



PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

PDR150003

Section to be filled out by City Staff
Date of Meeting 2-18-15 Project Planner Ted Shepard
Submittal Date 1-29-15 Fee Paid (\$500) \$500.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Confluence

Project Address (parcel # if no address) 401 Linden, a portion of 405 Linden and a portion of 409 Linden

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jason Kersley or Randy Shortridge - Consultant

Business Name (if applicable) [au]workshop, llc

Applicant Mailing Address 405 Linden Street, Fort Collins, CO 80524

Phone Number 970.430.5220 E-mail Address jkersley@auworkshop.co

Basic Description of Proposal (a detailed narrative is also required) See attached.

Zoning R-D-R Proposed Use Commercial / Residential Existing Use Office / Vacant

Total Building Square Footage 32,000 S.F. Number of Stories Five Lot Dimensions 17,300

Age of any Existing Structures 1910 with 1997 additions

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area 8,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Narrative

January 27, 2015

Vision

Confluence, a mixed-use project composed of office, housing, retail and requisite parking will help create a vital and energized heart to the River District. Located at the center of the original Fort Collins parade ground our corner site is likely as close as any building can come to the center of the point from which the city grew. Even though the fort was short-lived in the city's history, its name and the urban geometries it inspired, lives in perpetuity.

Background

Spacefoundry, llc has acquired three different properties in the River District, 401 Linden Street, 405 Linden Street and the back 106 feet of 409 Linden Street for redevelopment. For the purposes of this development a new consolidated parcel will be created consisting of all three parcels, hereafter referred to as **Confluence**. This consolidation creates a significant lot for the River Downtown Redevelopment (R-D-R) District.

The Land Use Code states the purpose of the R-D-R district is to ***'reestablish the linkage between Old Town and the River through redevelopment in the Cache la Poudre River Corridor'***. This corner site will be one of the anchor sites in the District for this purpose in its ability to:

- Create a strong street wall focused corner/anchor building at the heart of the district;
- Continue the physical/urban linkage of Linden Street and Old Town to the river;
- Make a strong pedestrian-oriented street wall connection between the new building and the proposed Willow Street improvements—and specifically the planned plaza at the corner;

We believe we have created a concept for an exciting and unique mixed-use infill project for this redevelopment site that addresses our community's **environmental, social, and economic** needs.

Development Team

Spacefoundry, llc focuses on development of catalytic urban projects that improve the cityscape and create authentic, quality buildings and the spaces between them. Spacefoundry will be joined by additional investors who share this vision.

[au]workshop | architects+urbanists (a current tenant in the 405 Linden building) , create quality, authentic architecture and catalytic urban, civic and commercial projects with a focus on projects that sustainably invigorate neighborhoods and cities. With active architecture and master planning projects throughout the western United States and Asia, architects Randy Shortridge and Jason Kersley founded the firm in 2013 after a combined 40 years of experience locally, nationally and internationally in a wide variety of typologies. Helping clients realize their

visions, striving to add value by elegantly organizing uses, creating great places and developing cost conscious design strategies are the basis of [au]workshop's mission. [au]workshop's consultant team will consist of local design and engineering consultants with a track record of similar projects.

Concept

If determined to be financially feasible, **Confluence** will become a mixed-use building in the truest sense. The corner of Willow and Linden Streets—the center and heart of the rapidly redeveloping River District—will consist of three stories of street-oriented commercial / retail uses. The fourth story will be market-rate two story residential units set back from the street wall. Tuck-under, completely hidden parking will occupy the property behind 405 and 409 Linden and will be topped with one to two stories of residential uses oriented to Poudre Street. Residences adjacent to Poudre Street will open onto a raised courtyard. In addition to the residences, approximately 2,000 square foot office space will also open onto this raised courtyard with identity from Linden Street. Structured outdoor pedestrian spaces will allow the building occupants to enjoy the private courtyard. The existing house at 405 Linden, recently converted to commercial/retail space will be maintained with minor exterior renovations to respect its current scale and character and will share a common street level courtyard with Confluence.

Parking and Service Access Strategy

As there is currently limited on-street parking and little off street public parking in the River District, the project will need to meet long-term demand spaces on-site and will rely on adjacent streets or future district parking structures for short-term/visitor parking.

Due to the consolidation of the three lots no additional curb cuts to access parking or service areas are required along Willow or Linden Streets. The existing curb-cut at 405 Linden will be maintained to allow for a possible food truck location. Our plan is to have all other parking accessed from Poudre Street. 27 parking spaces are provided, all of them covered and hidden from adjacent streets.

Urban Design

It is our intention to create a strong example of quality development similar to the nearby Block One project in accordance with the newly adopted River District Design Guidelines and as prescribed by the Mixed Use Development Standards in the Fort Collins Land Use Code *'to promote the design of an urban environment that is built to human scale to encourage attractive street fronts and other connecting walkways that accommodate pedestrians as the first priority, while also accommodate(ing) vehicular movement.'*

Buildings will create a continuous street edge along Linden and Willow Streets with the extension of the pedestrian amenities, tree grates, lighting, streetscape and diagonal parking

that have been incorporated on the adjacent blocks. Buildings will set back from the street edge adjacent to neighboring existing structures of the “single family house” typology.

The ground floor commercial spaces are to be positioned within a few feet of the public ROW and uses are to be accessed directly from Linden and Willow Street improvements. Along the Willow frontage we intend to allow for the possibility of outdoor seating areas fronting the new plaza with the intention of adding life to the streetscape.

A pedestrian pocket courtyard will extend from Linden Street between the new building and the existing one-story building at 405 Linden to access the building lobby and the raised courtyard. Ground level tenant spaces will activate the courtyard and provide pedestrian engagement. These ground level tenant spaces are well suited for a café or kiosk type tenant serving pedestrians actively using the courtyard and adjacent Linden frontage.

Building Massing

The R-D-R District allows for buildings up to five stories tall terraced back from adjacent streets above the third story. Our buildings will comply with these requirements and go further by terracing down to two stories abutting adjacent “single-family house” structures that exist on flanking sites. Our buildings will provide a variety of massing to avoid long, uninterrupted facades per the Zoning Code and the highest masses will be concentrated toward the center of the site.

Architectural Character and Image

The proposed buildings will respond to the Land Use Code’s Mixed Use Development Standards and the newly adopted River District Design Guidelines and will contribute to the uniqueness of the river district and also respond carefully to the river front relationship. Some specific responses may include, but are not limited to:

- Clearly articulated façade rhythms and fenestration patterns including bay window encroachments (less than three feet into and over nine feet above the sidewalk) fronting Linden Street including a typical 25 foot horizontal module found throughout the downtown area modified to a unique massing character as the building addresses the dual frontages.
- Use of large and yet well proportioned window apertures required by modern uses.
- appropriately proportional ground level storefront types on primary streets as found elsewhere in the downtown area mixed with the industrial character of ground levels
- Clearly expressing pedestrian entrances.
- Articulated base, middle and top.
- Recognition of the neighborhood Center (at the intersection of Linden and Willow) and significance of the project as it is approached from both all directions
- unique architectural and urban design details (to be developed)
- existing vinyl siding on the existing single-story house at 405 Linden will be removed

Landscape Concept

The urban streetscape treatment along the Linden Street frontage has been established and the Willow Street frontage currently in design is intended to be a rich pedestrian environment – a direct extension of the new adjacent Linden Street streetscape treatments. Other outdoor seating areas and spaces adjacent to the building (such as in the pocket park) will have a similar treatment with planter pots, site furniture, and railings that visually integrate with the building architecture. The second story courtyard will be landscaped with planter pots of various sizes (up to ornamental tree scale) as well as third story terraces fronting Linden and Willow.

Site Utilities

There are two new sanitary sewer taps planned for the proposed building (one tap for residential use and one tap for commercial/office/restaurant use) will connect to an existing sanitary main along Willow Street as well as connecting to the existing sanitary main along Poudre Street.

Proposed domestic water line and fire line services will connect to an existing 12-inch water line along Willow Street. One domestic water service will be provided for residential use and one domestic service will be provided for commercial/office/restaurant use. There is an existing fire hydrant located directly in front of the 401 Linden Street property.

If provided, a grease trap can be provided within the property boundaries on either the Linden or Willow Frontages.

At this time it is assumed that all dry utility services (telephone, electric, and gas) for the proposed development will be serviced from existing mains along Linden and Willow Streets. It is desired to minimize the visual impact of required electrical transformers.

Service and Trash

Service will be via street frontages along Willow and Linden unless Poudre Street allows vehicles to stop. It is currently a fire lane making service impossible. A trash and recycling enclosure for the entire project will be located along Poudre Street.

Site Grading and Drainage

The overall goal is to great an urban footprint for the buildings that cover a substantial majority of the site area. As such, a variety of water quality methods will be explored. There are existing drainage inlets and water quality structures along the south side of Linden Street to the north. The existing site generally drains un-detained onto Linden Street and onto Poudre Street. The

proposed site development as conceived to date (structured parking, raised courtyard, open space, etc.) will be treated for water quality by retaining storm water on rooftops (blue roofs), rain gardens, vegetated swales, and a small water quality pond prior to discharging to the Northwest onto Poudre Street. It is our understanding that storm water detention is not required for this site due to the site's close proximity to the Poudre River however storm water quality will be provided. We look forward to exploring creative resolution.

Specific Questions:

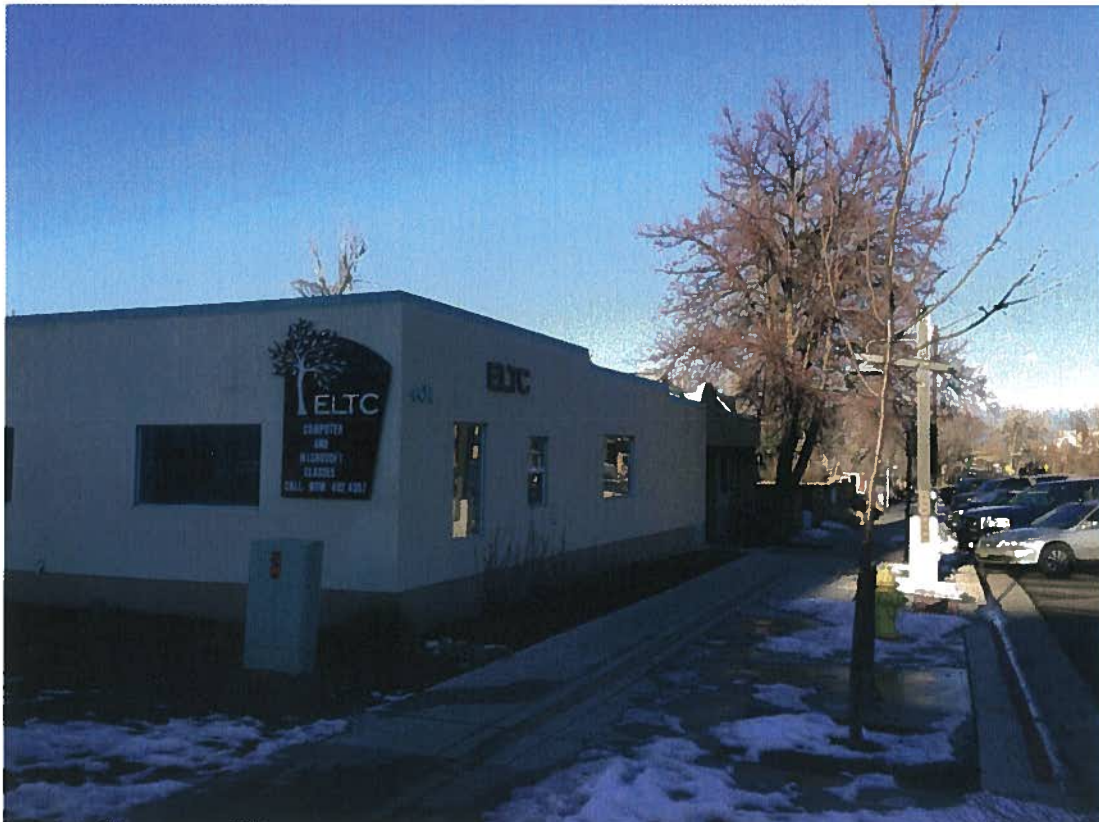
1. 401 Linden currently has 4-6 informal parking spaces along the Willow Street ROW and the proposed plaza at that location will eliminate all of them. How can this loss be mitigated?
2. A bus stop (now removed) and an existing fire hydrant along the Linden frontage close to the Willow intersection eliminate approximately three diagonal spaces. Can this waste of valuable on-street parking potential be resolved?
3. Poudre Street should be able to function as a service alley but its current designation as a fire lane eliminates any opportunity for service vehicles to stop within the ROW as in other downtown alleys. Can this condition be modified?
4. The current Land Use Code, section 4.17(D)(3)(b)(3) states that parking shall not exceed 50% of the street frontage. In our case we will have more than 50% of the Poudre Street frontage occupied by parking. However, the parking is enclosed with two garage doors for ingress and egress. It is also under the other uses above. Is this condition acceptable, as the parking will be concealed from being viewed from the street?
5. The existing 4,995 square foot roof currently located at 401 Linden currently drains all roof water onto Linden Street. The drainage then passes through the (2) existing water quality structures located in the Linden Street right of way directly in front of 420 Linden Street. Confluence will continue to utilize this approach for an equivalent roof area.

-end-

Existing 401 Linden Street building



Southwest side of existing ELTC (401 Linden) building.



Southeast side of existing ELTC (401 Linden) building.

Existing 401 Linden Street building

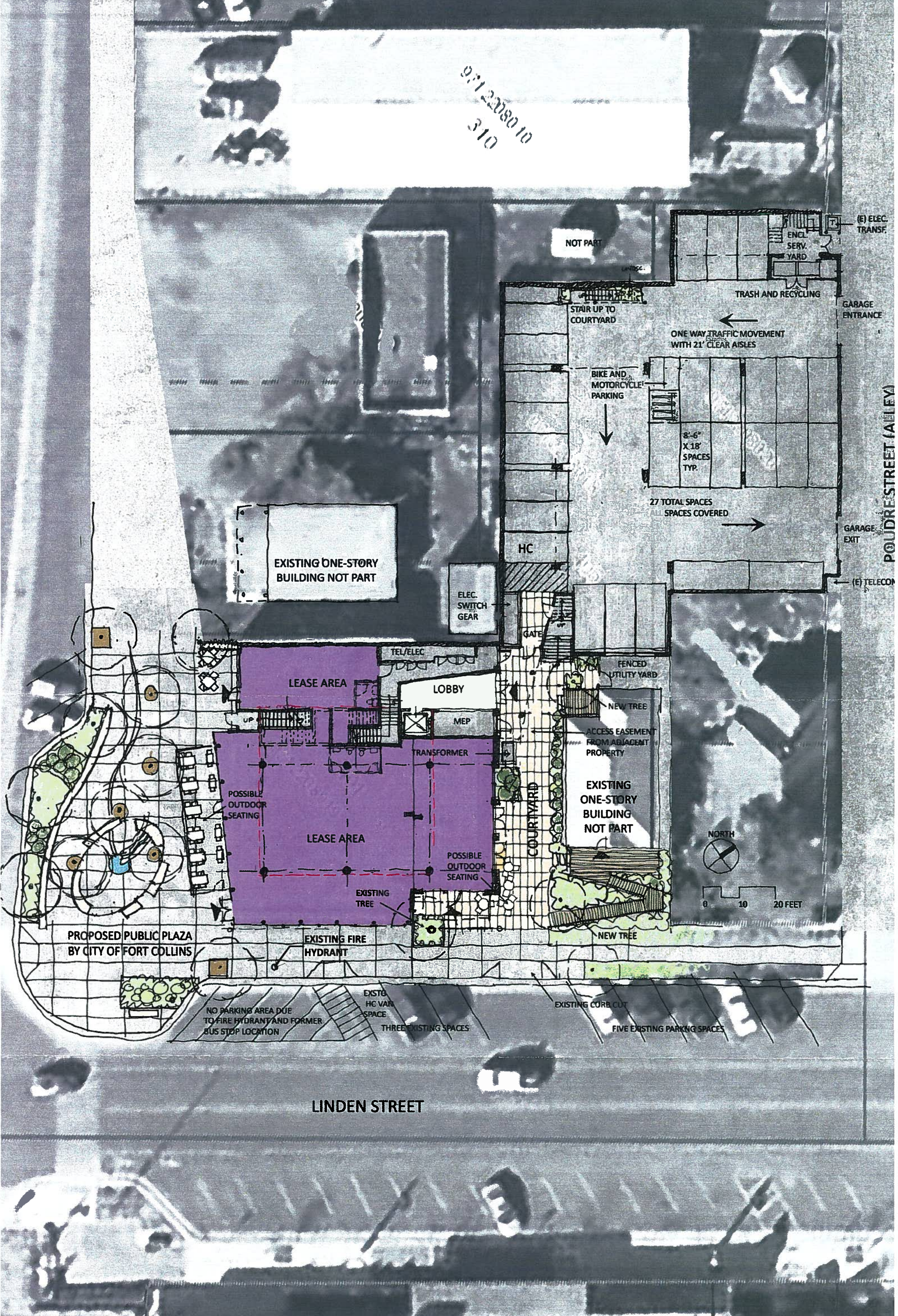


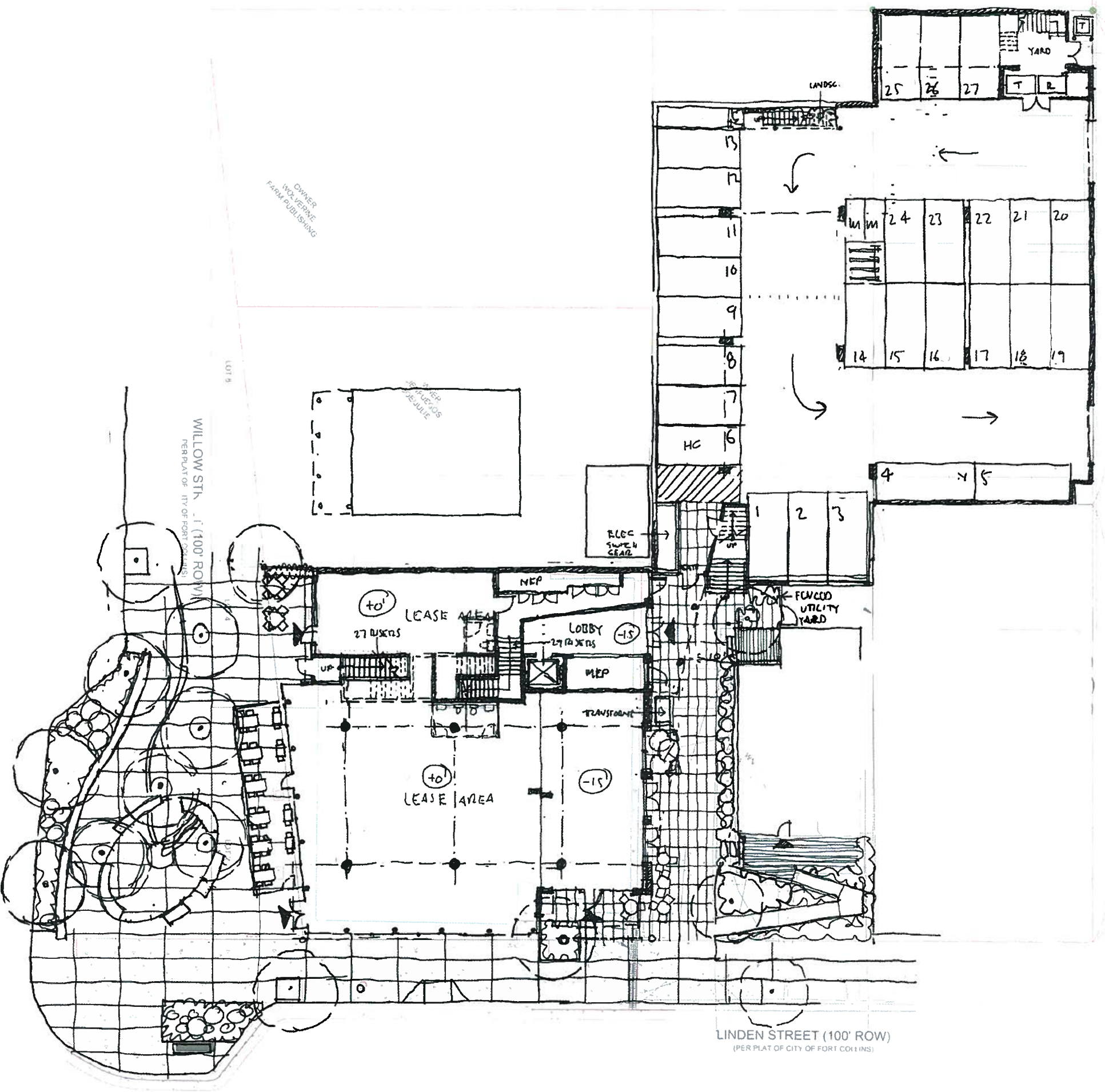
Northwest / Southwest of existing ELTC (401 Linden) building



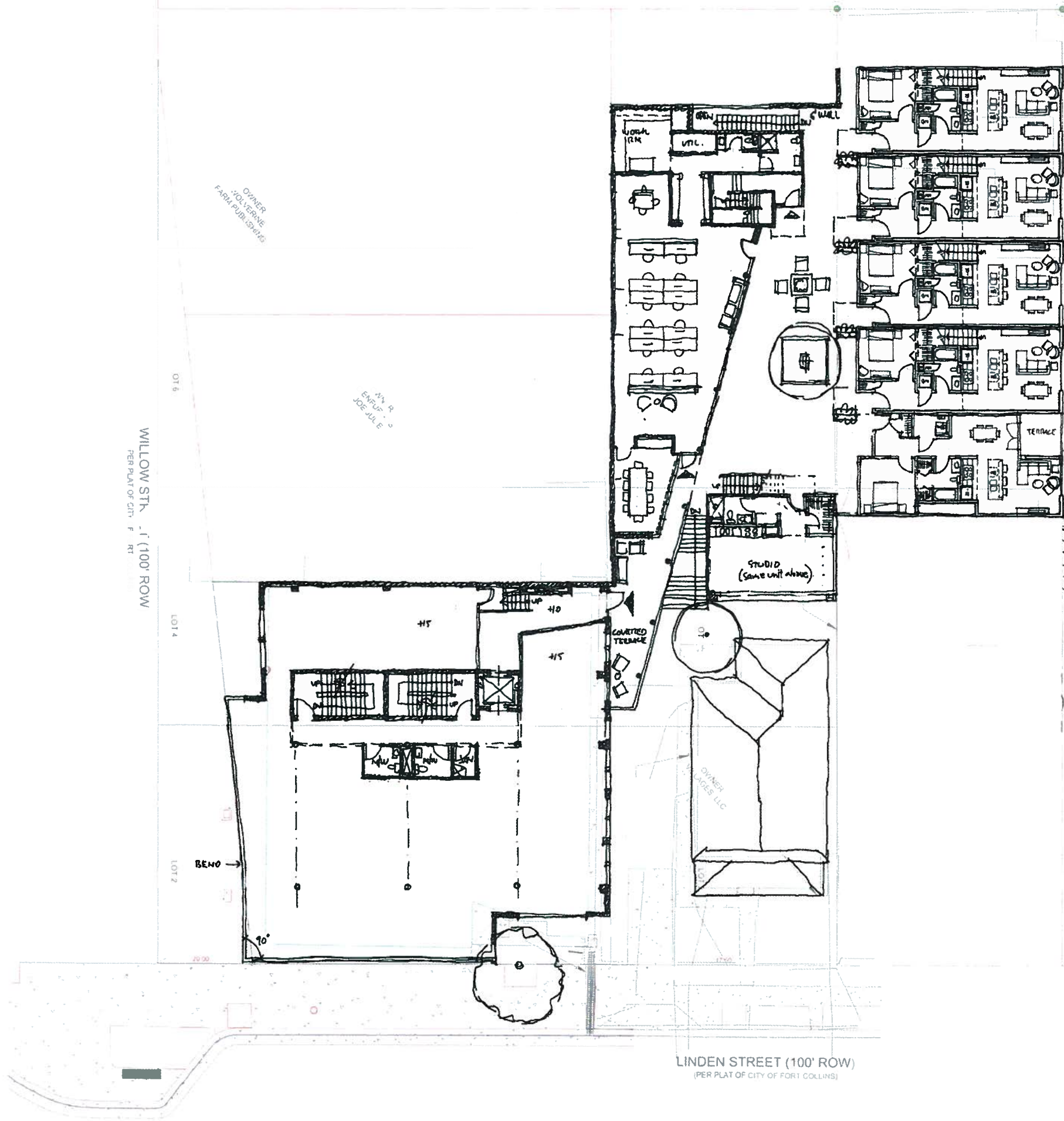
Northeast / Southeast of existing ELTC (401 Linden) building

016
2008010
310

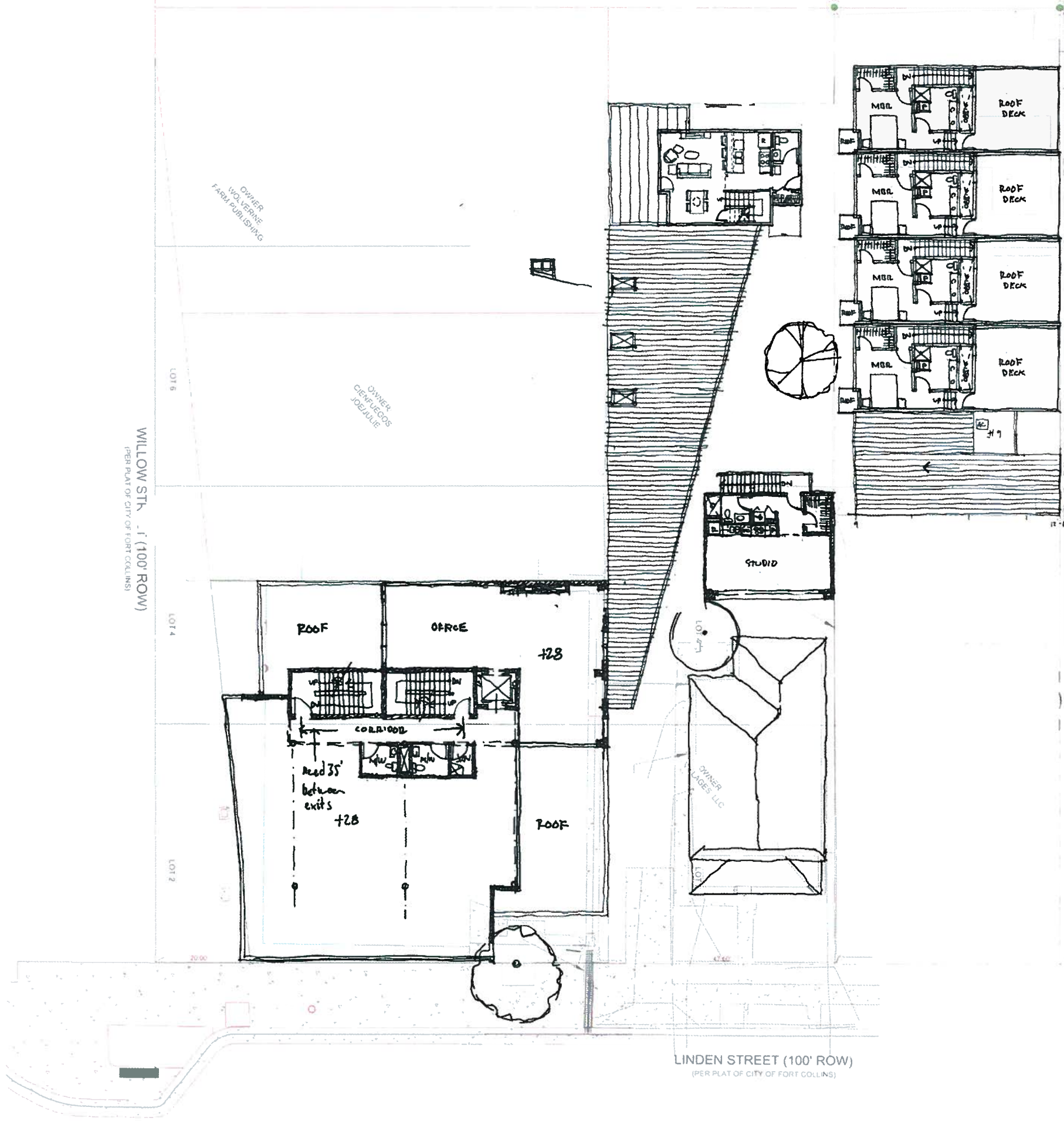




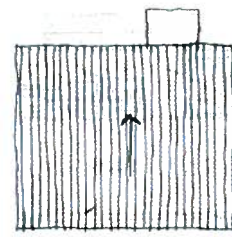
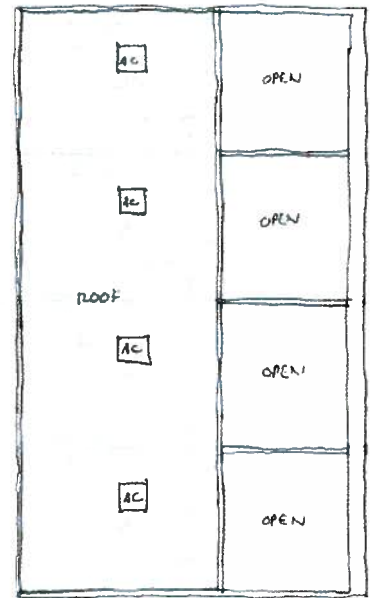
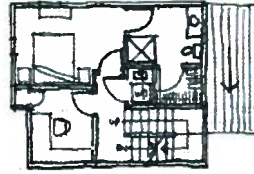
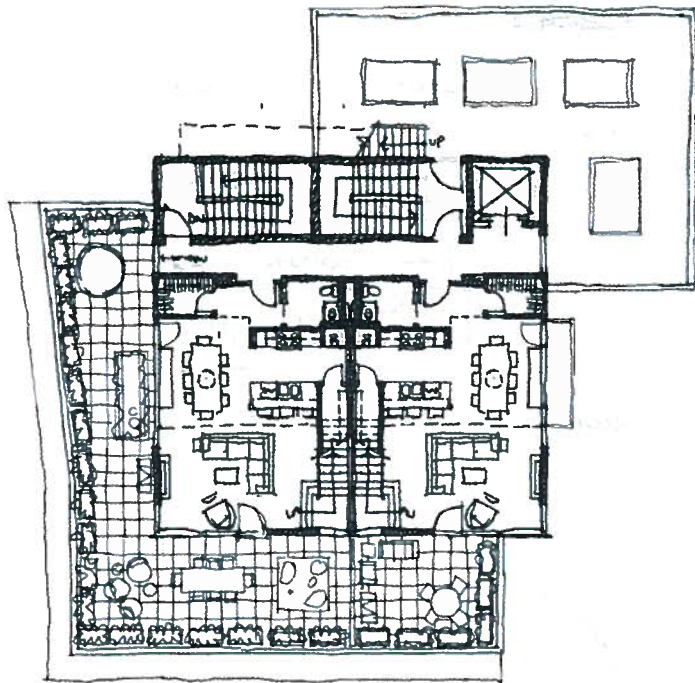
LINDEN STREET (100' ROW)
(PER PLAT OF CITY OF FORT COLLINS)

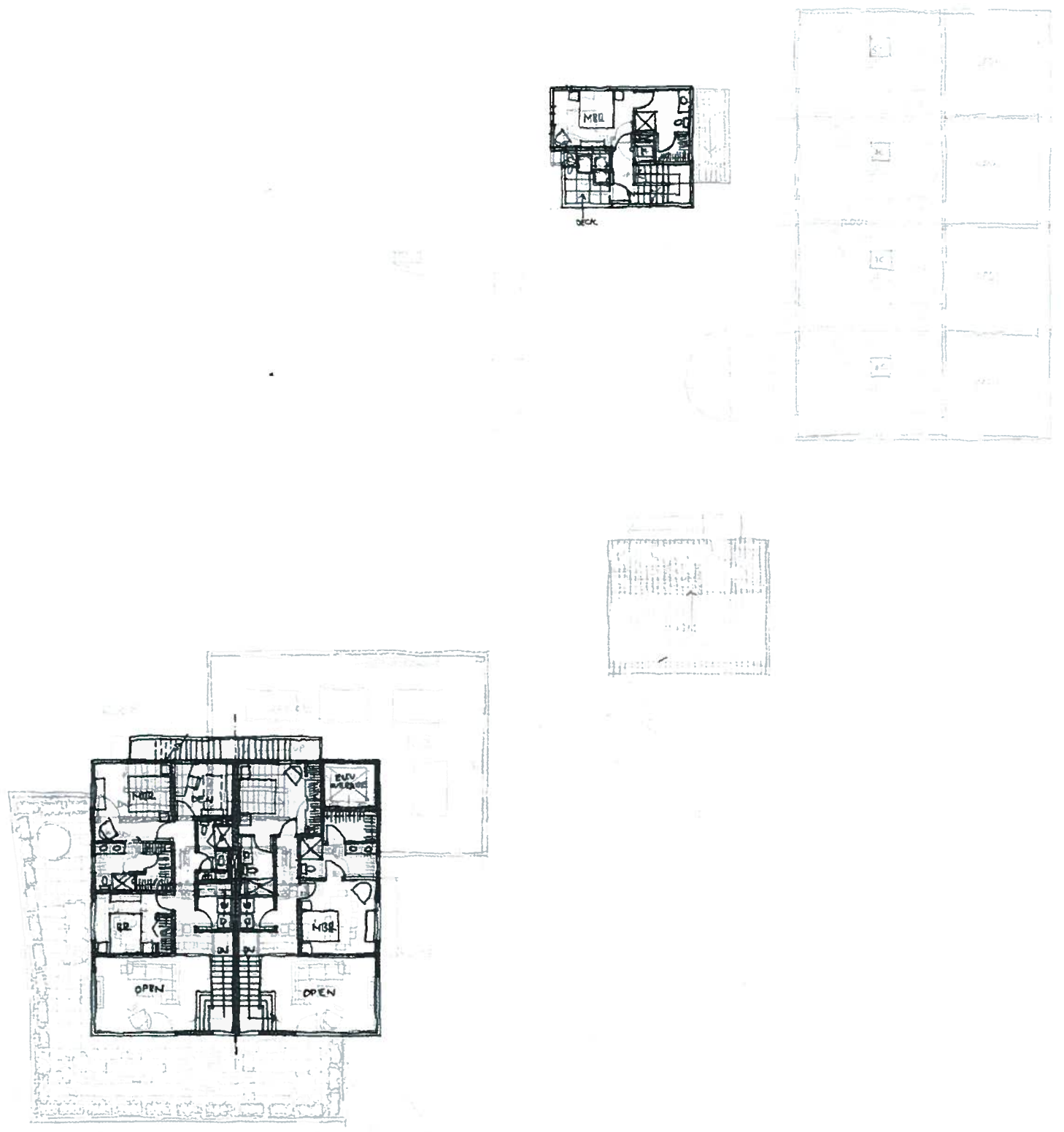


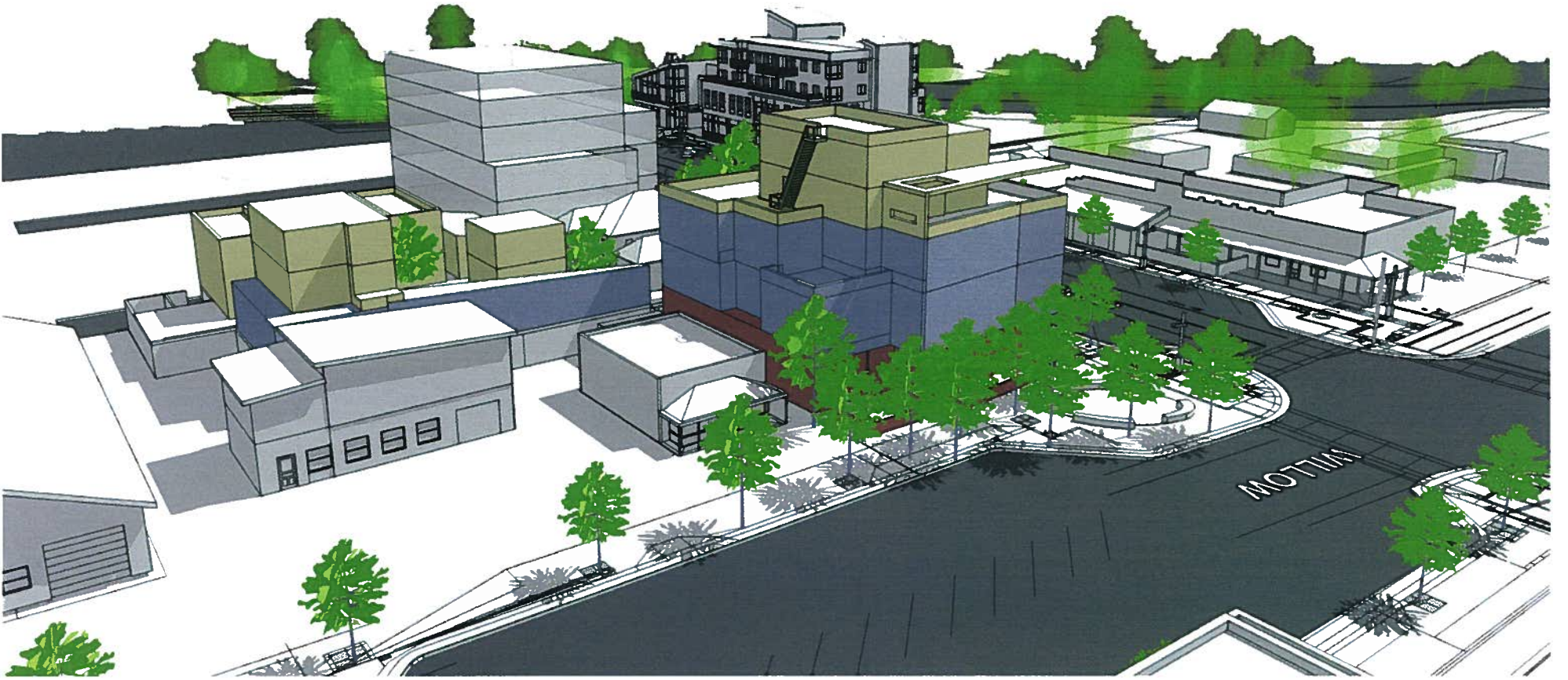
LINDEN STREET (100' ROW)
(PER PLAT OF CITY OF FORT COLLINS)



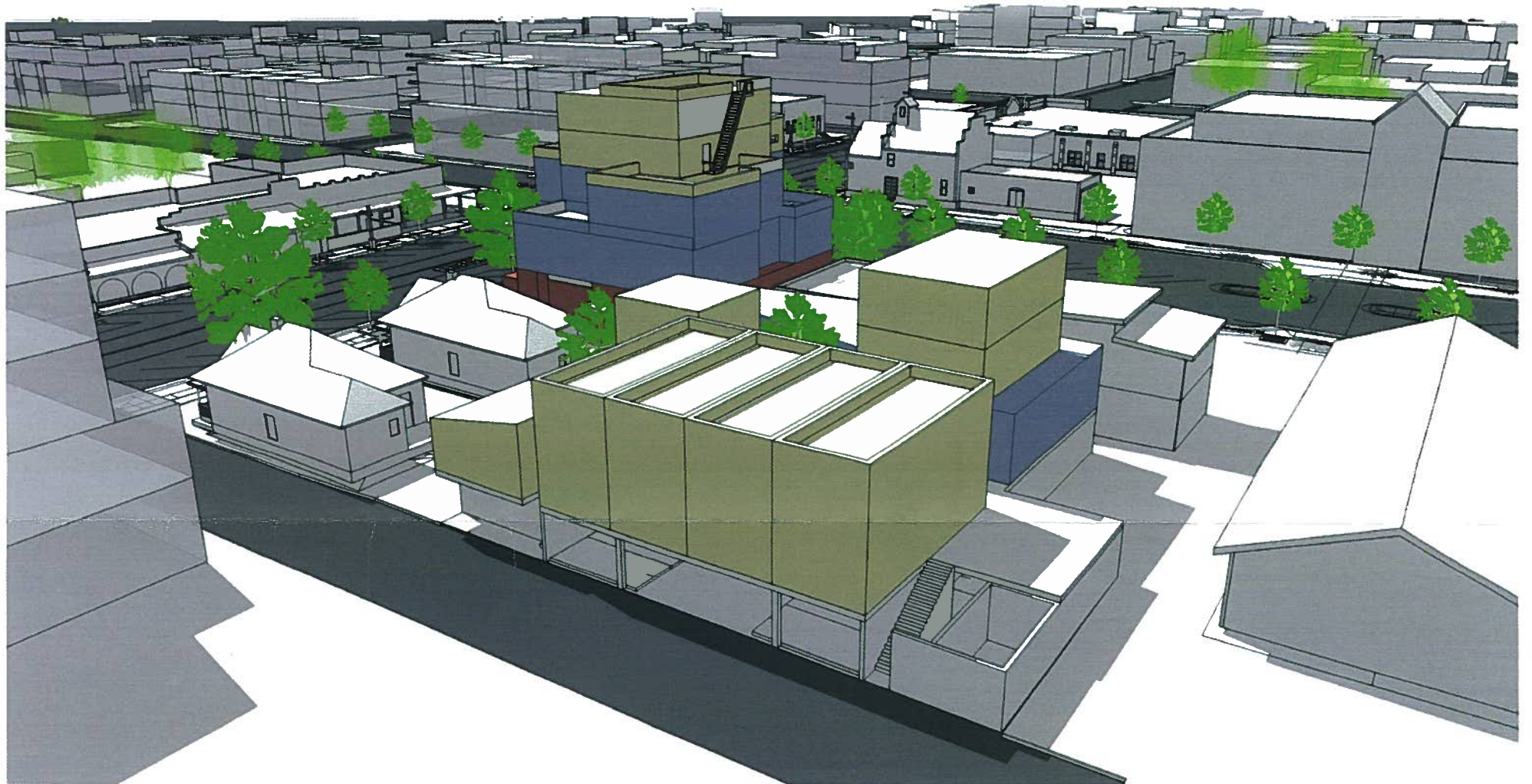
LINDEN STREET (100' ROW)
(PER PLAT OF CITY OF FORT COLLINS)







VIEW FROM WEST



VIEW FROM NORTH



VIEW FROM SOUTH



VIEW FROM EAST