



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.

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.

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.

PDR150011

Section to be filled out by City Staff
Date of Meeting 6/10/2015 Project Planner Seth Lorson
Submittal Date 5/27/2015 Fee Paid (\$500) X

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

Project Name FORT COLLINS HOTEL

Project Address (parcel # if no address) 354 WALNUT ST, FORT COLLINS, 80524 + 363 JEFFERSON ST

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) OWNER - BOHEMIAN, DEVELOPER - MCHINNEY, ARCHITECT - 4240, CIVIL - NORTHERN

Business Name (if applicable) APPLICANT - COLE EVANS (MCHINNEY)

Applicant Mailing Address

Phone Number 970.776.4077 E-mail Address COLE@MCHINNEY.COM

Basic Description of Proposal (a detailed narrative is also required) PROPOSING A 5 STORY 162 ROOM HOTEL.

Zoning D Proposed Use MIXED-USE Existing Use RESTAURANT/COMMERCIAL

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures NOT ELIGIBLE THROUGH LPC

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 N/A THE ENTIRE SITE IS IMPERVIOUS. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



McWHINNEY

Fort Collins Hotel
City of Fort Collins – PDR

5/27/15

Project Narrative:

- a) The project is partial 5 story 162 room hotel with the following programs:
 - a. 3,100 sf restaurant
 - b. 3,000 sf of meeting/ballroom space
 - c. 3,100 sf of retail
 - d. 1,500 sf rooftop bar
- b) The existing site houses the Armadillo restaurant, parking lot, the “ghost garage” and the former Church building. All of these buildings are currently vacant.
- c) The site is bordered by Chestnut St (currently a dead end but we are proposing to connect back to Walnut/Mountain with a RIRO intersection), Walnut St and Jefferson St.
- d) See attached concept package for site design and architectural thought.
- e) Water detention is not provided as we are in the River District.
- f) No impact to natural features.
- g) The new structure will have automatic sprinklers.
- h) No previous application.
- i) We would like to discuss the following questions/modifications specific to the site:
 - a. 1. Section 3.2.2(J): Setbacks (parking). Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right of way 15’ along an arterial street.
 - i. Rationale for Modification: A 2’-3’ setback to a 30” masonry buffer wall is shown along the Jefferson Street ROW. The buffer wall effectively provide screening of the parking area from the street, accomplishing the intent of the 15’ landscaped setback, while accommodating a required number of parking spaces. As views to the parking lot are screened, the wall solution combined with some landscaping is equal to or better than the 15’ setback.
 - b. The design of the site has caused a loss of parking stalls that currently exist along Chestnut. What is the City’s process for the loss of public parking?
 - c. Building Height/Massing
 - i. Number of Floors / Building Setback vs Relative Height of Building as compared to Context
 1. Currently, our floor-to-floor dimensions are 18’-0” at level 1 and 9’-8” at each of the guest room levels above
 2. When we compare the building to the Mitchell Building across Walnut Street, it is evident that we are proposing 4 stories

Bring Your Dream

2725 Rocky Mountain Ave.
Suite 200
Loveland, CO 80538
p: 970.962.9990
f: 970.635.3003
www.mcwhinney.com

within the same comparable height of 3 stories of the neighboring building

3. In lieu of stepping back the floor plane of the 4th floor, we are proposing stepping back the building at the 5th story floor line using the 35 degree angled setback
 4. We present that while the step back occurs one floor higher than zoning dictates, that from an urban design perspective the step backs occur at very similar overall elevations and meets the spirit of the bulk / mass reduction that the zoning intends
 - ii. Projections above the 56' height limit primarily include mechanical areas, stair cores and elevator overruns. Currently, the measurement to the top of structure of the last occupied floor is 56'-8". This elevation may raise slightly pending high water elevation determination.
- d. The hotel drop-off area is being proposed in the City ROW. Would like to discuss the best option for this area. Do we vacate the existing ROW and then grant a pedestrian/vehicle access easement over top? Or would an encroachment permit be the better route?
 - e. We would like to discuss the options for an encroachment permit on eaves, drop-off canopy and potential outdoor patio for the restaurant/bar?
 - f. Want to discuss the parking lot driveway/entrance location on Chestnut and the distance from Jefferson St. as it does not meet City standard currently.
 - g. We are looking at potentially doing some flex retail on the north side of Old Fire House Alley where the surface parking lot is located on the south edge. Would like discuss what that looks like and the City's process for allowing that option/flexibility.
 - h. There are transformers/switch gear along the City parcel the Owner is purchasing and we plan to keep it in place with an easement but would also like to discuss putting our transformer in the same location up against the existing structure.

Bohemian Companies

Sage Hospitality

McWhinney

Downtown Fort Collins Hotel

Preliminary Design Review
(PDR) Submittal

Fort Collins, Colorado

4240

rm russell+mills
studios

NE | **NORTHERN
ENGINEERING**

27 May 2015

Site Design Concept:

The project site is integrated with the hotel building as a vibrant, active and key destination within the Downtown Core of Fort Collins – complementing its historic and authentic context. A timeless design expression is again the goal of the site design utilizing permanent materials grounded in Fort Collins Downtown. The site scope of work and design intent can be described as follows:

- o Walnut Street – A corner plaza with an elevated plinth entry and lower gathering space with seat-wall benches, street trees and rich pedestrian pavers embraces the corner retail space and activates this important corner. Curb and flow lines along Walnut Street are maintained and a 12' concrete sidewalk with street trees, pedestrian street lights and planter pots act as a foreground for the adjacent southwest facing restaurant use. A potential outdoor enclosed seating area along Walnut may be incorporated if grade changes allow.

- o Chestnut/Walnut/Mountain Ave. Intersection – Five large existing canopy ash trees at this intersection are preserved and incorporated into a traffic island/entry feature with seat-walls and rich four seasons plantings, creating a garden-like, landscape arrival to the project. Pedestrian pavers are extended through this area, and indicate a strong pedestrian presence at the right-in/right-out entry to Chestnut Street. Large planter pots act as bollards and traffic organizers within the pedestrian pavers.

- o Chestnut Street – Perpendicular parking is maintained along Chestnut Street, with planted islands and street trees at intersections. The southwest portion of Chestnut acts as the hotel arrival and drop-off area, allowing vehicles to enter from Walnut, make a left turn movement to the main entry before vehicles are parked. The arrival plaza is envisioned as an at-grade area, which gradually slopes up from Chestnut Street. Pedestrian pavers create a rich environment with a planted center island and organizing planter pots as entry features.

- o Chestnut Street Surface Parking – The surface parking lot is organized with a single entry point from Chestnut Street. The Jefferson Street edge is buffered with a 30" masonry wall and planting along the extent of the Riverside ROW. The southwest edge of the parking is currently shown with a lawn area buffer between the Old Firehouse Alley and surface parking lot. Islands and street trees are provided per City standard.

- o Old Firehouse Alley – The portion of Old Firehouse Alley between Chestnut Street to the service alley will be developed in a manner consistent with the alley improvements completed between Linden Street and Pine Street. The alley is envisioned as a shared vehicular, pedestrian and bicycle thoroughfare with safety enhancements, celebrating the unique, urban qualities found in Fort Collins' Alleys. These improvements will help create a rich environment fronting the hotel Lounge and allow on-site outdoor seating to engage with the alley. A planted edge is shown in the ROW with pedestrian street lights, planter pots and pedestrian pavers.

- o Service Alley – The service alley at the northwestern edge of the site provides access for service vehicles with some pedestrian scale improvements such as pedestrian street lights and planting. Standard AC surfacing is anticipated.

Natural Features Impact:

In its current condition, the site is urban/developed and primarily consists of paved surfaces with few existing natural features. Five of the nine large Ash canopy trees at the corner of Chestnut, Walnut and Mountain Ave. are preserved to enhance the entry effect. Four of these trees are shown as removed, to facilitate vehicular movement. Additional trees on site are preserved as well, including street trees.

Emergency Access:

20' emergency access will be provided along Walnut Street and Chestnut Street. Access through the Old Firehouse Alley and Service Alley also accommodates emergency vehicles. The design team has met with the Poudre Fire Authority and it was determined that, due to the 5 story massing concentration facing Old Firehouse Alley, there is a preference to accommodate emergency access within the building, and less so on the site.

Architectural Vision Statement:

The architecture envisioned for the Downtown Fort Collins Hotel is derived out of two fundamental ideas: The Creation of a “Handmade Hotel” and “Solutions Grow from Place”. The completed project will be a unique urban gathering place, artful, soulful and a bit raw (like Downtown Fort Collins), with the attitude of a renegade and the spirit of the place.

Elements of a Handmade Hotel:

- Craft over Ornament
- Traditions Reinterpreted
- Regional
- Embracing
- One of a Kind Experience
- Curated

Solutions Grow From Place:

- Only in Fort Collins
- Only on this Site
- Only at this Time
- Only with this Client & Community

Influences and Inspiration:

- Attractive to Young and Old
- Demonstrable Community Benefit
- Portal to the Front Range - Home Base
- Legacy – Fort Collins for the next 50 years
- Timeless – Rooted in history, but boldly positioned for the future
- Good Neighbor - compatible
- Upscale, yet Approachable

Opportunities:

- Create Fort Collins Downtown Living Room
- Take advantage of gateway site to create “the place to stay” and “see and be seen”
- 4 Season Destination
- Leverage old Firehouse Alley as the projects “front porch”
- Orient the building to Old Town, Views, Sunshine
- Leverage the Colorado Lifestyle

Architectural Massing & Materials:

The 1st impression for the guest arriving to the Downtown Hotel should read as a singular form with a singular identity. As the guest approaches the front door, they will be greeted and welcomed. The architecture at this scale begins to reveal itself a bit more. Material refinements and crafted details will greet guests with a sophisticated regional palette of handmade details.

The articulation of detail and craft will continue along the Ground Floor building edges activating indoor and outdoor uses with retail and hotel public functions. The energy at the ground floor will be dynamic and active. The materials will be largely transparent, revealing interior uses and providing a welcoming glow. The building will be grounded with a precast and/ or stone water table supporting a primarily masonry mass. Crafted railings, lighting, canopies and architectural projections will further animate the ground floor.

As the building rises through the middle floors, the masonry palette will continue to the third level. Precast or natural stone caps will terminate the masonry. Fenestration within this masonry mass is envisioned as vertically proportioned punched openings. Window to wall ratio within this zone is likely 40/60. Hand crafted Juliette balconies will compliment these facades. Projecting balconies may be provided at the upper floors looking into the 2nd floor terrace. Brick patterns within this zone will be highly textured, catching the sun and further providing a hand crafted nature to the cladding.

As the building continues to rise, the Fourth Floor will begin to step back to the sky and/ or change cladding materials. The window to wall ratio at the Fourth Floor will grow to approximately 50/50 and the exterior cladding will likely be a combination of light colored masonry, metal panel and/ or terra-cotta. The building will introduce a projected cornice at the roof of the Fourth Floor. This cornice will likely vary along the varying building façades and be composed of precast concrete and/ or crafted metal elements.

A partial fifth floor “penthouse” will be rendered in simple, un-articulated forms and composed of panelized stucco and/ or cementitious panels. Fenestration at this level will be significant taking full advantage of views. Some of the guest rooms may have access to private roof terraces. A 5th floor community space will be provided along the West Wing to allow public access onto the roof and provide a light and airy public amenity at the top floor. Full height, operable glass walls will likely be provided at this space to open up to the exterior roof terrace.

TOPOGRAPHIC SURVEY

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION:

Lots 1, 3, 5, 7, and 9, Block 12, City of Fort Collins, County of Larimer, State of Colorado
(Address: 363 Jefferson Street)

Lots 2, 4, 6 and 30 feet off the Southeast side of Lot 8, Block 12, City of Fort Collins, County of Larimer,
State of Colorado
(Address: 354 Walnut Street)

NOTES:

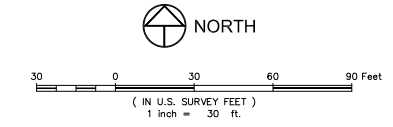
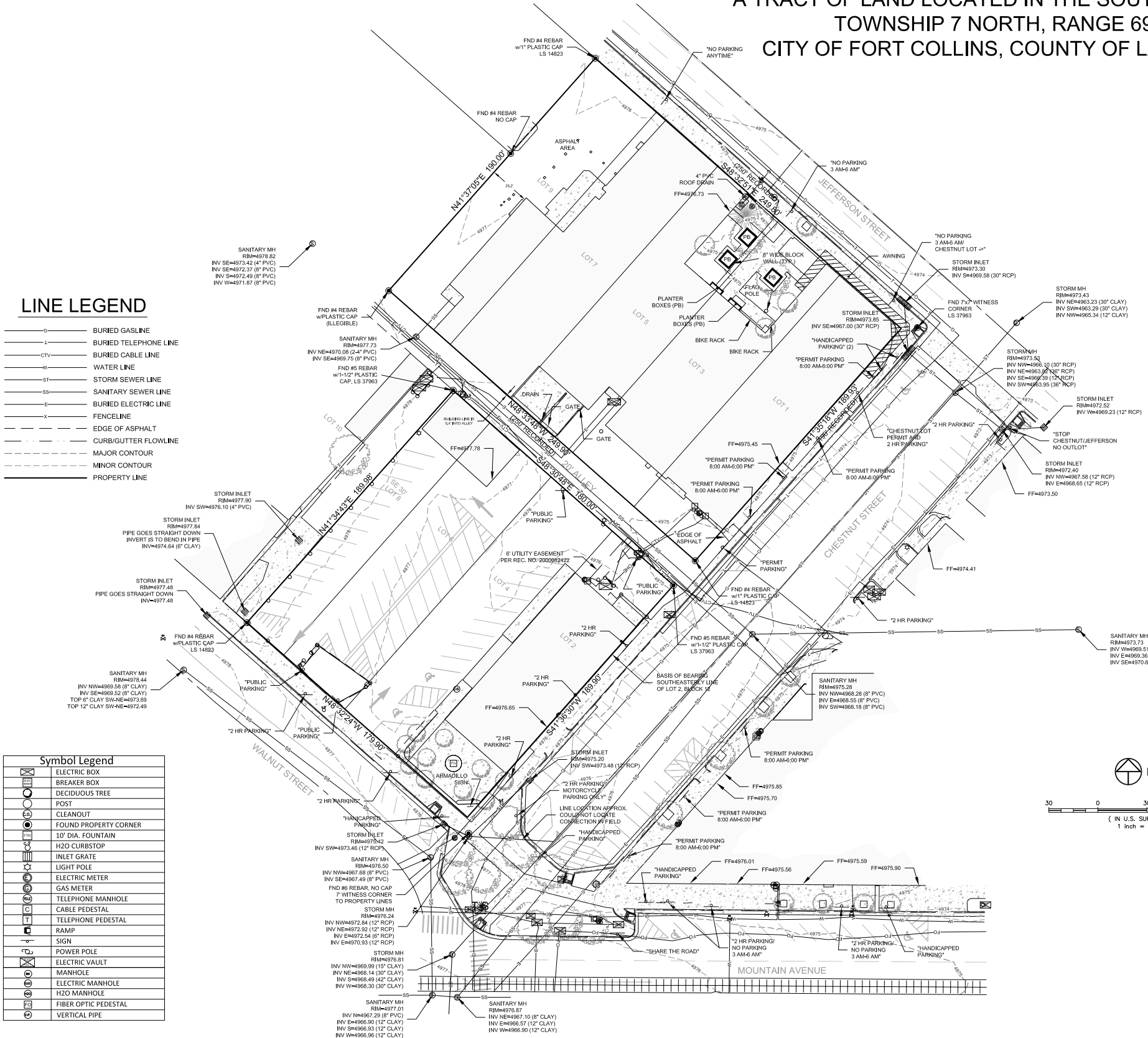
- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding property lines and easements, Northern Engineering relied on prior ALTA Surveys dated 5-16-12 and 8-6-12 prepared by Northern Engineering.
- Basis of Bearings is the Southeasterly line of Lot 2, Block 12 as bearing South 41°36'30" West as monumented and shown on drawing.
- Benchmarks:
City of Fort Collins 5-00 on the top of curb at the signal pole base at the Northwest corner of Linden St. and Jefferson St. NAVD88 Elevation=4978.05
City of Fort Collins 3-00 on a parapet wall at the Northwest end of the Lincoln Ave. bridge near the Northeast corner of Lincoln and Willow St. NAVD88 Elevation=4967.33
- The lineal unit of measurement for this survey is U.S. Survey Feet.

LINE LEGEND

—D—	BURIED GASLINE
—L—	BURIED TELEPHONE LINE
—CTV—	BURIED CABLE LINE
—W—	WATER LINE
—ST—	STORM SEWER LINE
—SS—	SANITARY SEWER LINE
—E—	BURIED ELECTRIC LINE
—X—	FENCELINE
—	EDGE OF ASPHALT
—	CURB/GUTTER FLOWLINE
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	PROPERTY LINE

Symbol Legend

[Symbol]	ELECTRIC BOX
[Symbol]	BREAKER BOX
[Symbol]	DECIDUOUS TREE
[Symbol]	POST
[Symbol]	CLEANOUT
[Symbol]	FOUND PROPERTY CORNER
[Symbol]	10" DIA. FOUNTAIN
[Symbol]	H2O CURBSTOP
[Symbol]	INLET GRATE
[Symbol]	LIGHT POLE
[Symbol]	ELECTRIC METER
[Symbol]	GAS METER
[Symbol]	TELEPHONE MANHOLE
[Symbol]	CABLE PEDESTAL
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	RAMP
[Symbol]	SIGN
[Symbol]	POWER POLE
[Symbol]	ELECTRIC VAULT
[Symbol]	MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	H2O MANHOLE
[Symbol]	FIBER OPTIC PEDESTAL
[Symbol]	VERTICAL PIPE



UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your discovery of such defect. This survey is not to be construed as a warranty of accuracy. It has been prepared by a professional engineer and is based upon the data furnished to him. It is not to be construed as a warranty of accuracy more than ten years after the date of the certificate shown hereon.

SECTION: 12
TOWNSHIP: 7N
RANGE: 69 W of the 6th P.M.

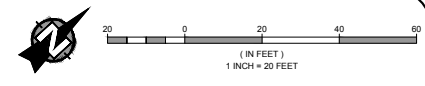
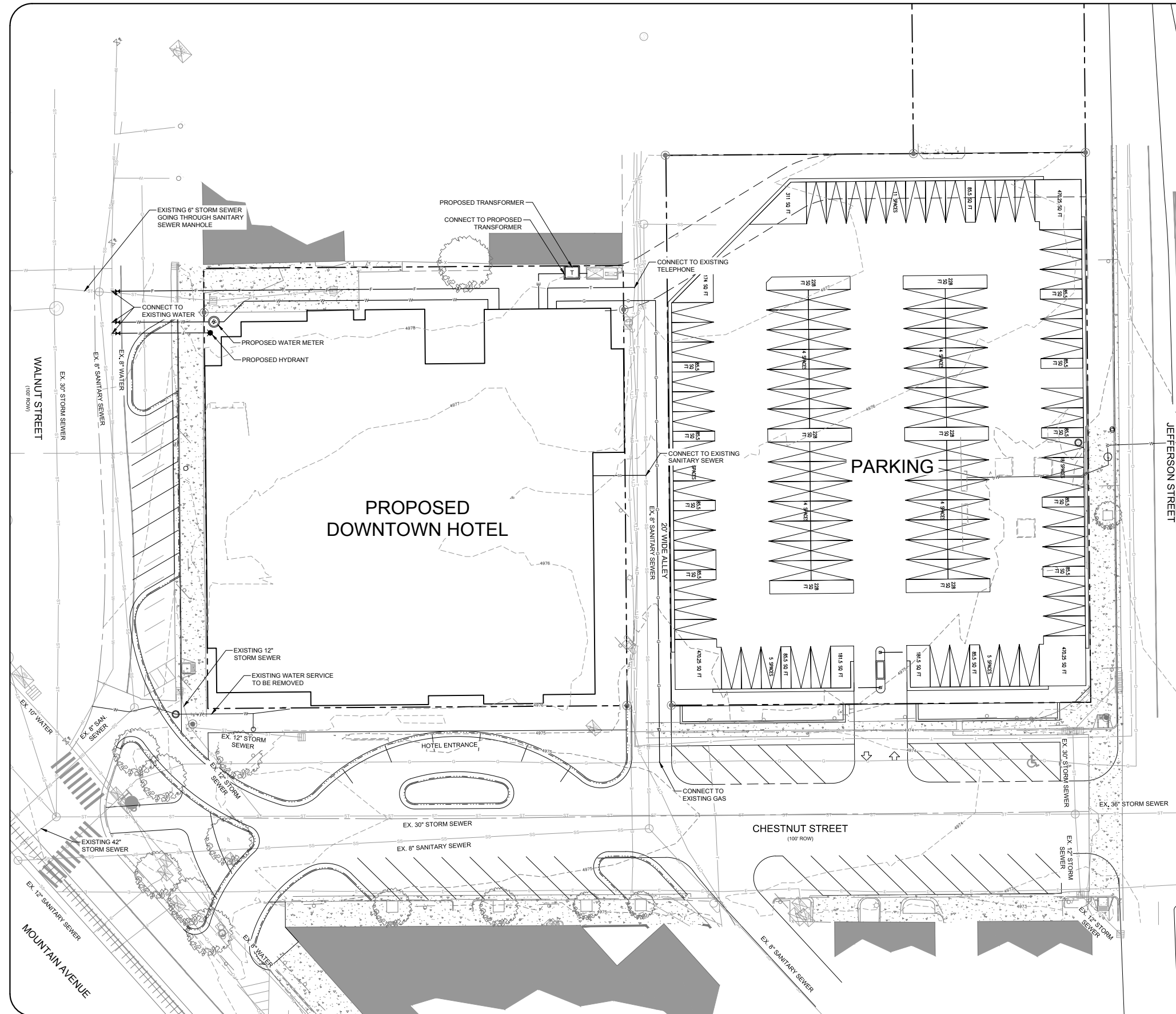
NORTHERN ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
No. 10725214108
F.M. 970.221.4108
www.northerneng.com



DATE: 12/31/14
PROJECT: 947-002
DESIGNED BY: E. Smith
DRAWN BY: L. Smith
REVIEWED BY: E. Smith

TOPOGRAPHIC SURVEY
SW 1/4 SECTION 12-7-69
CITY OF FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet



LEGEND:

EXISTING RIGHT-OF-WAY/PROPERTY LINE	---
EXISTING STORM SEWER	ST
EXISTING CABLE TELEVISION	CTV
EXISTING FIBER OPTICS	FO
EXISTING TELEPHONE	T
EXISTING ELECTRIC	E
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING FENCE	F
EXISTING ELECTRIC VAULT	EV
EXISTING FIRE HYDRANT	EH
EXISTING IRRIGATION BOX	IB
EXISTING TELEPHONE PEDESTAL	TP
PROPOSED SANITARY SEWER	SS
PROPOSED 2 1/2" DOMESTIC WATER SERVICE	W
PROPOSED 4" FIRE SERVICE	F
PROPOSED UNDERGROUND ELECTRIC	UGE
PROPOSED TELECOMMUNICATIONS	T
PROPOSED GAS LINE	G

REVISIONS
REVIEW SET
NOT FOR CONSTRUCTION
 DATE: 05/26/2015

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used for any other project without the written approval and seal of a Professional Engineer in the State of Colorado. Northern Engineering Services, Inc.

NORTHERN ENGINEERING
 200 Main Street, Suite 100
 Fort Collins, Colorado 80502
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	947-002	DATE:	05/26/2015
DESIGNED BY:	R. Weigert	SCALE:	1" = 20'
DRAWN BY:	R. Weigert	REVIEWED BY:	R. Provenchik

FIELD SURVEY BY:
 ORIGINAL FIELD SURVEY
 NORTHERN ENGINEERING SERVICES, INC.
 PROJECT NUMBER: 947-002
 DATE: DECEMBER 2014



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

DOWNTOWN HOTEL
 PDR UTILITY PLAN

Sheet
 Of X Sheets

Project Site Plan



Diagonal Parking

Large Planter Pot Bollards

Seat Walls

Shared paver plaza/parking/hotel access

At grade access /shared street concept

Service Access - AC paving

Hotel - Ground Floor

Main Entrance

Chestnut Street

Service Access

Jefferson Street

Walnut Street

Mountain Ave

Low screen wall

Flexible Lawn Area

Surface Parking - 98 total spaces

Compact Parking - 30 spaces

Enhanced Alley with String Lights, Pavers, planted edges, seating

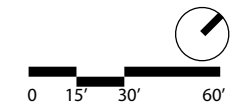
Planted edge to raised outdoor seating area

Outdoor Seating Area

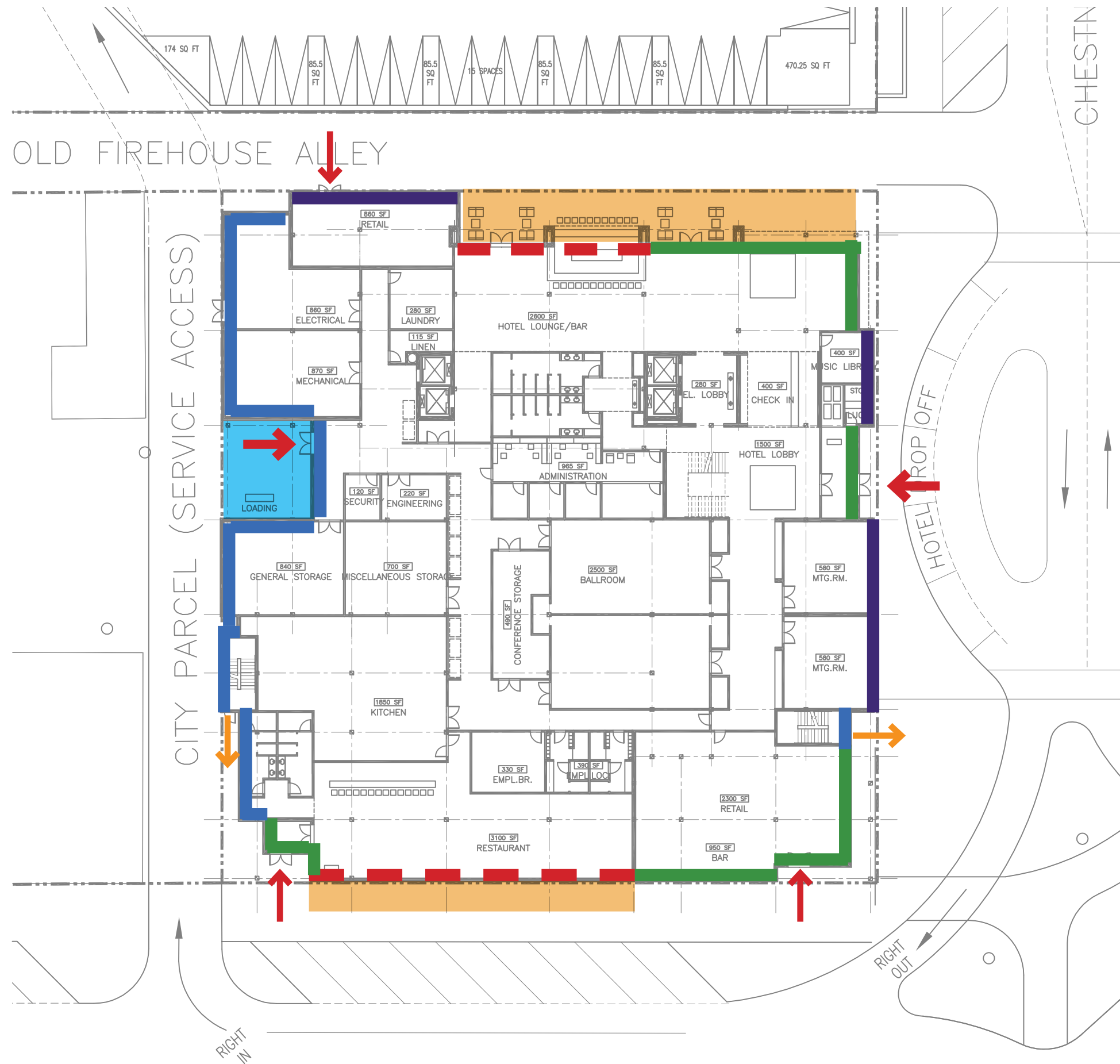
Corner Plaza Space








Hotel Valet

Chestnut Street Parking
Proposed Parking: 44 Spaces
Existing: 60 spaces
Net loss: 16 spaces



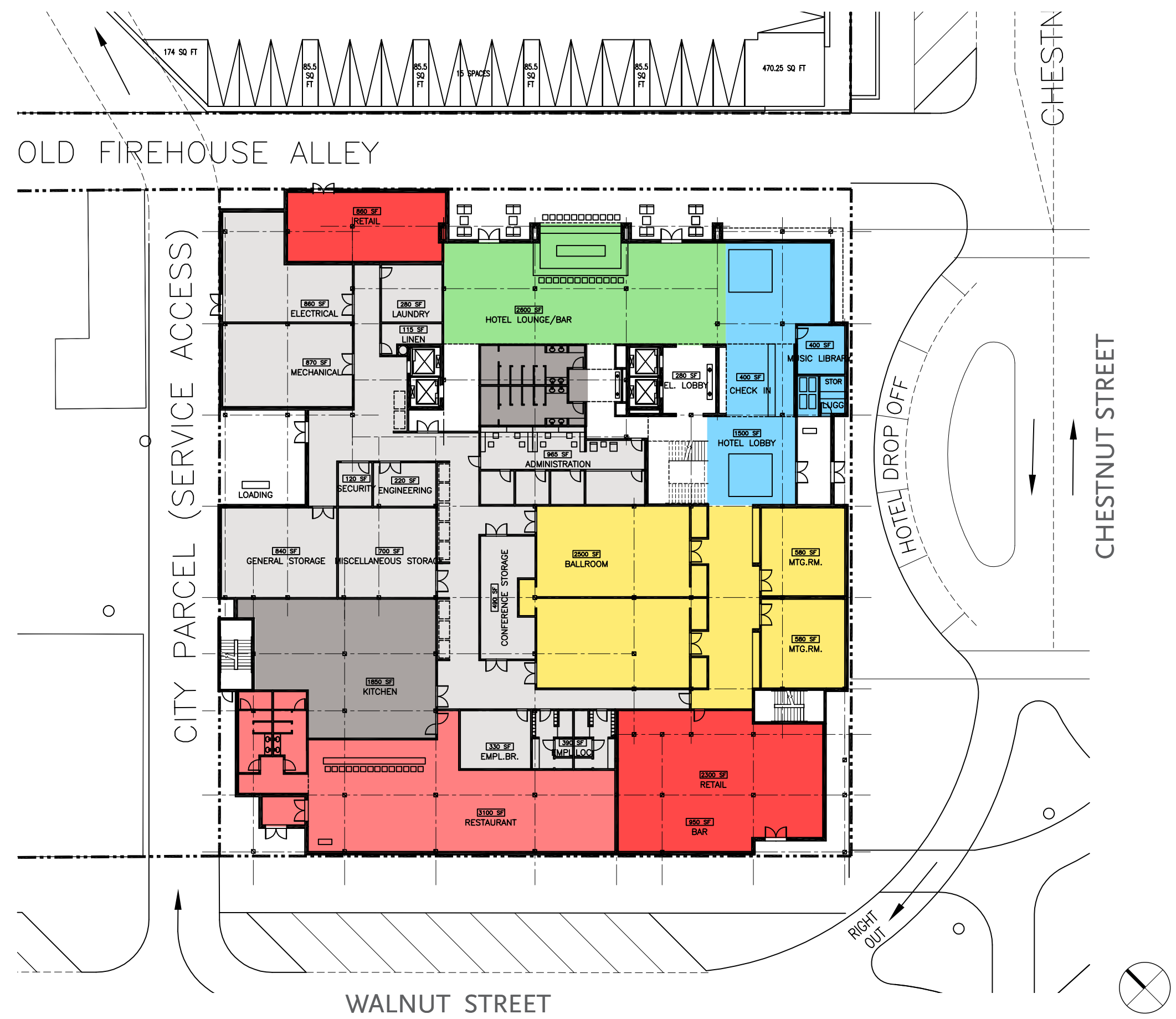
Ground Floor Building Edges



-  ENTRY POINT
-  STAIR EXIT
-  OPERABLE STOREFRONT
-  STOREFRONT WALL
-  WALL WITH PUNCHED OPENINGS
-  SOLID WALL
-  OUTDOOR SEATING RELATED TO BUILDING USE

Hotel Floor Plans

Ground Floor



- HOTEL LOBBY
- MEETING SPACE
- RETAIL
- RESTAURANT
- LOUNGE/ BAR
- HOTEL BACK OF HOUSE
- KITCHEN/REST ROOMS

Hotel Floor Plans

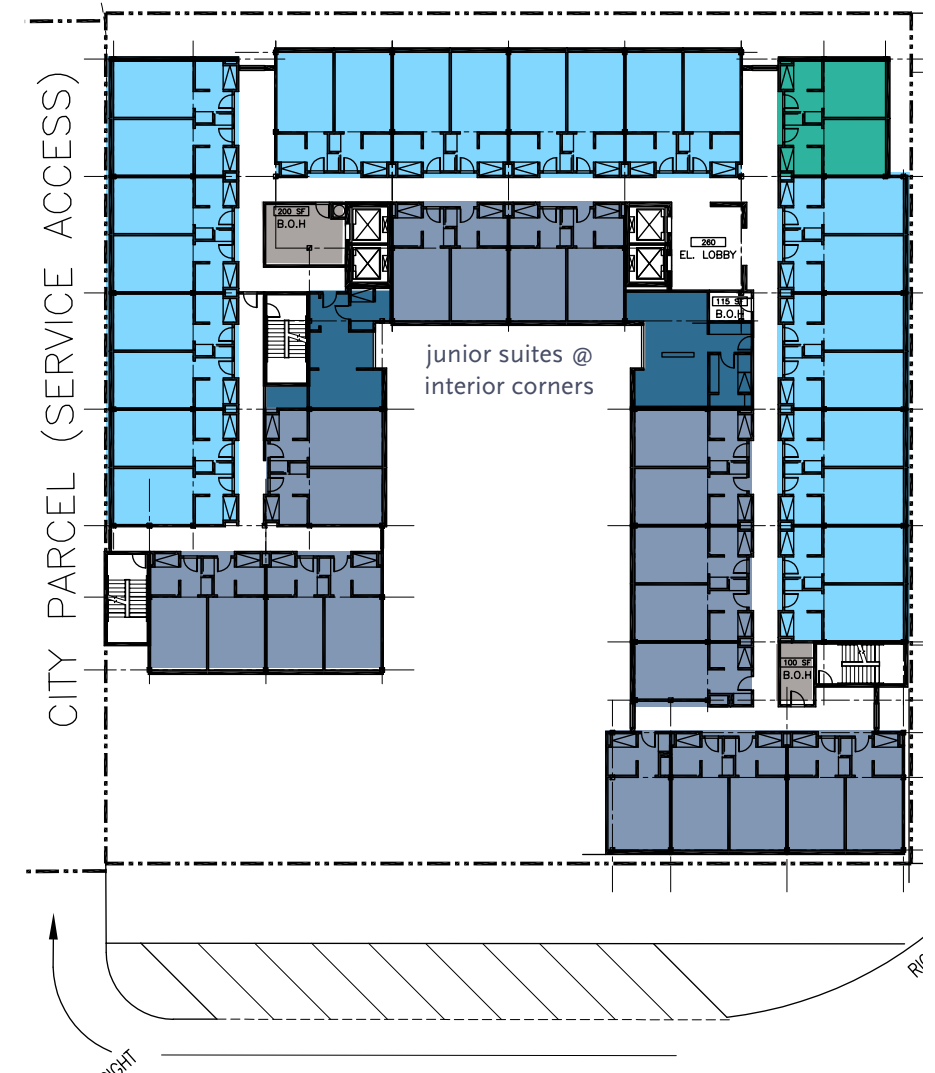
Floors 2 - 4



Level 2



Level 3



Level 4

Level 2: 44.5 bays
 Level 3: 49 bays
 Level 4: 49 bays
 Level 5: 27 bays

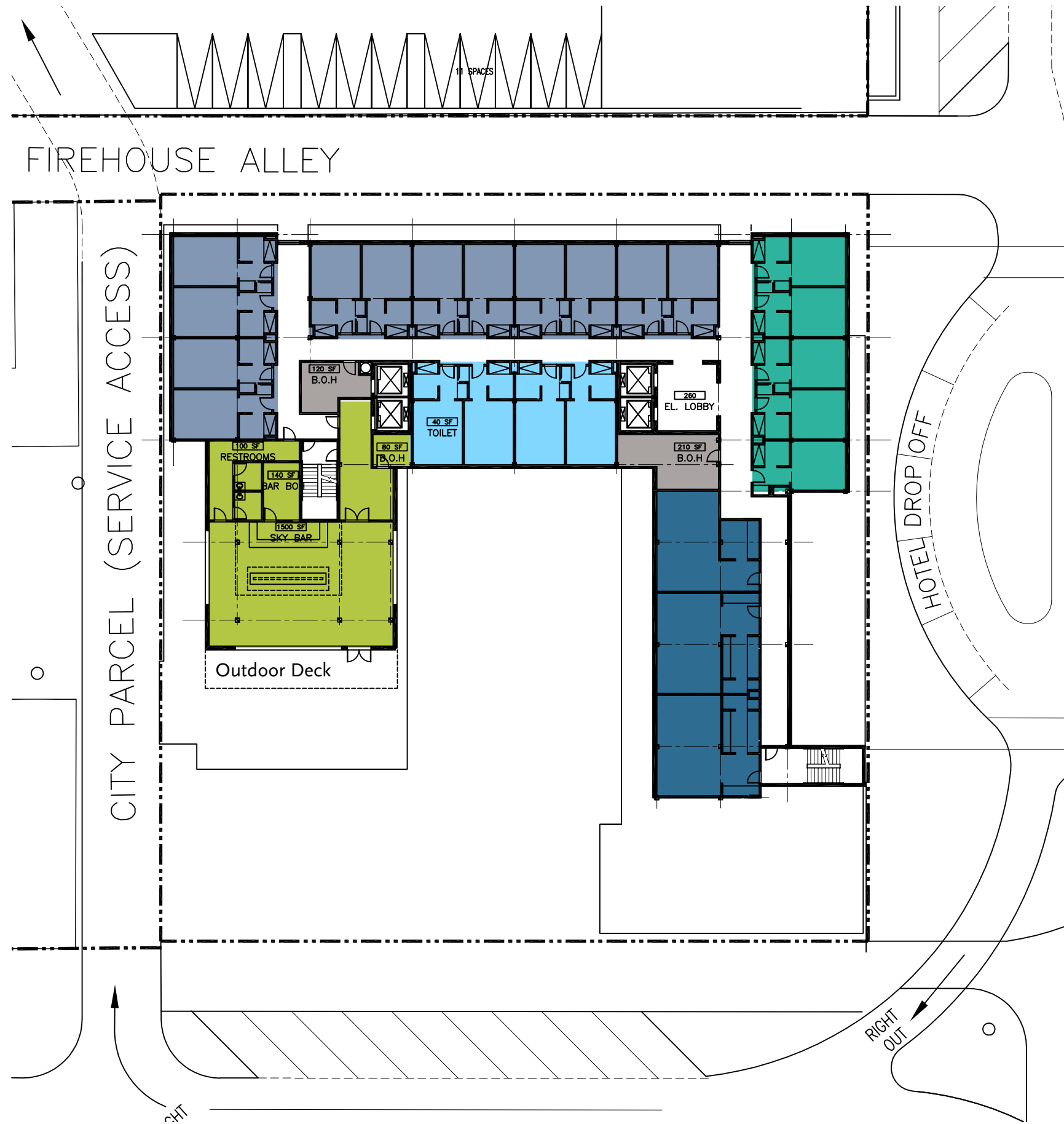
 total: 169.5 bays (163 keys)



	QUEEN/QUEEN ROOMS 363 SF		SUITES
	KING ROOMS 325SF		FITNESS CENTER
	SHORT KING ROOMS 294 SF		BACK OF HOUSE

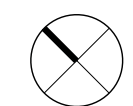
Hotel Floor Plans

Floor 5

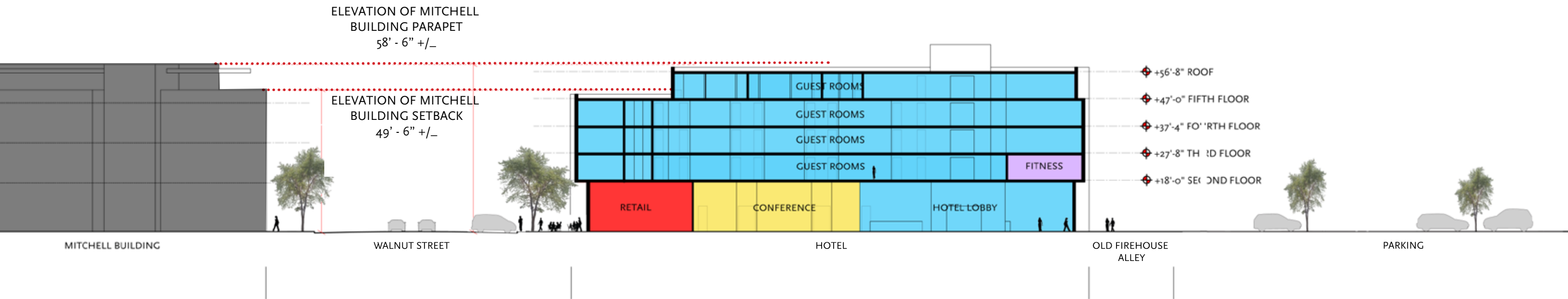
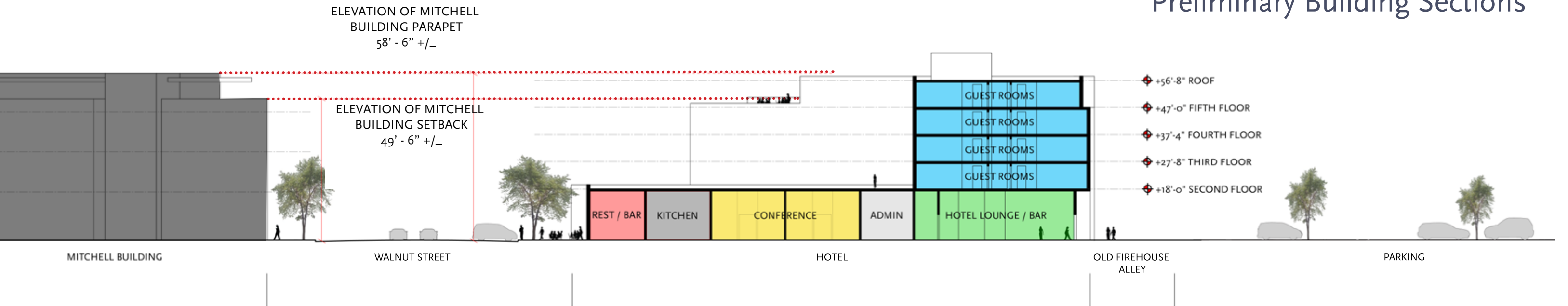


- SKY BAR
- QUEEN/QUEEN ROOMS
363 SF
- KING ROOMS
325SF
- SHORT KING ROOMS
294 SF
- SUITES
- FITNESS CENTER
- BACK OF HOUSE

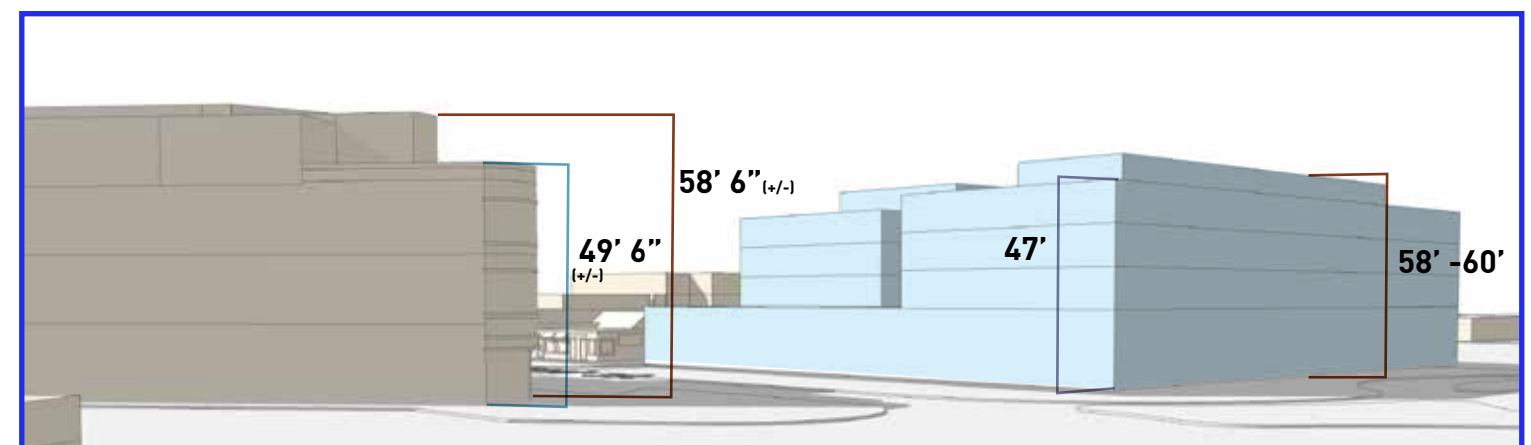
CHESTNUT STREET



Preliminary Building Sections



Looking North at Mitchell Building and Hotel massing from Mathews Street

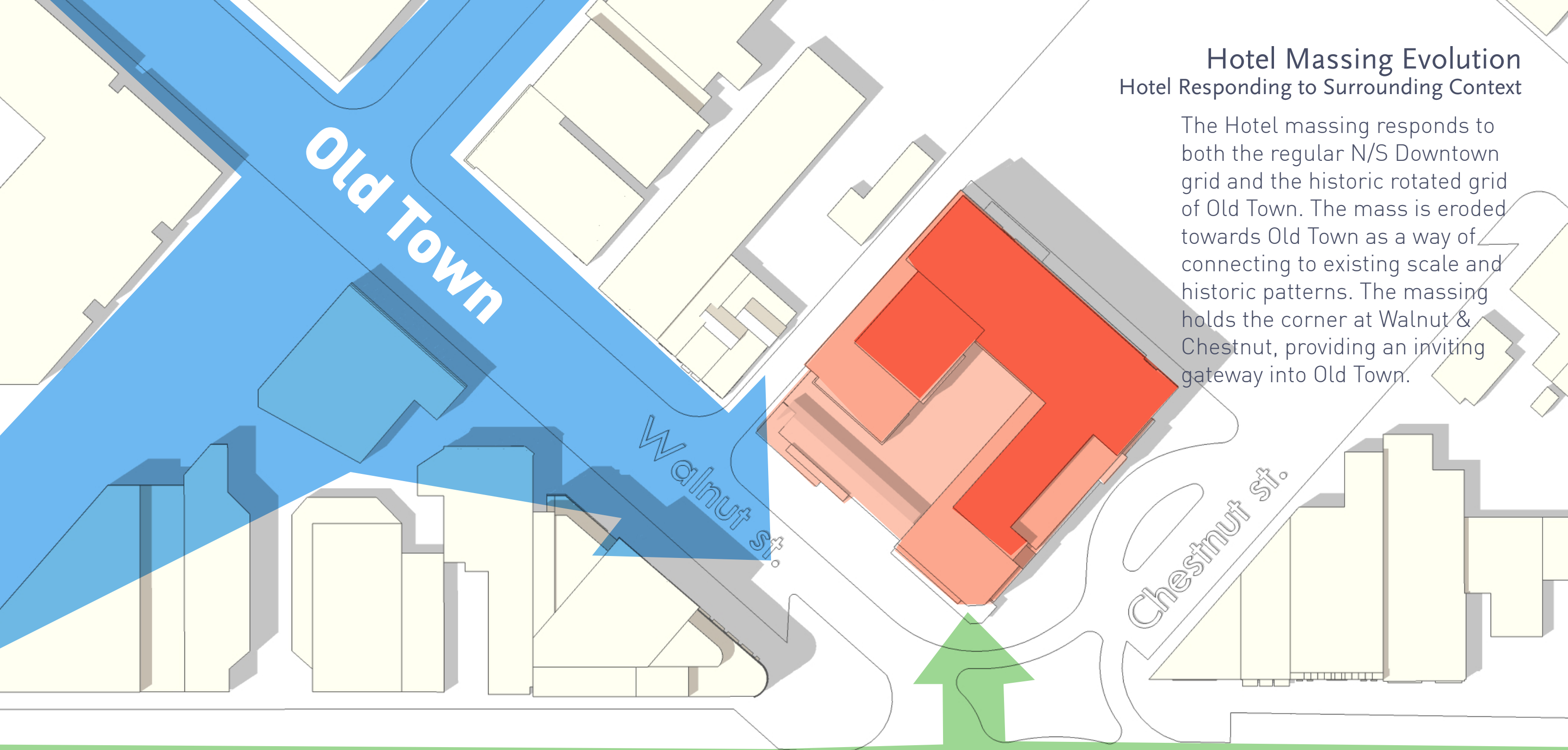


Gateway massing created between Mitchell Building and Hotel. Overall building heights are within 2'-3' of each other. Mitchell Building accomplishes this with four "tall floors" and Hotel accomplishes this with "tall" ground floor and "shallow" upper floors.

Hotel Massing Evolution

Hotel Responding to Surrounding Context

The Hotel massing responds to both the regular N/S Downtown grid and the historic rotated grid of Old Town. The mass is eroded towards Old Town as a way of connecting to existing scale and historic patterns. The massing holds the corner at Walnut & Chestnut, providing an inviting gateway into Old Town.

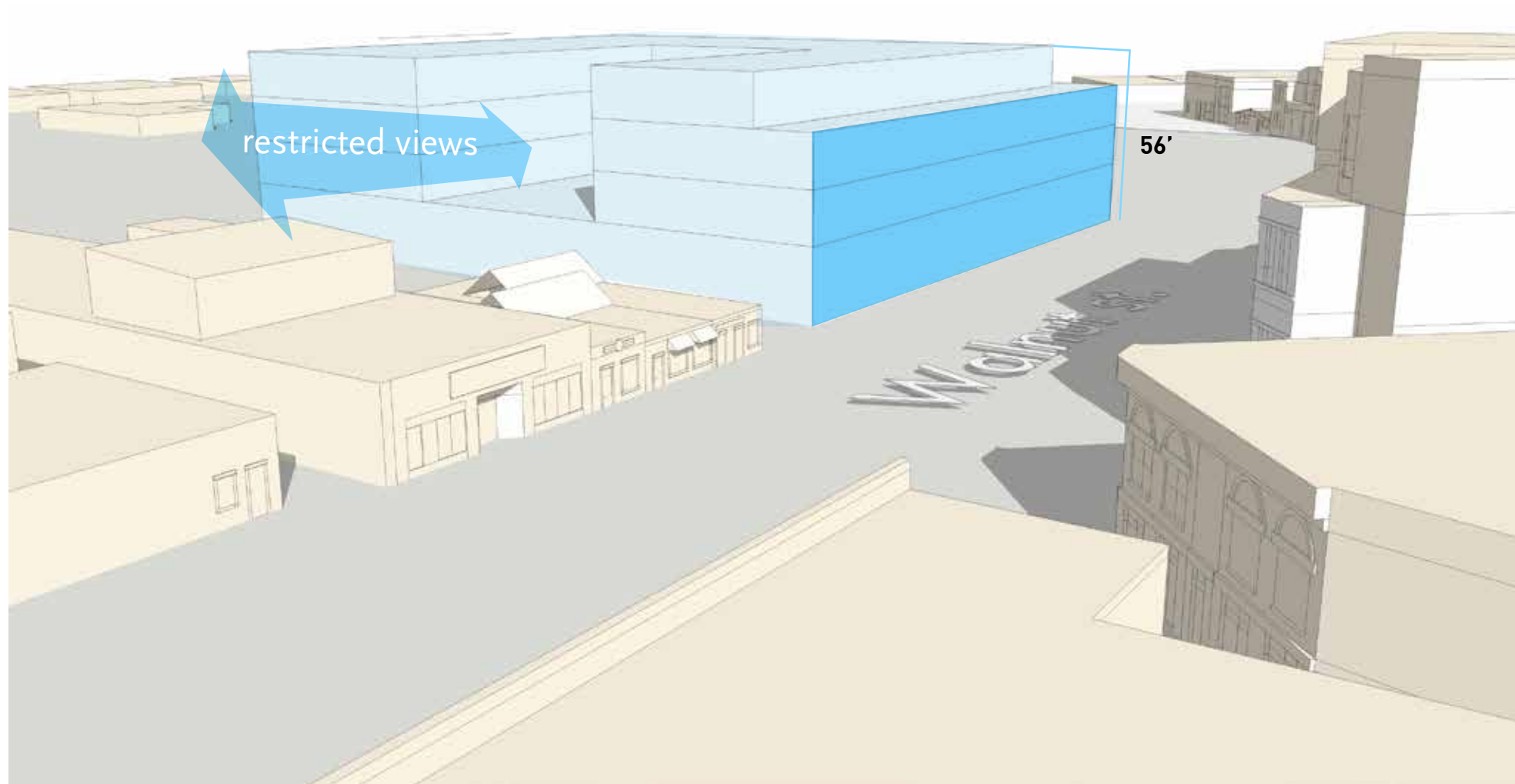


Downtown

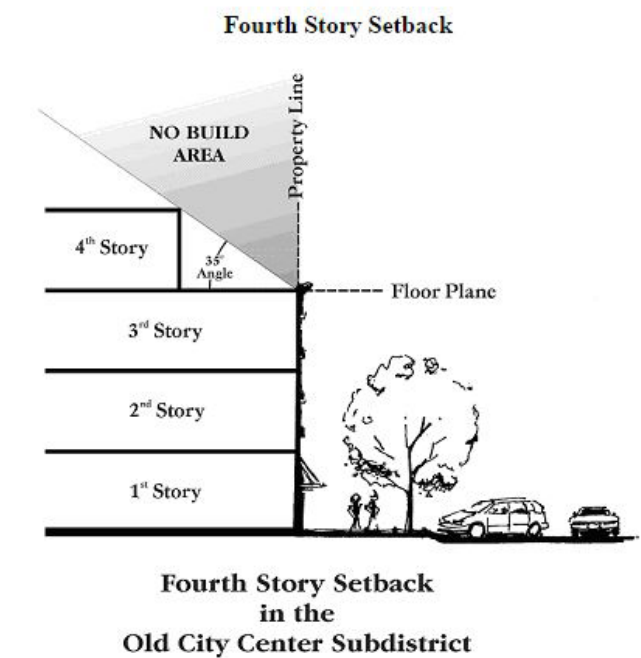
Hotel Massing Evolution

Theoretical Massing Allowed by Zoning

Zoning:
 Building mass “built to” Walnut St. at Floors 1-3. Floor 4 steps back at 35-degrees, per zoning. Max. height below 56’ limit.



Experiential:
 West facing courtyard does not address Walnut Street. Limited sunshine into upper floor terrace. Solid building mass at corner of Walnut & City Parcel creates abrupt and anonymous transition towards Old Town.



Building Mass Reduction for Taller Buildings (over three [3] stories).

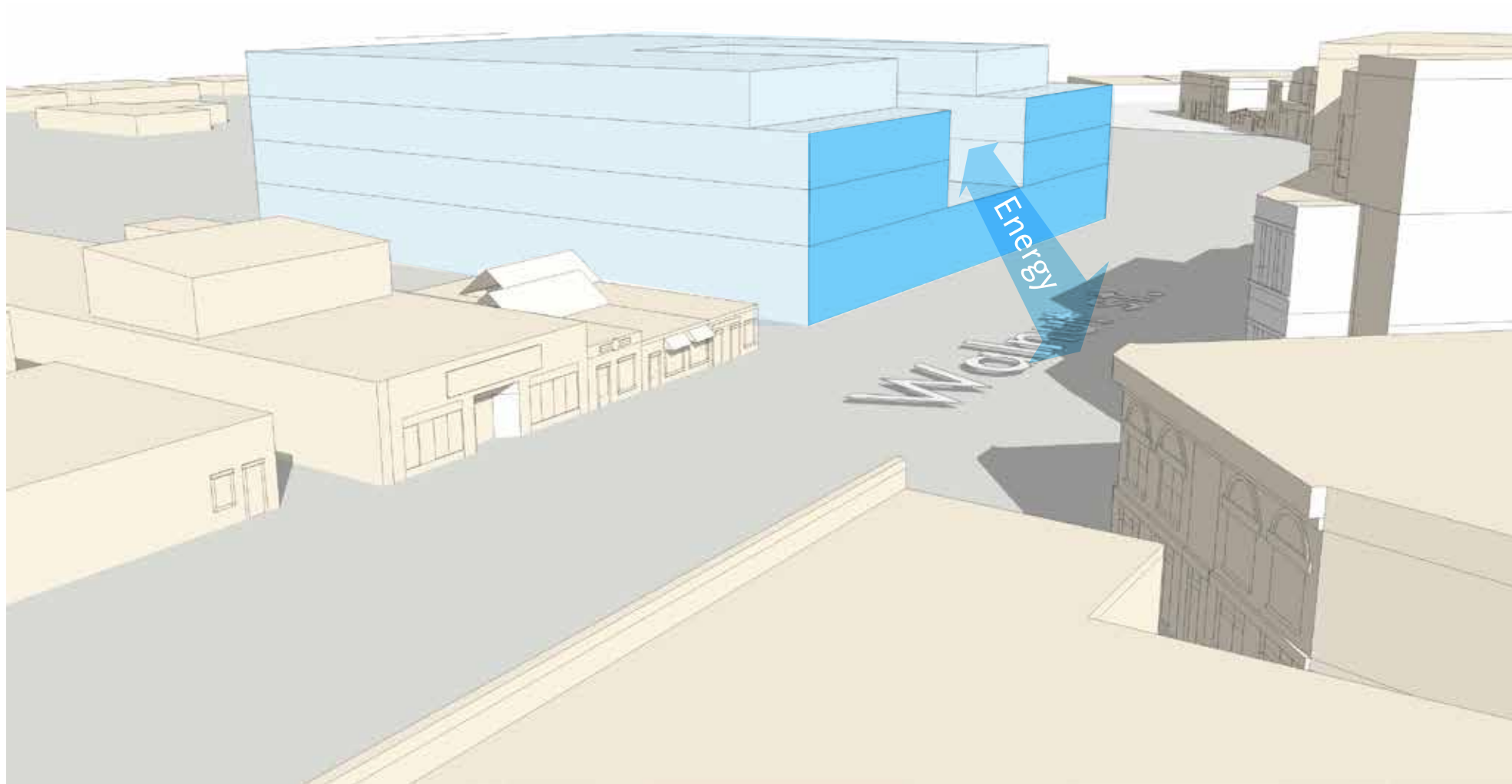
Old City Center: The fourth story of a building shall be set back at a thirty-five-degree angle measured at the intersection of the floor plane of the fourth story and the property line along the public street frontage. See Figure 19.

Hotel Massing Evolution

Theoretical Massing Allowed by Zoning

Zoning:

Rotating massing towards Walnut Street creates better massing articulation along public edge and introduces more sunshine onto terrace. Floor 4 steps back in a similar way, building height still under 56' max.

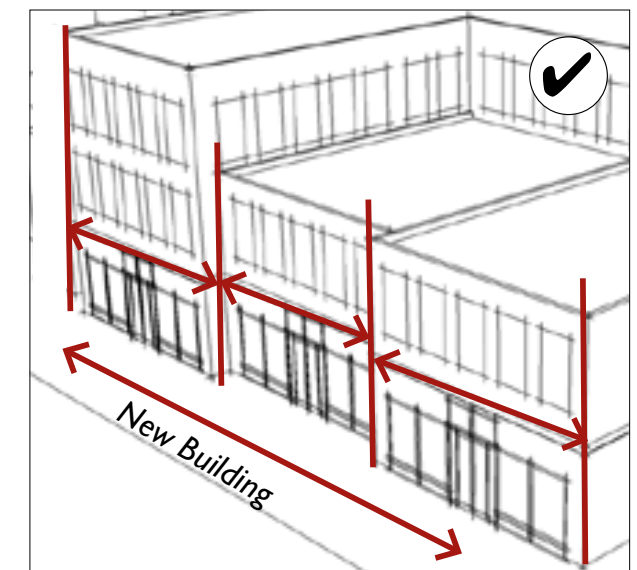


5.6 Convey the traditional size of historic buildings in new construction as it is perceived at the street level.

5.7 The overall height of a new building should be compatible with the historic district.

* 56' maximum height limit in this district

Variety in single facade:



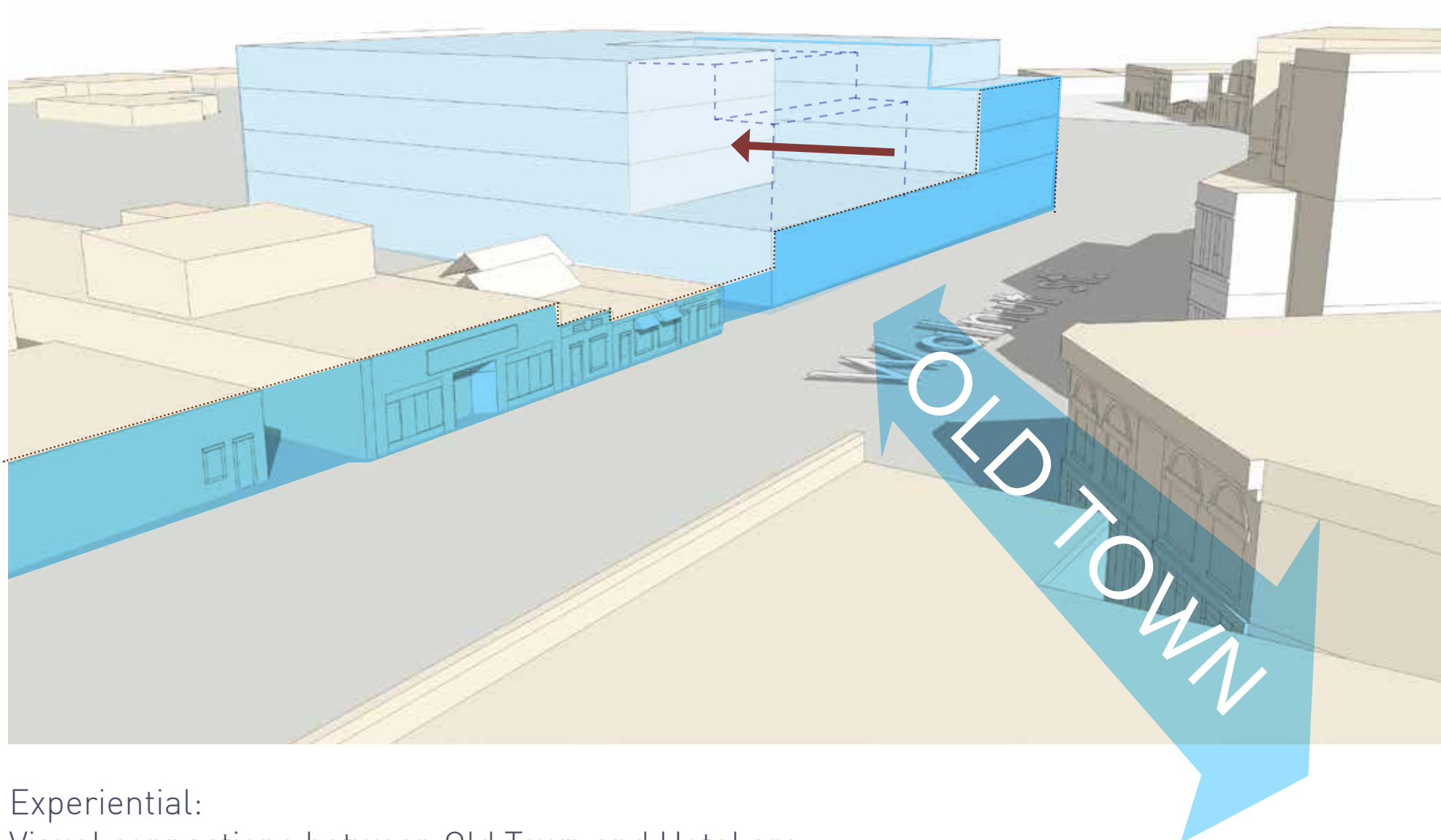
Experiential:

Guests using the upper terrace can become part of the "street life" along Walnut Street.

Hotel Massing Evolution West Wing Shortened

Zoning:

Upper floor massing is reduced at west wing to become more compatible with neighboring single story buildings. Asymmetric massing along Walnut Street Building begins to better stitch into site and reconcile overlapping city grids in unique way. Hotel program is lost as a result.



Experiential:

Visual connections between Old Town and Hotel are strengthened. Views to & from site are enhanced.



The Walnut Street facade maintains the scale established by the adjacent existing buildings and connects the new Hotel massing visually with Old Town



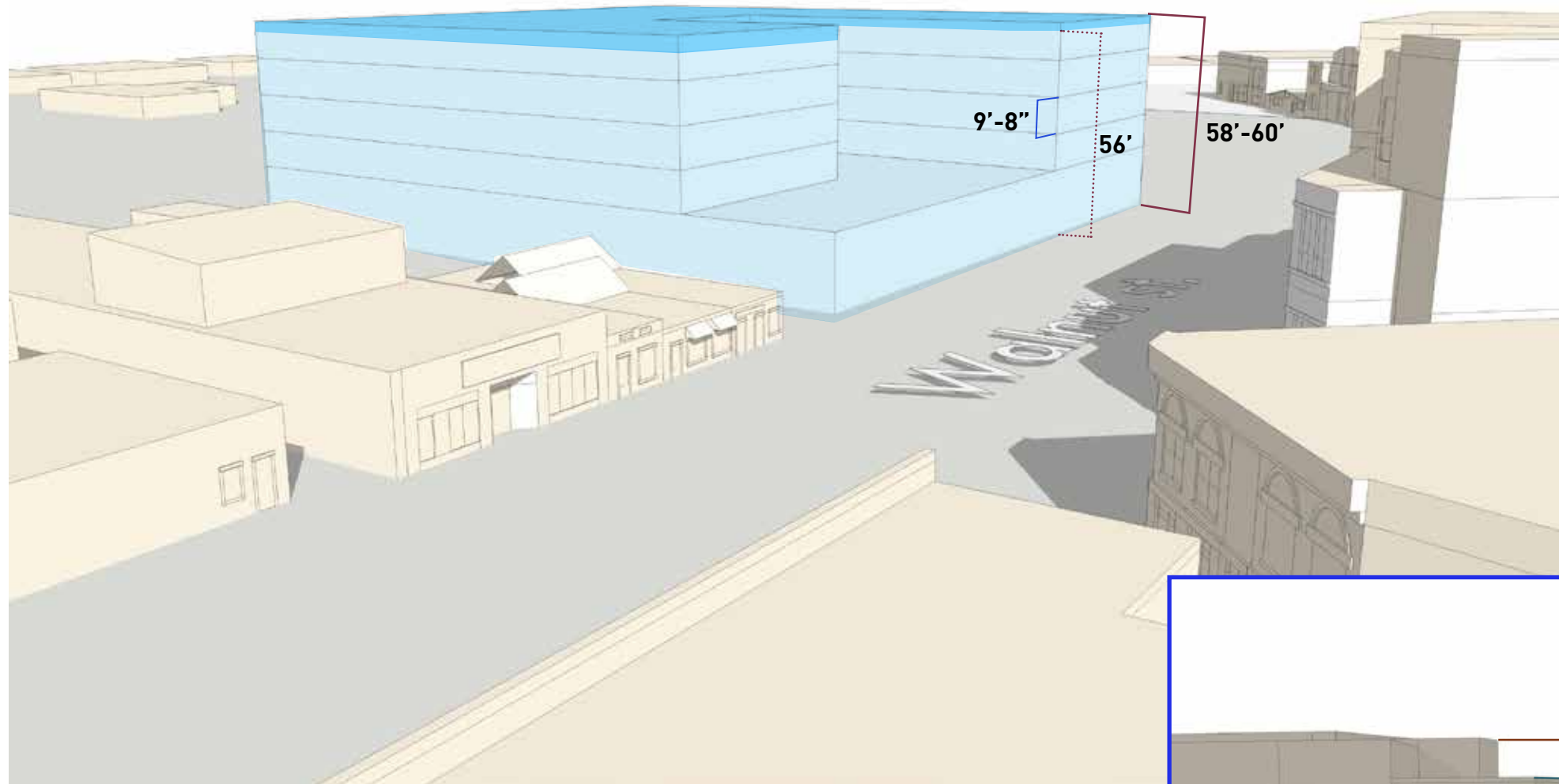
The general alignment of storefronts, moldings and upper story windows contributes to the visual continuity of many commercial blocks in Old Town Fort Collins. A variation in the height of cornices exists, within a range of one to three stories. Facade widths also vary, but within a relatively narrow range.

Hotel Massing Evolution

Introduction of Partial Fifth Floor

Zoning:

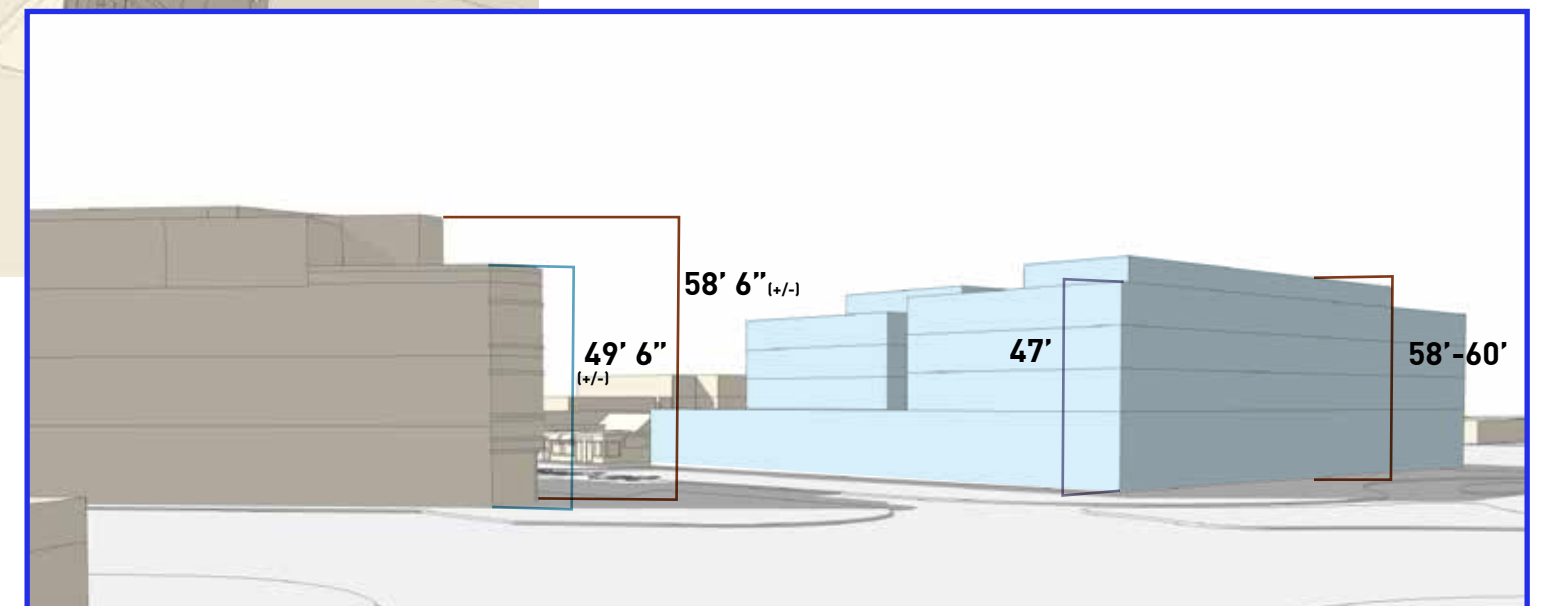
Hotel program recaptured with partial Fifth Story added to mass. Upper floor to floor heights reduced from standard 10'-6" to 9'-8" to minimize incremental height. Resulting building is 1 story and minimally over Zoning height allowance.



The taller corner marks the important gateway at the Walnut and Chestnut St. intersection and balances the building scale against the Mitchell Building .

Experiential:

Gateway massing created between Mitchell Building and Hotel. Overall building heights are within 2'-3' of each other. Mitchell Building accomplishes this with four "tall floors" and Hotel accomplishes this with "tall" ground floor and "shallow" upper floors.



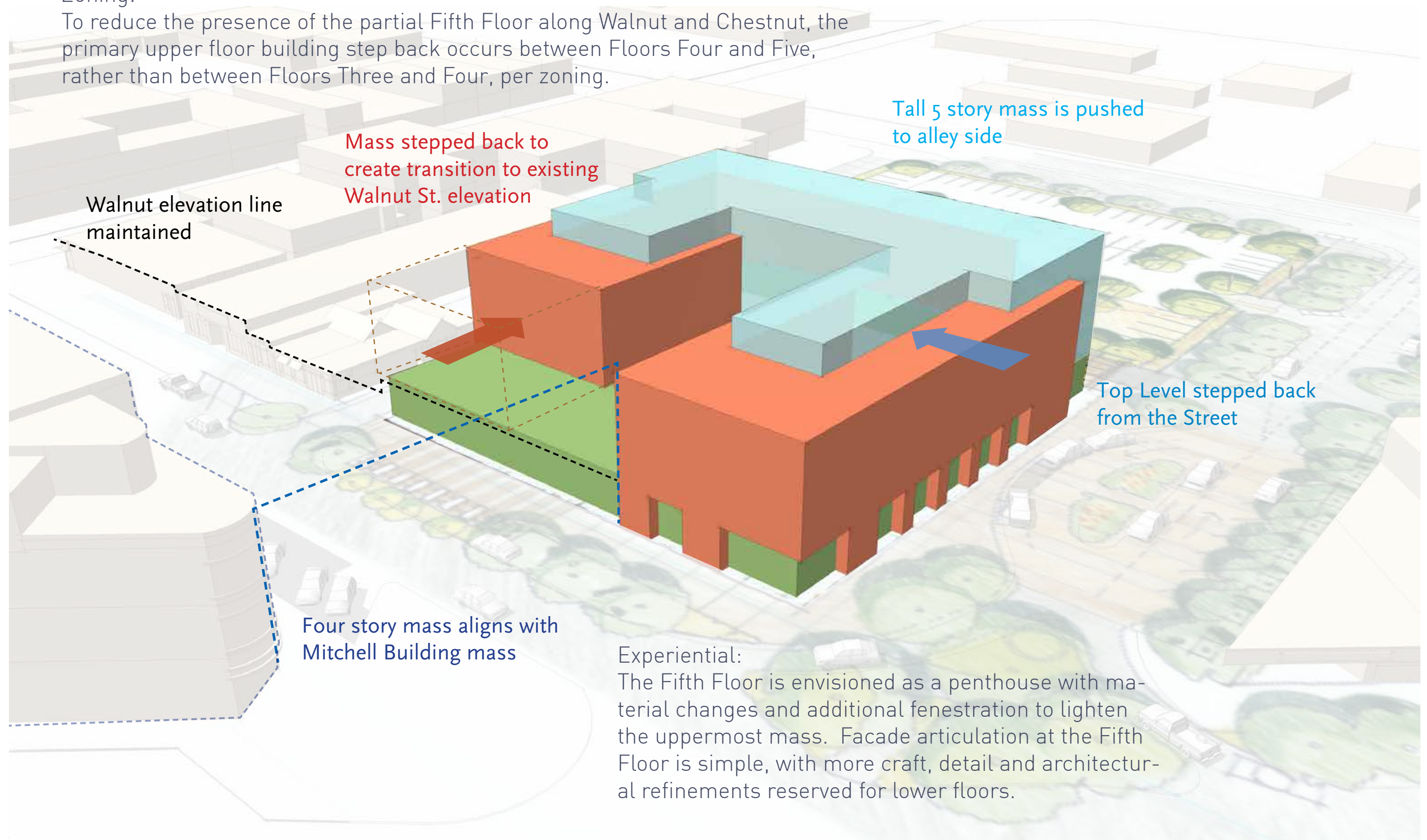
Looking North at Mitchell Building and Hotel massing from Mathews Street

Hotel Massing Evolution

Introduction of Partial Fifth Floor

Zoning:

To reduce the presence of the partial Fifth Floor along Walnut and Chestnut, the primary upper floor building step back occurs between Floors Four and Five, rather than between Floors Three and Four, per zoning.



Mass stepped back to create transition to existing Walnut St. elevation

Walnut elevation line maintained

Tall 5 story mass is pushed to alley side

Top Level stepped back from the Street

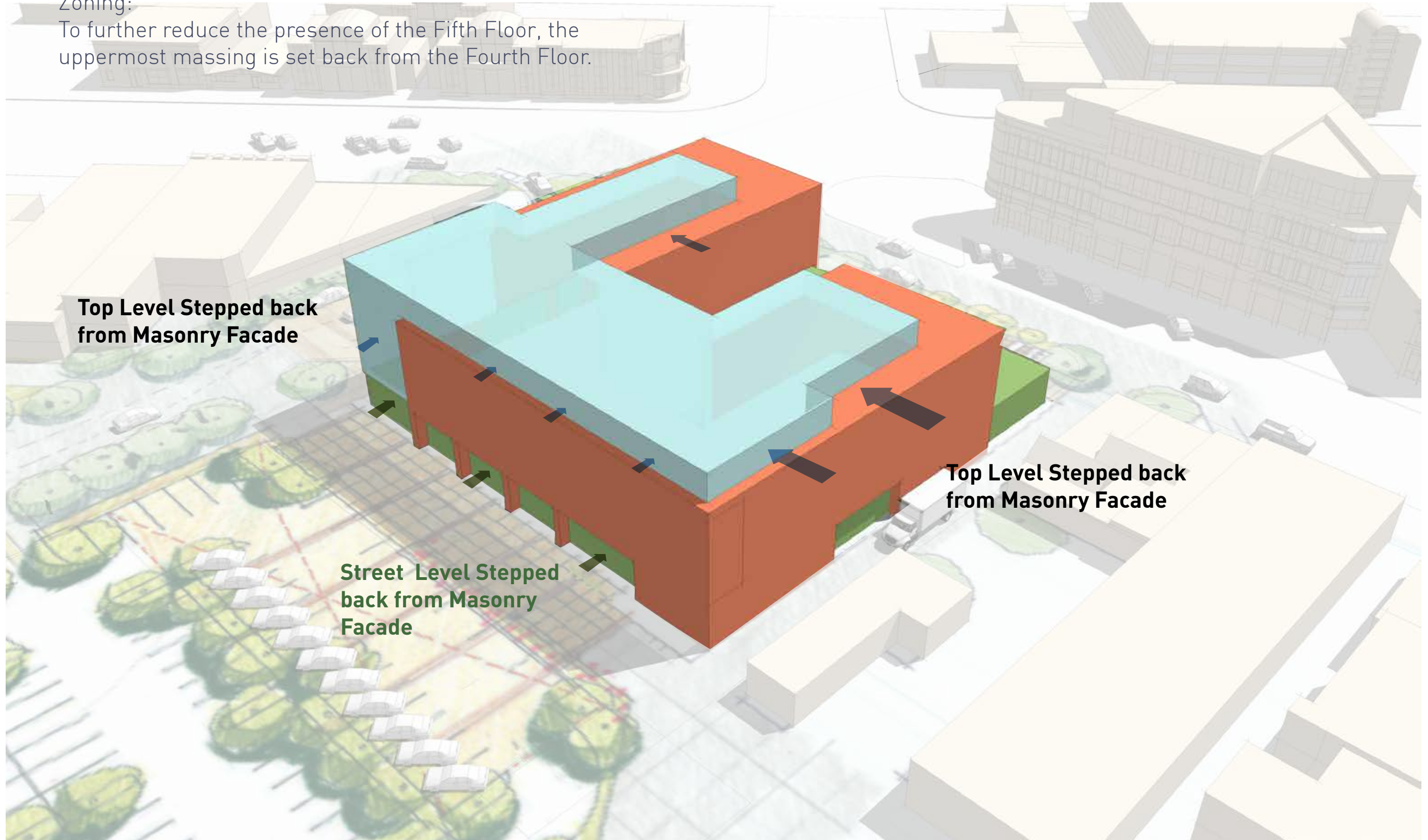
Four story mass aligns with Mitchell Building mass

Experiential:

The Fifth Floor is envisioned as a penthouse with material changes and additional fenestration to lighten the uppermost mass. Facade articulation at the Fifth Floor is simple, with more craft, detail and architectural refinements reserved for lower floors.

Zoning:

To further reduce the presence of the Fifth Floor, the uppermost massing is set back from the Fourth Floor.



**Top Level Stepped back
from Masonry Facade**

**Top Level Stepped back
from Masonry Facade**

**Street Level Stepped
back from Masonry
Facade**

Looking NE from Walnut



Hotel Massing Evolution Prescriptive Zoning

- Fifth Story
- Height limit of 56'
- No build zone in 35 degree angle from property line above 4th floor

Mass, Scale and Height at Different Levels

Building mass, scale and height should be considered in these ways:

(1) As experienced at the street level immediately adjacent to the building.

- › At this level of perception, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

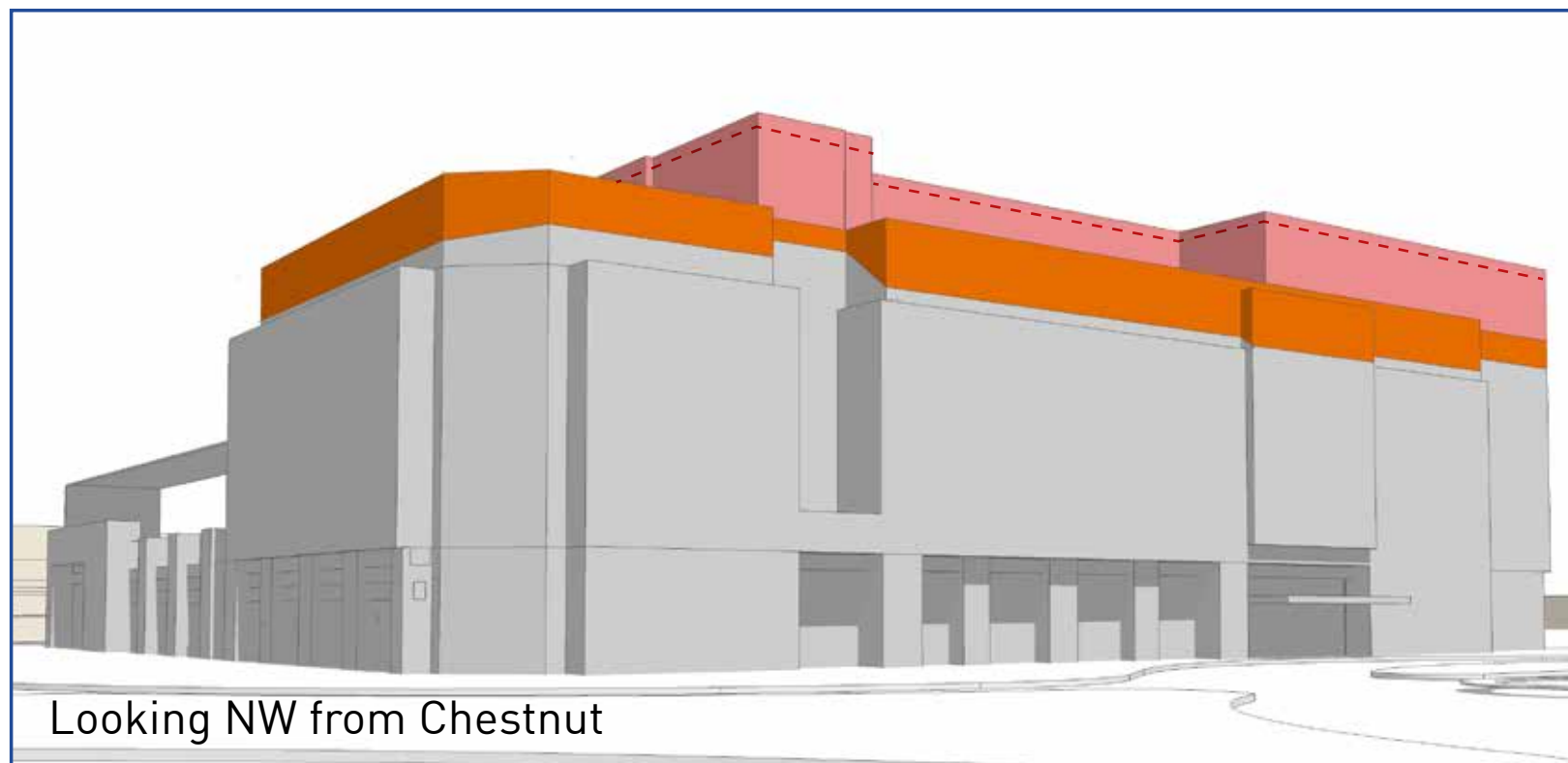
(2) As viewed along a block, in perspective with others in the immediate area.

- › The degree of similarity (or diversity) of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.

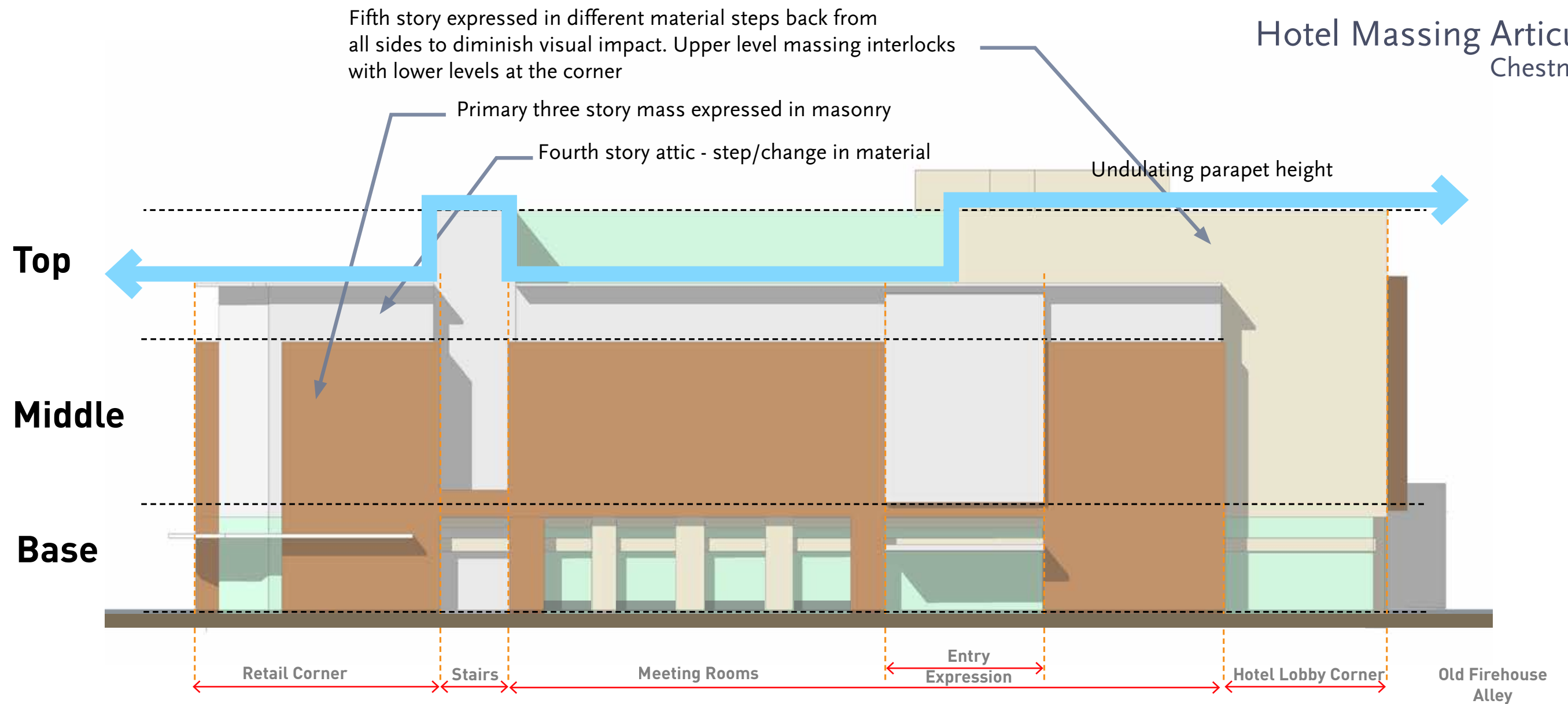
(3) As seen from key public viewpoints inside and outside of the historic district.

- › In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district and define the skyline.

Looking NW from Chestnut



Hotel Massing Articulation Chestnut Street

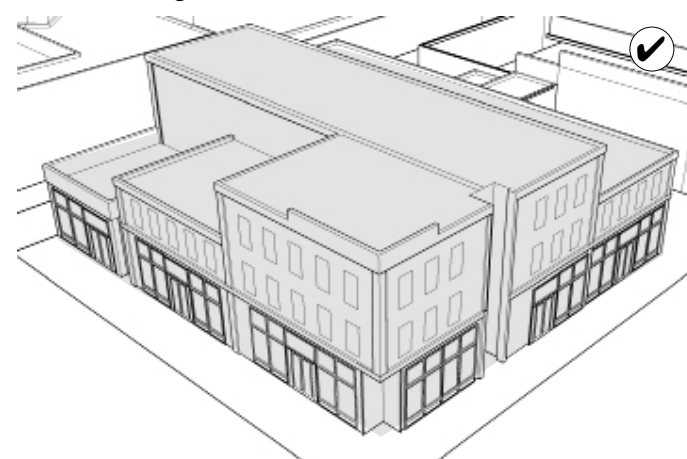


From Old Town Historic District Design Standards:

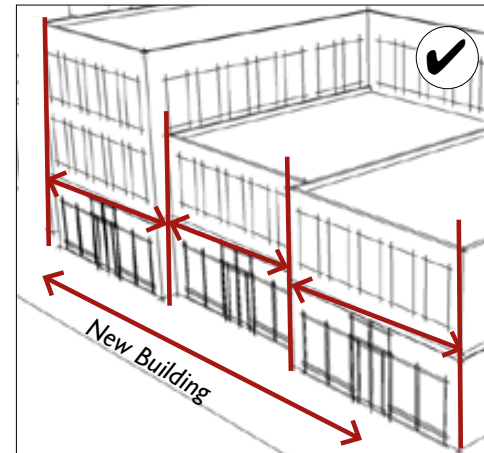
5.10 Establish a sense of human scale in a building design.

» Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.

One Building broken into smaller masses



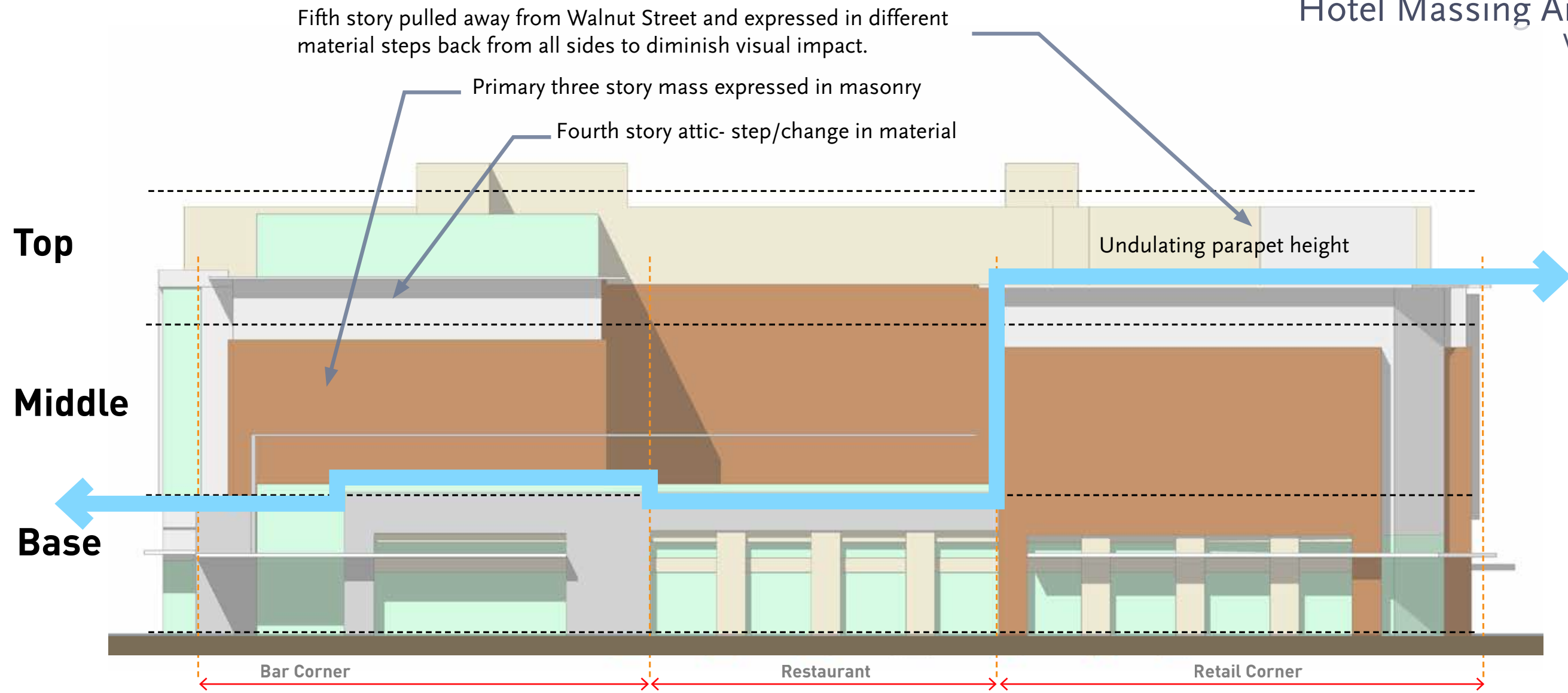
Variety in single facade:



Maintain historic proportions and heights



Hotel Massing Articulation Walnut Street

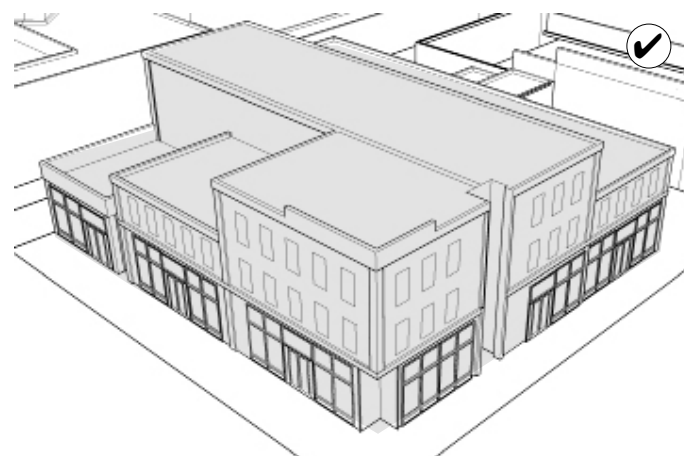


From Old Town Historic District Design Standards:

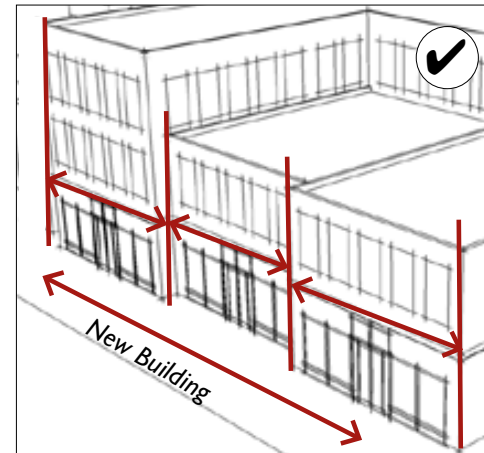
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Preliminary Hotel Massing
Chestnut Street Birdseye View



Preliminary Hotel Massing
Old Firehouse Alley Birdseye View



Preliminary Hotel Massing
Walnut Street Birdseye View



Hotel Massing Compatibility

View from Old Town along Walnut Street



The overall hotel mass is compatible to the established street elevation & scale across Walnut Street

Hotel Massing Compatibility

View from Old Town along Walnut Street



Hotel Massing Compatibility

Walnut St./Chestnut St. Corner



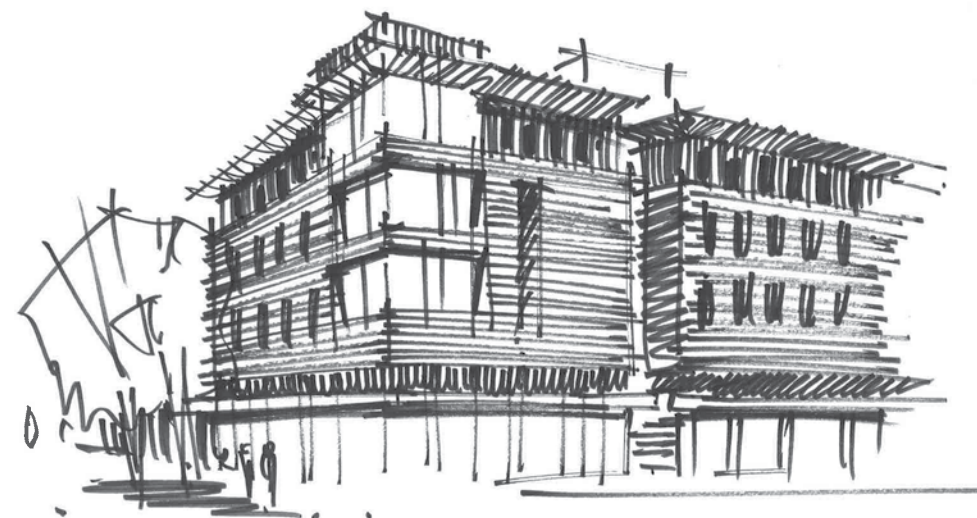
The strong presence of the Mitchell Building at the opposite corner requires the architectural counterbalance. Two building corners, working in cooperation, create a gateway into Old Town. The remainder of the elevation along Walnut St. steps to a single story to transition to the existing buildings to the west.

Hotel Massing Compatibility
Walnut St./Chestnut St. Corner



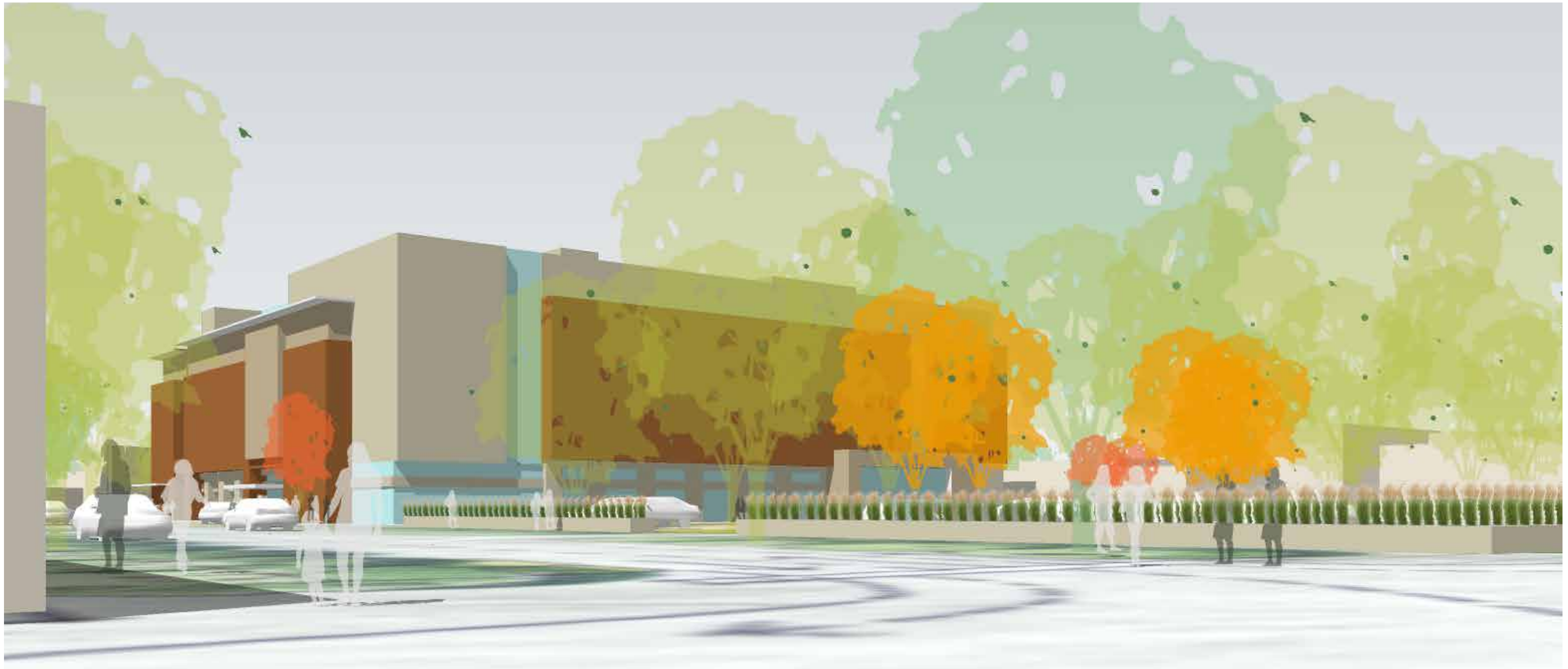


CONFORMING TO THE
ESTABLISHED TRADITION OF FORT
COLLINS CHAMFERED CORNERS



REINTERPRETING THE CORNER TO
FOLLOW ORTHOGONAL BUILDING
GEOMETRY





The taller 5 story hotel mass is placed along the alley. This massing location preserves the solar axes to the hotel courtyard and positions the tallest mass away from Old Town. The building massing, as perceived from the Jefferson St. approach, has a larger scale and will be further articulated with landscaping and soft edges along the Alley.

