attractive and appropriate land use transition between older industrial uses, higher density residential (Buffalo Run Apartments) and existing single-family neighborhoods (San Cristo/Andersonville/Alta Vista) to the north. The proposed higher density residential project will have convenient access to a variety of goods and services located in the Mulberry and Lemay Crossings shopping area located less than a quarter of a mile to the south. In addition, residents can easily access Downtown via Lincoln Avenue, soon to become an enhanced travel corridor.

We believe the project is an ideal design fit for the neighborhood because while it provides higher density and needed student housing for the community, it maintains a low to medium density neighborhood

appearance as viewed from surrounding public streets. Buildings on the edge of the project have front doors that face tree-lined streets with detached sidewalks.

**Policy LIV 38.3 –Land Use Transitions**

Provide a transition in the scale and intensity of uses at the edges of Employment Districts where they abut residential neighborhoods. Place land use boundaries at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.

The project creates a mid-block land use transition, rather than having the street be the dividing line between industrial and residential land uses. Locating the maintenance facility, some of the parking and the detention area on the east side of International Boulevard effectively creates a seamless land use transition between the existing County industrial uses and the proposed residential neighborhood.