

Applicant Presentation at Administrative Hearing

July 24, 2024

College & Trilby Residential Community Fort Collins, Colorado

Type I Public Hearing
July 24, 2024

Applicant & Developer:
ZOCALO Community Development

Consultants:



Planners . Engineers
Landscape Architects . Surveyors

Godden | Sudik
ARCHITECTS
SEE WHAT COULD BE



College & Trilby Residential Community

Site Vicinity



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Site Context Map



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Proposed Overall Site Plan

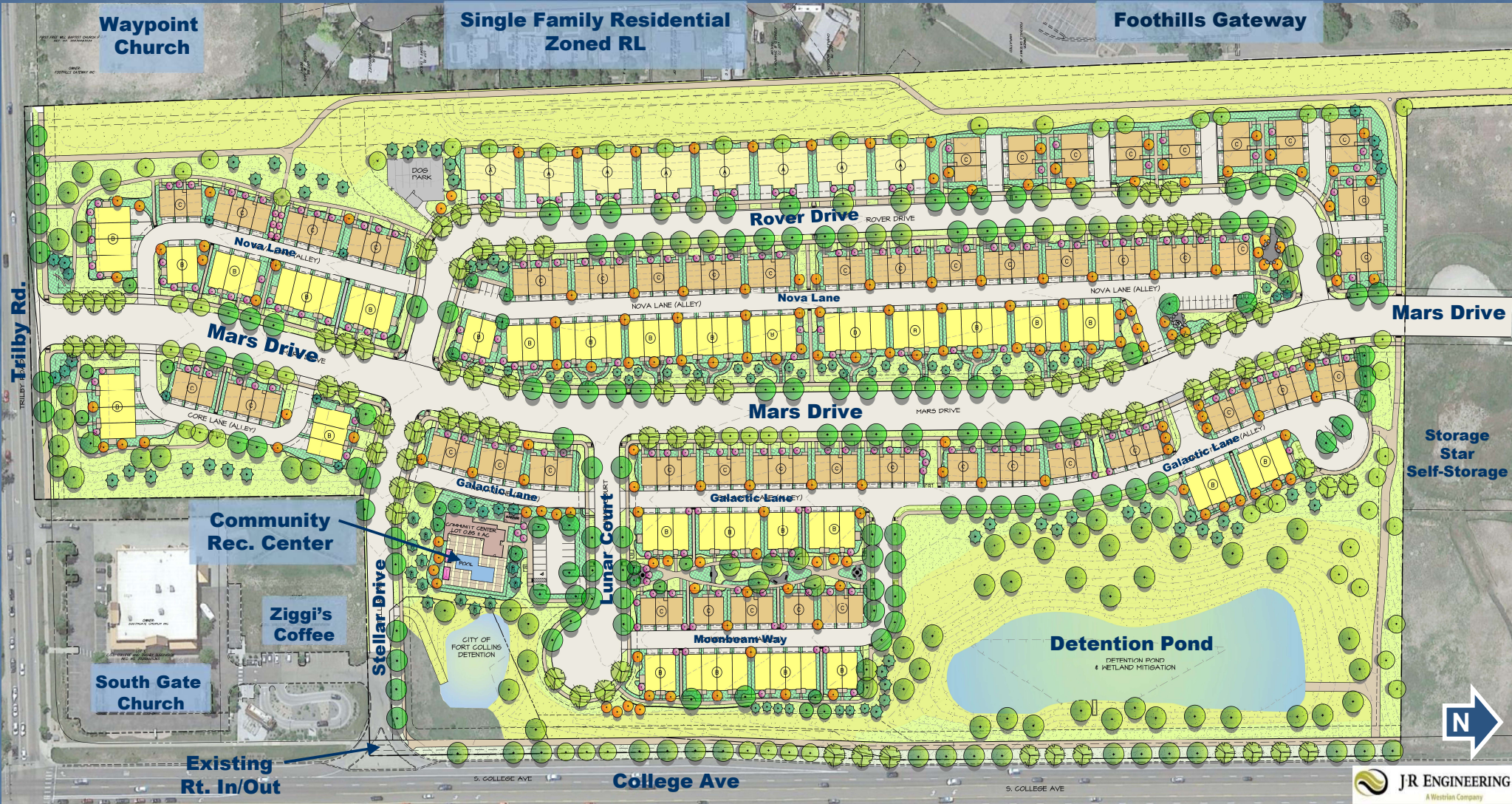


Total Site Area: 38.06 Ac

Total Number of Homes: 265 Units (Paired Townhomes, Duplex's, Townhomes & Multi-Family)
Gross Density: 7.0 DU's/Ac. (No Density Requirement in the CG Zone District)

College & Trilby Residential Community

Enlarged Site Plan



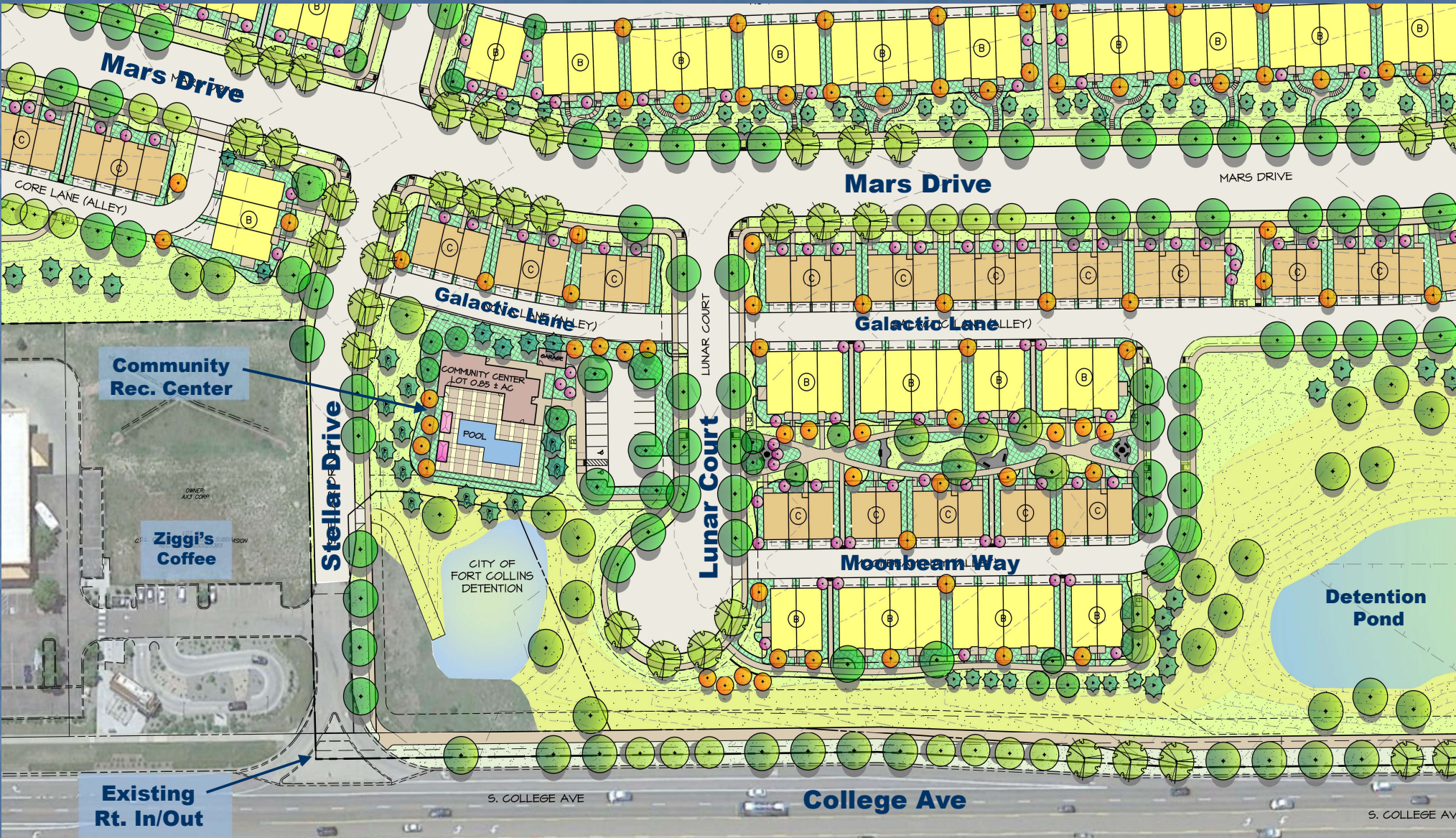
JR ENGINEERING
A Weston Company

Total Site Area:	38.06 Ac - 100%
Residential Lot Area:	10.60+ Ac - 27.9%
Public Street ROW:	7.35+ Ac - 19.3%
Private Drives, Alleys & Parking:	2.63+ Ac - 7.0%
Total Open Space & Rec. Area:	17.48+ Ac - 45.8%

Total Units by Housing Type:	265 Units - 7 Du's/Ac.
Type A: Paired Townhomes:	16 Units
Type B: Duplex, Townhomes & Multi-Family:	89 Units
Type C: Duplex, Townhomes & Multi-Family:	160 Units
Community & Rec Center Building:	4,000+SF.

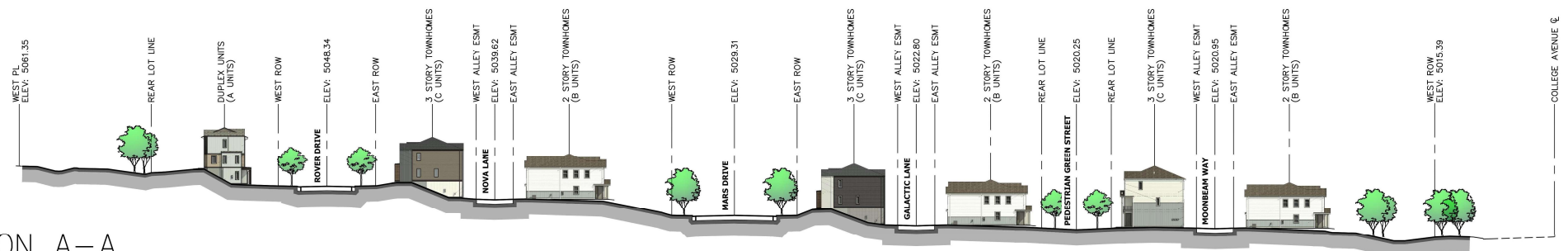
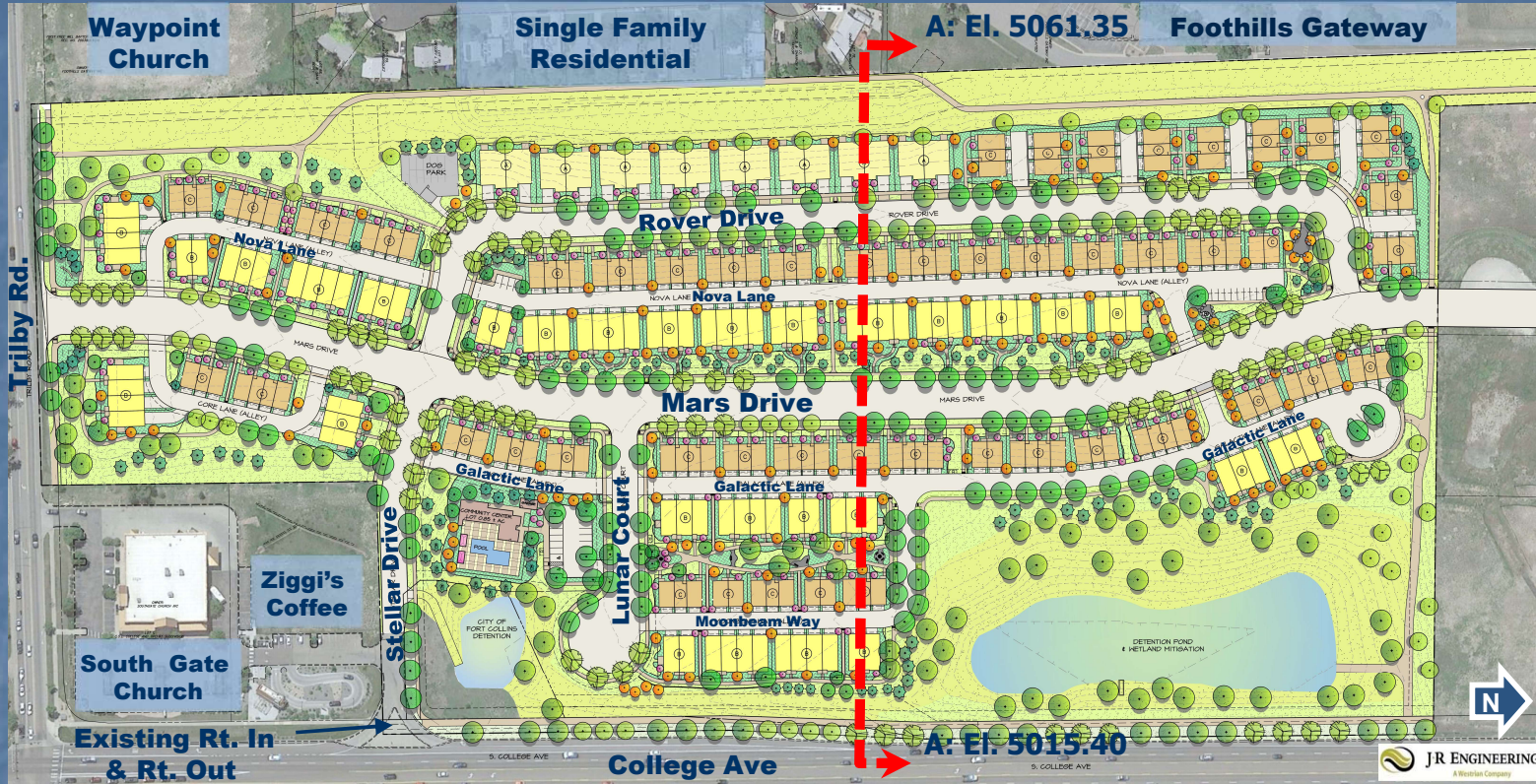
College & Trilby Residential Community

Enlarged Site Plan



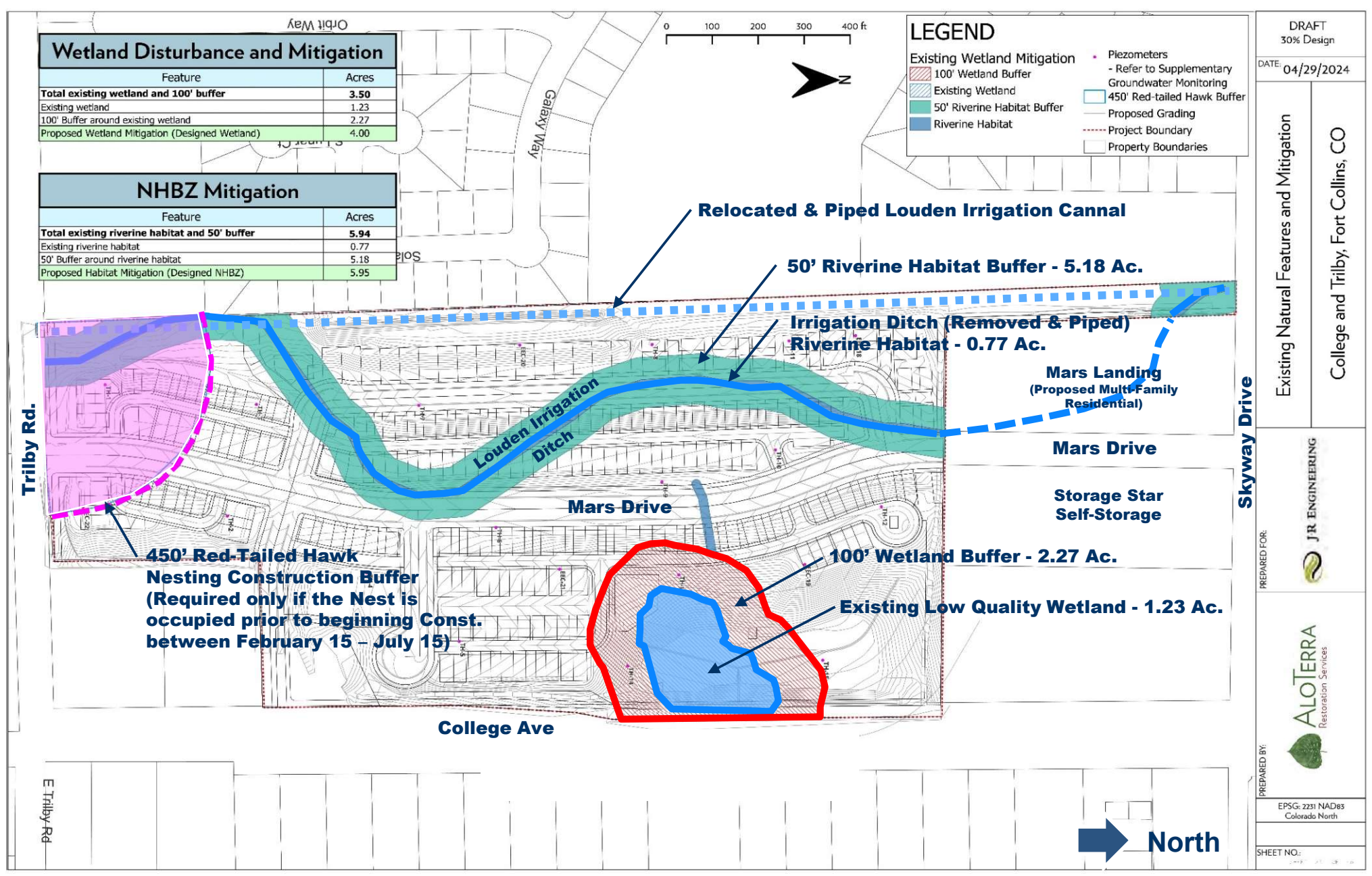
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Site Plan Section



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Existing Natural Features



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NHBZ & Wetland Mitigation Plan



NHBZ Mitigation

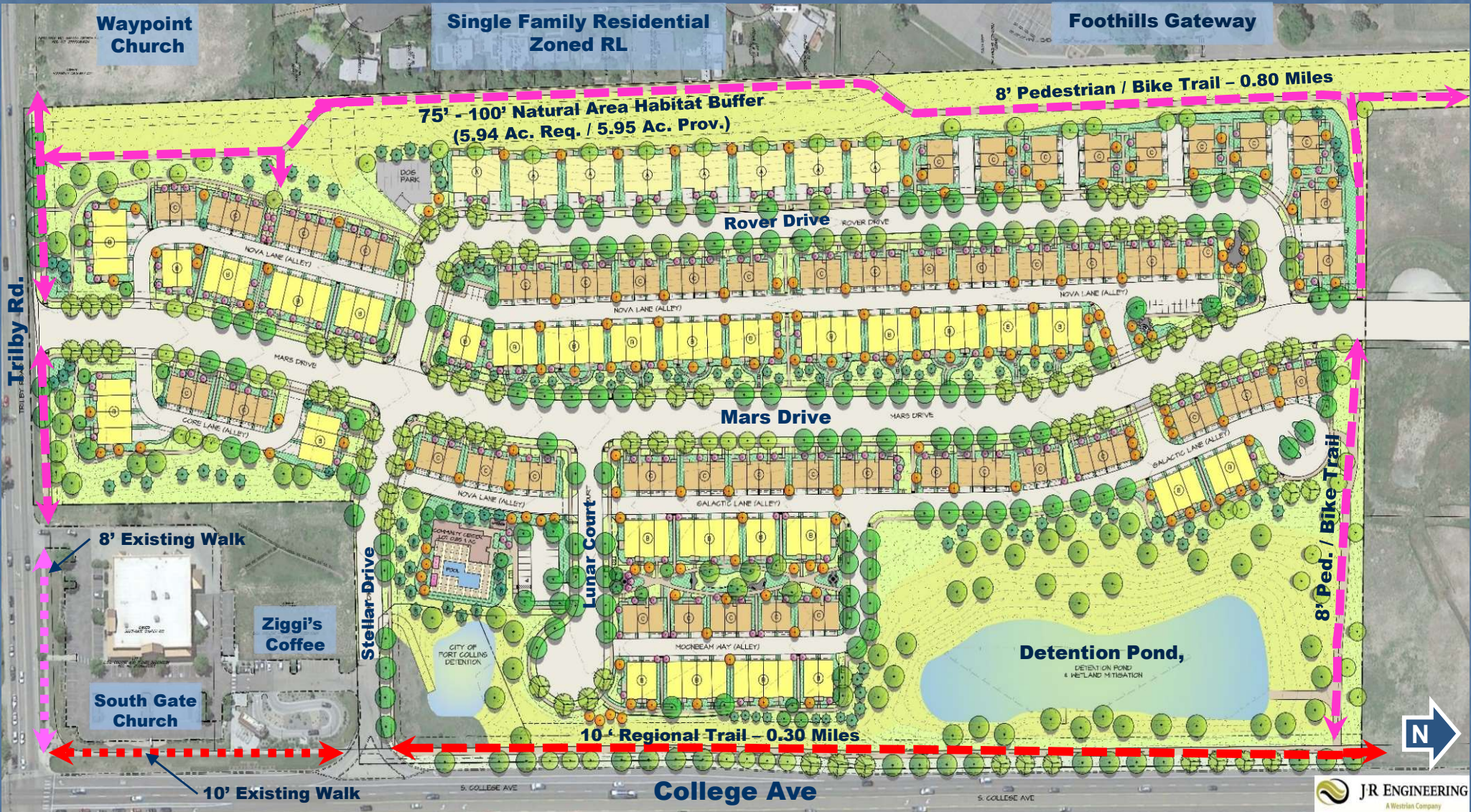
Feature	Acres
Total existing riverine habitat and 50' buffer	5.94
Existing riverine habitat	0.77
50' Buffer around riverine habitat	5.18
Proposed Habitat Mitigation (Designed NHBZ)	5.95

Wetland Disturbance and Mitigation

Feature	Acres
Total existing wetland and 100' buffer	3.50
Existing wetland	1.23
100' Buffer around existing wetland	2.27
Proposed Wetland Mitigation (Designed Wetland)	4.00

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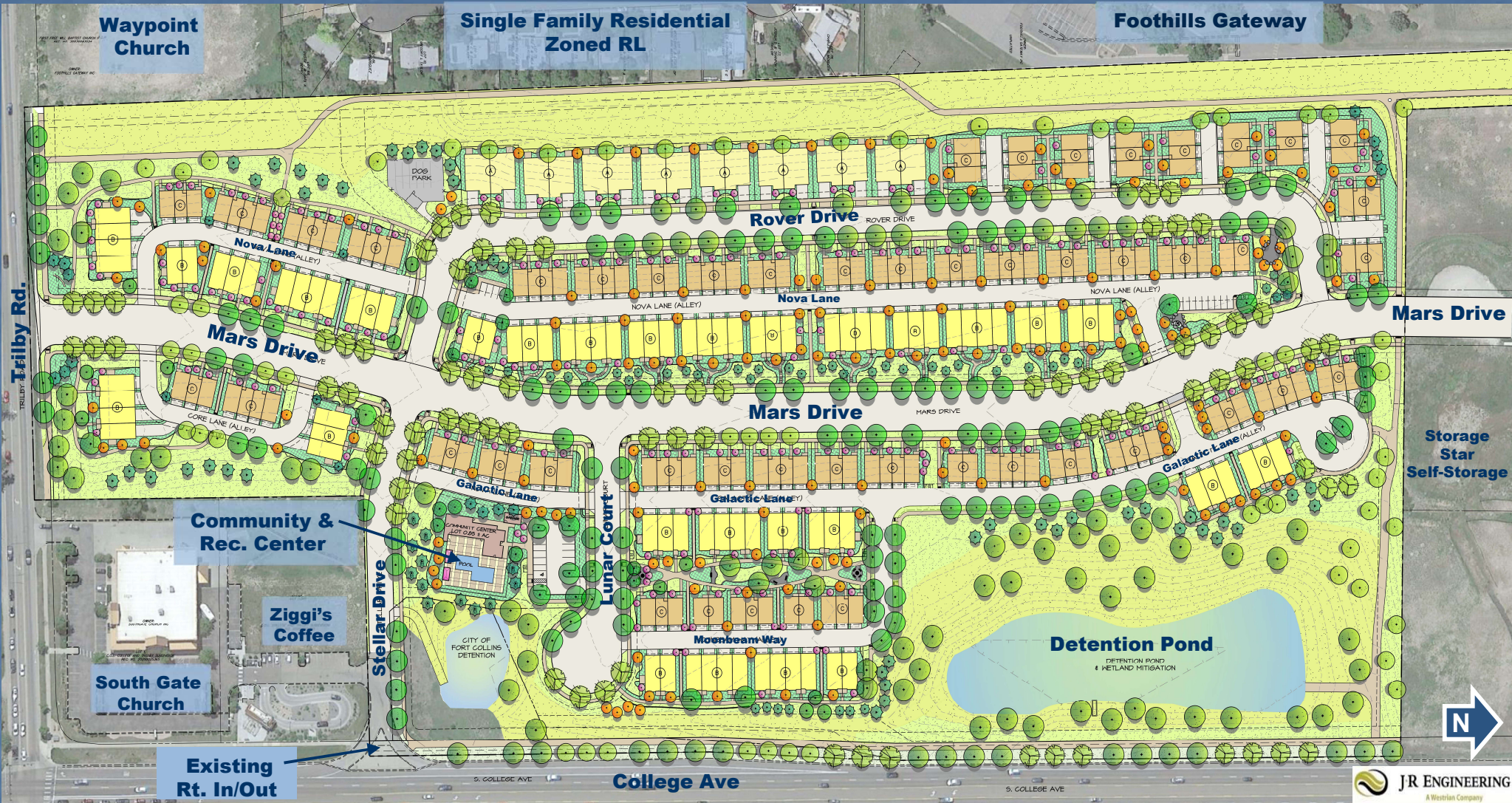
Pedestrian / Bike & Regional Trail Improvements



Over 1 Mile of 8' - 10' wide Pedestrian & Off-Street Bike Trail being developed with this proposed project!

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Enlarged Site Plan



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Private Drives, Alleys & Parking:	2.63+ Ac - 7.0%
Total Open Space & Rec. Area:	17.48+ Ac - 45.8%

Total Units by Housing Type:	265 Units - 7 Du's/Ac.
Type A: Paired Townhomes:	16 Units
Type B: Duplex, Townhomes & Multi-Family:	89 Units
Type C: Duplex, Townhomes & Multi-Family:	160 Units
Community & Rec Center Building:	4,000+SF.



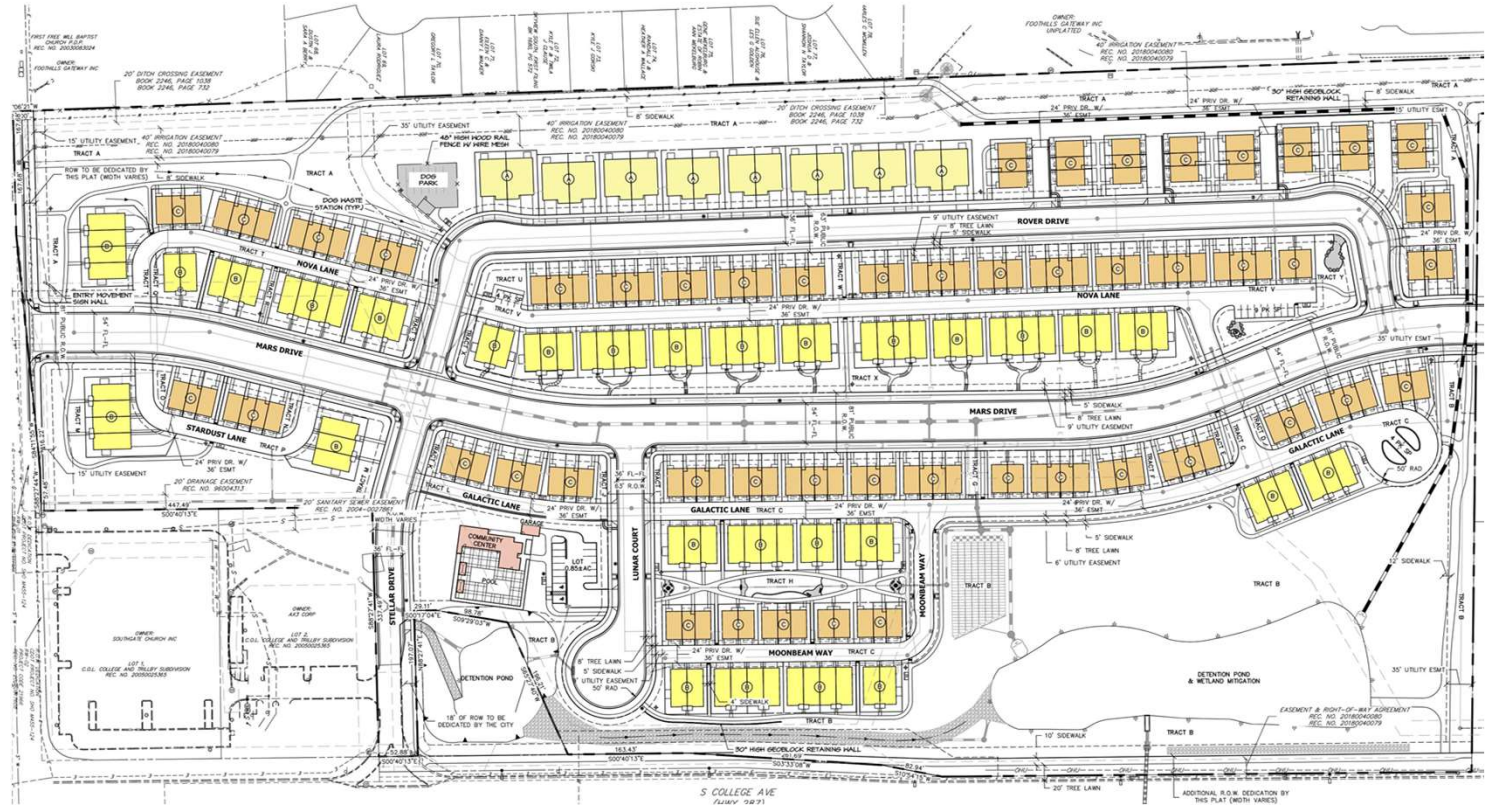
Godden|Sudik
ARCHITECTS



The architectural goal is to achieve a cohesive community with varying themes of the same “Farmhouse” style to balance diversity with a unified sense of place.

COLLEGE & TRILBY

6301 S. COLLEGE AVE.



Modification of a Standard for Building Variation -- 3.5.2(C)

COLLEGE & TRILBY
6301 S. COLLEGE AVE.



Only six regions on the site that duplicate footprints side by side.

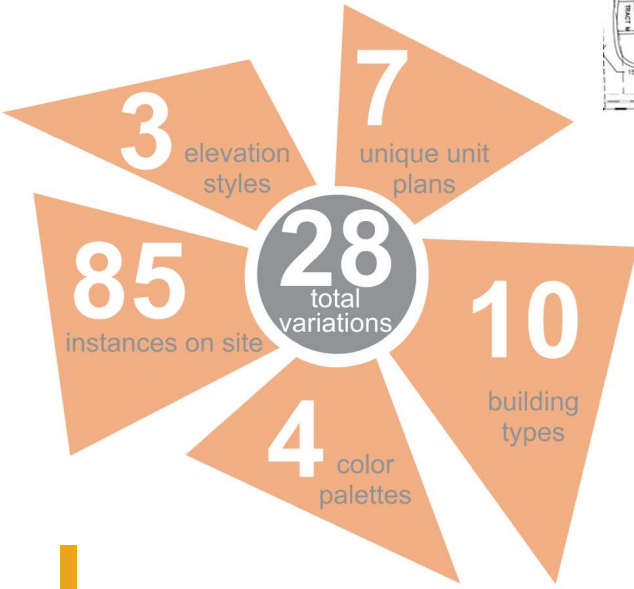
COLLEGE & TRILBY
6301 S. COLLEGE AVE.

3 plex series

- A – Paired Townhomes. (1) unit type, (2) elevations
- B - 2-story townhomes. (2) unit types, (2) elevations
- C - 3-story townhomes. (2) unit types, (2) elevations

3 "farmhouse" elevation styles - shuffled across the series'

- Traditional Farmhouse – Series B & C
- Transitional Farmhouse - Series A & B
- Scandinavian Farmhouse - Series A & C



		ARCHITECTURAL VARIATION								
ELEVATION STYLE	COLOR SCHEME	SERIES						Total	%	
		A-2	B-2	B-3	B-4	C-2	C-3			C-4
TRADITIONAL	1		2	1	3	1	5	6	18	21%
	4		1	2	5	2	5	6	21	25%
TRANSITIONAL	2	2	1	7	0	0	0	0	10	12%
	3	2	1	3	2	0	0	0	8	9%
SCANDINAVIAN	2	2				1	8	3	14	16%
	4	2					10	2	14	16%
TOTAL	SERIES	8	5	13	10	4	28	17	85	100%
	BLDG	8		28			49			
	DWELLING	16	10	39	40	8	84	68	265	

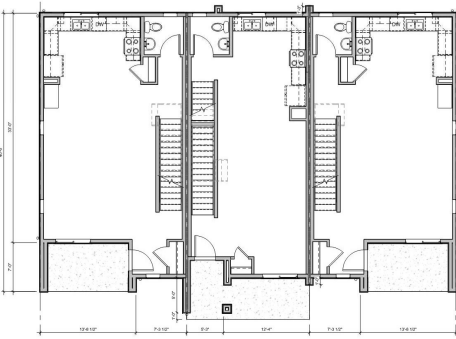
SITE COMPOSITION



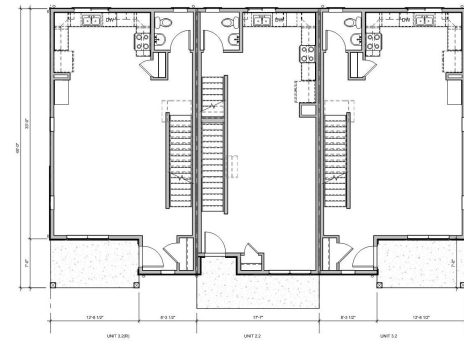
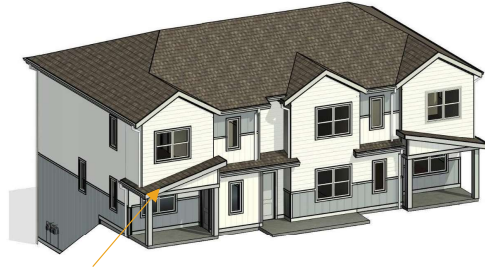
Three different product types of varying height and scale to create a cohesive, yet diverse community.

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6301 S. COLLEGE AVE.

Varying projections and recessed features



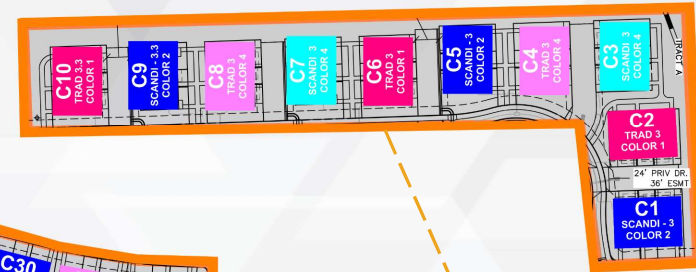
SERIES C - 3-PLEX - SCANDINAVIAN



SERIES C - 3-PLEX - TRADITIONAL

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6301 S. COLLEGE AVE.



Varying roof lines and building height

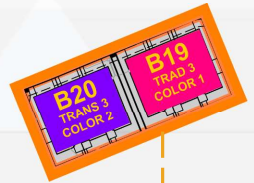


SERIES B - 3-PLEX - TRANSITIONAL

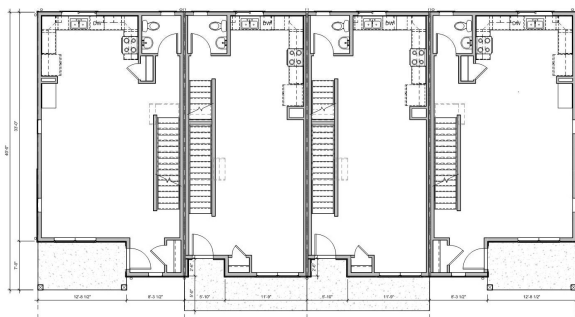
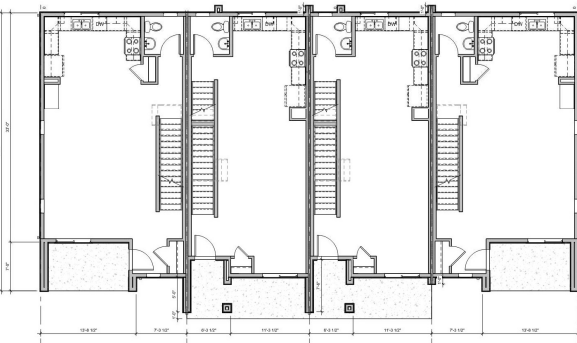
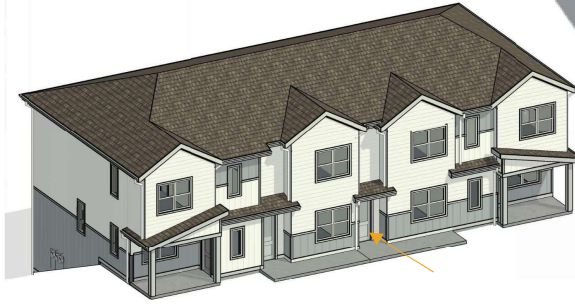
SERIES B - 3-PLEX - TRADITIONAL

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6301 S. COLLEGE AVE.



Varying porch entry conditions



SERIES C - 4-PLEX - SCANDINAVIAN

SERIES C - 4-PLEX - TRADITIONAL

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6301 S. COLLEGE AVE.



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6301 S. COLLEGE AVE.

MATERIAL BOARD: COLOR SCHEME 1		
BODY 01 SHERWIN-WILLIAMS: SW 7006 EXTRA WHITE	BODY 02 SHERWIN-WILLIAMS: SW 7072 ONLINE	ROOF SHINGLE WEATHERED WOOD
TRIM 01 SHERWIN-WILLIAMS: SW 7070 SITE WHITE	TRIM 02 SHERWIN-WILLIAMS: SW 7020 BLACK FOX	ACCENT 01 WOODTONE RUSTIC SERIES CASCADE SLATE

1 – TRADITIONAL

MATERIAL BOARD: COLOR SCHEME 2		
BODY 01 SHERWIN-WILLIAMS: SW 7020 BLACK FOX	BODY 02 SHERWIN-WILLIAMS: SW 7074 SOFTWARE	ROOF SHINGLE CHARCOAL
TRIM 01 SHERWIN-WILLIAMS: SW 7072 ONLINE	TRIM 02 SHERWIN-WILLIAMS: SW 6989 DOMINO	ACCENT 01 WOODTONE RUSTIC SERIES SUMMER WHEAT

2 – TRANSITIONAL & SCANDINAVIAN

MATERIAL BOARD: COLOR SCHEME 3		
BODY 01 SHERWIN-WILLIAMS: SW 7071 GRAY SCREEN	BODY 02 SHERWIN-WILLIAMS: SW 7020 BLACK FOX	ROOF SHINGLE SLATE
TRIM 01 SHERWIN-WILLIAMS: SW 6989 DOMINO	TRIM 02 SHERWIN-WILLIAMS: SW 7006 EXTRA WHITE	ACCENT 01 SHERWIN-WILLIAMS: SW 9111 ANTLER VELVET

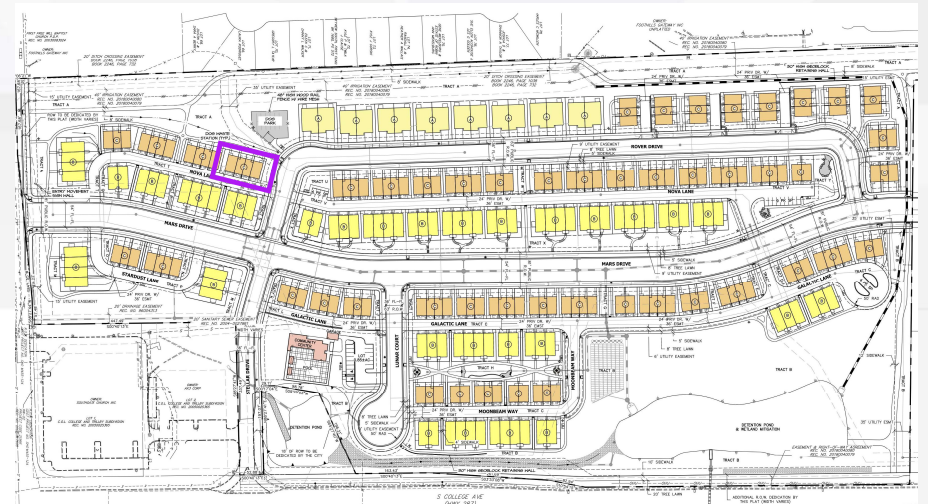
3 – TRANSITIONAL

MATERIAL BOARD: COLOR SCHEME 4		
BODY 01 SHERWIN-WILLIAMS: SW 7045 INTELLECTUAL GRAY	BODY 02 SHERWIN-WILLIAMS: SW 7006 EXTRA WHITE	ROOF SHINGLE CHARCOAL
TRIM 01 SHERWIN-WILLIAMS: SW 7076 WEB GRAY	TRIM 02 SHERWIN-WILLIAMS: SW 7083 DARKROOM	ACCENT 01 WOODTONE RUSTIC SERIES SUMMER WHEAT

4 – TRADITIONAL & SCANDINAVIAN

•A cohesiveness between color schemes with no more than 1-2 materials shared across schemes.

•16 materials/colors total across the site



Modification of a Standard for Street-Facing Facades – 3.5.2(D)(2)

- 1 building out of 85 without an entry along a street facing façade
- Enough architectural intrigue to avoid a blank, boring wall



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ARCHITECTS

SEE WHAT COULD BE

Thank you!

