

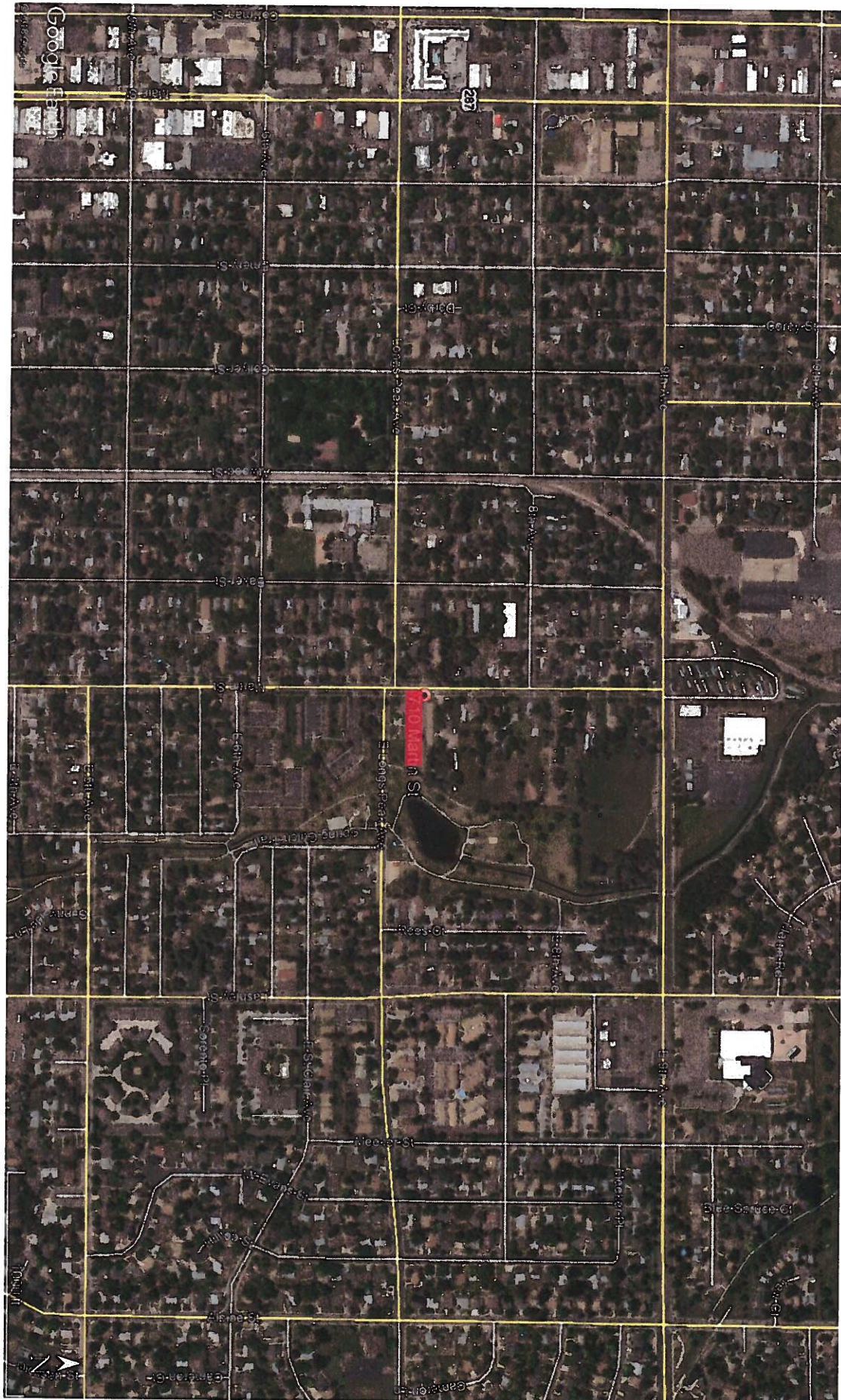
Sheet Title:
VICINITY MAP

Level Associates
Martin St. Multi-Family
710 Martin St., Longmont, CO, 80501

Issue:
Site Development
Date:
6/1/2018

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June 6, 2018

Development Review Committee
City of Longmont Planning + Development
385 Kimbark St
Longmont, CO 80501

Re: 710 Martin St

Please find enclosed the application for development of property at the above referenced address. The existing parcel project consists of two existing single-family structures on approximately 0.65 acres, currently zoned R-2 Residential Medium Density. The site is bounded by Martin St to the west, a multi-family apartment building to the north, Kensington Park to the east and a single-family structure (also R-2 zoned) to the south.

Under current zoning a total of six units would be allowed on the site. However, under the proposed zoning code changes, scheduled for adoption by end of July, as many as 10 or 11 units would be allowed in the R-MN Residential Mixed Neighborhood zoning. Thus, this application requests that the project be reviewed under the newly proposed criteria.

The proposed plan contemplates retaining and remodeling the existing 710 Martin St home while constructing six new units in two buildings further into the lot, to the east of the existing home. The home at 708 Martin St, currently in such poor condition as to be unoccupiable, would be demolished.

An initial design anticipated demolishing both buildings and creating 6-7 new units with parking beneath the units. This design could have been accomplished by meeting all code requirements and processing an application administratively. However, after further consideration, the design team felt that the resulting three-story building would not be as compatible with the surrounding neighborhood, and that there was value, both architecturally and socially, to retaining the older home at 710. However, in order to accomplish this, site parking needed to be located on the southern edge of the property, due to the narrowness of the lot. The code requires a landscape buffer between multi-family and single-family uses. While the lot to the south could be developed into multi-family in the future, it is currently occupied by a single family home. This application requests a waiver from that standard in order to provide a project more appropriately scaled to the neighborhood.

The existing home would have a poorly constructed rear addition removed and would be remodeled into a two-bedroom home, possibly adding a new bathroom to the north. Existing vinyl siding will be removed and either the original siding restored or new lap siding installed depending on the condition discovered. Original siding patterns and window opening sizes will be retained. The new units will each be three-bedrooms with an exterior design that respects the vernacular tradition of the existing home. Units will have crawl spaces, but no basements. Each unit will have a small private fenced area.

Adequate parking for all units is provided, including a required accessible space. The majority of spaces are to be covered by carport (roof only) structures. Emergency vehicle access is also provided with a turn-around space per the IFC between the buildings. This area would be provided with a cellular paving

structure capable of supporting emergency vehicles while allowing, maintained, seeded vegetation to grow between.

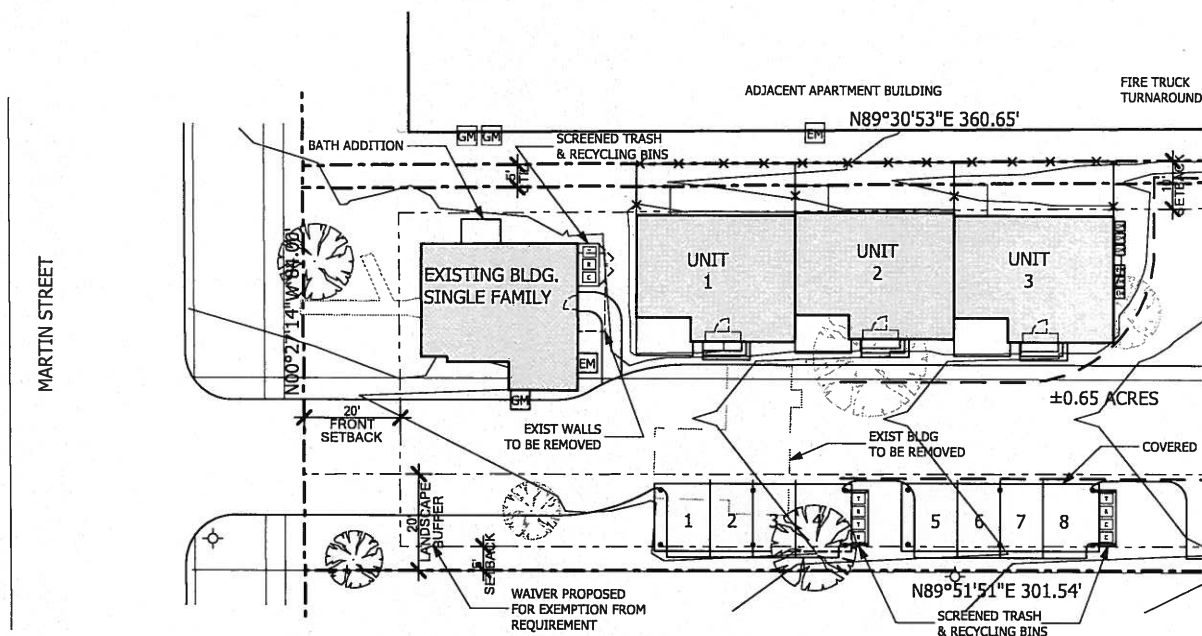
There is adequate utility service to the site, primarily from Martin Street. A meeting with Stormwater was held during the design process. The drainage design was reviewed with revisions made to the plan as a result. The need for a FEMA Letter of Map Revision for the easternmost building was noted as the development will result in a minor adjustment to the floodplain boundary – to remove the last unit from the floodplain.

Landscape buffers are provided as required, except for the south buffer as previously noted. Where space allows along the south line, trees and shrubs are provided in the number otherwise required by the buffer. Existing trees on the west edge (Martin St) of the property will remain where possible. Additionally, the street lawn between the sidewalk and street (currently gravel and used for parking) will be restored.

Please let me know if there is any further information required to review the application; and thank you for your time and consideration.

Respectfully,

Steve Lane, AIA LEED AP



1 SITE PLAN

1" = 40'

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