

Conceptual Review Agenda

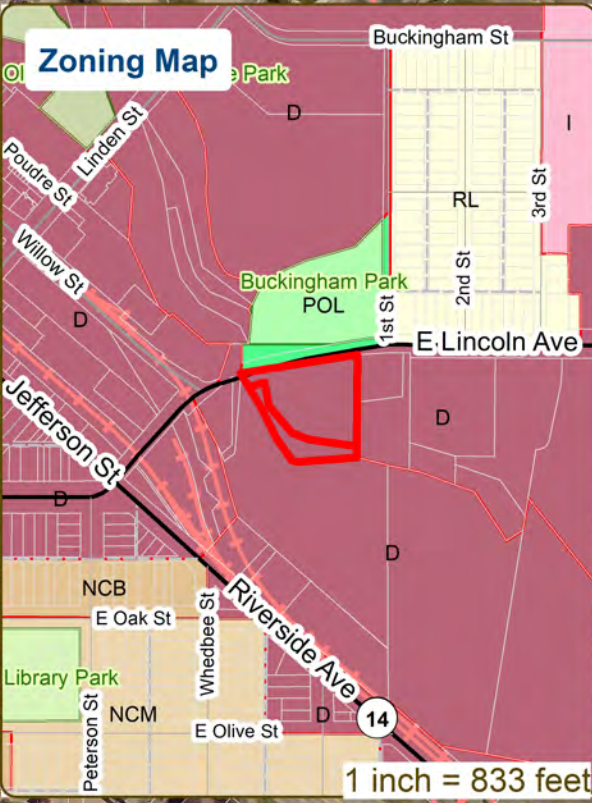
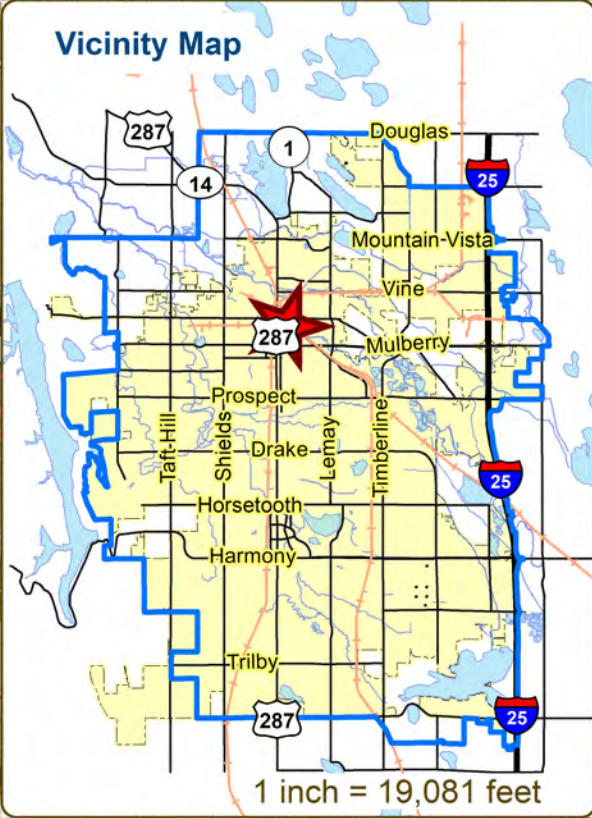
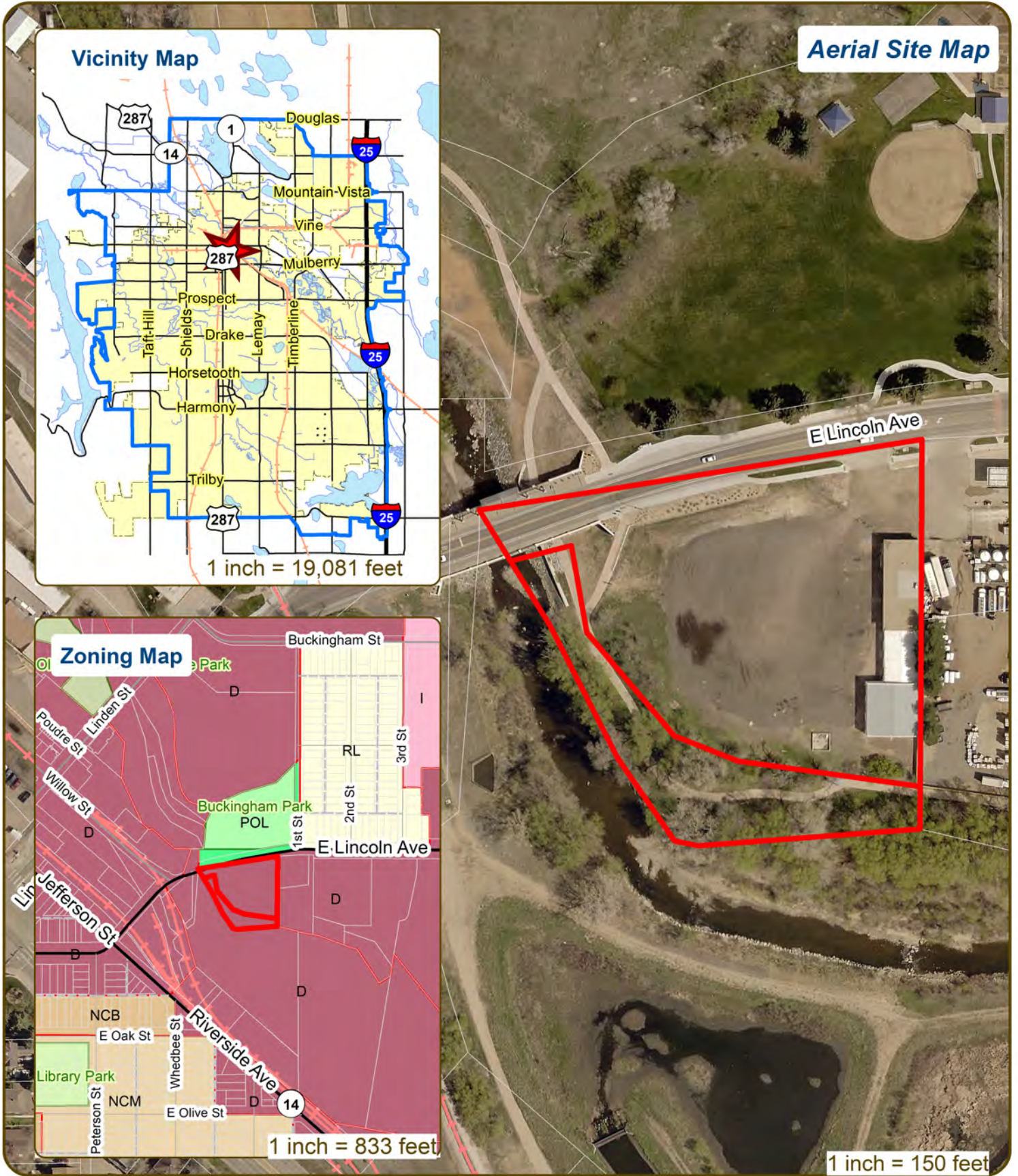
Schedule for 11/04/21

Meetings hosted via Zoom Web Conferencing

Thursday, November 4, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	101 E Lincoln Ave Research Lab, Office, and Manufacturing CDR210085	Randy Shortridge 970-818-1589 rshortridge@auworkshop.co	This is a request to develop a new three-story building with research lab, office, and manufacturing for use by In-Situ at 101 E Lincoln Ave (parcel # 9712300035). The proposal includes 120 on-site parking spaces as well as the establishment of an alternative river buffer. The existing warehouse on site is proposed to remain in the short-term, with future parking spaces to be installed after its demolition. Access is taken from E Lincoln Ave directly to the north. The property is within the Innovation sub-district of the Downtown (D) zone district and is subject to an Administrative (Type 1) Review. Please note: A previous Conceptual Review for this site can be found under project #CDR190090.	Planner: Kai Kleer Engineer: Marc Virata DRC: Brandy Bethurem Harras

101 E Lincoln Ave Research, Office, and Light Industrial



Aerial Site Map

1 inch = 150 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Randy Shortridge AIA, Consultant

Business Name (if applicable) [au]workshop architects + urbanists

Your Mailing Address 401 Linden St. Suite 2-221 Fort Collins

Phone Number 970 818 1589 Email Address rshortridge@auworkshop.co

Site Address or Description (parcel # if no address) 101 East Lincoln Ave. Fort Collins

Description of Proposal (attach additional sheets if necessary) Build new three story office/lab/manufacturing building and associated parking and create new river buffer/open space. Remove existing storage building after C of O on new building then regrade and add parking to match remainder of site.

Proposed Use office/lab/manuf. building & associated parking Existing Use Storage building, informal gravel parking lot

Total Building Square Footage 40,000 S.F. Number of Stories 3 Lot Dimensions 2.43 acres irregular shape

Age of any Existing Structures varies--previous conceptual reviews have shown no historic value.

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 for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? high

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area approx. 48,000 pending determination of perviousness of existing gravel lot. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

IN-SITU ON THE RIVER CONCEPTUAL REVIEW

101 EAST LINCOLN AVE.

SEPTEMBER 15, 2021



ABOUT IN-SITU

Since 1976 and headquartered in Fort Collins, In-Situ provides innovative solutions for water monitoring professionals such as the Aqua TROLL 500, with the industry's first mobile app for low-flow groundwater sampling and environmental monitoring.

Known for high-accuracy water quantity, quality and flow instrumentation, their portfolio of products and services to support remote access to decision-quality data via easy integration with products such as VuLink3 ,

a game-changing cellular and satellite telemetry device, and the cloud-based HydroVu3 Data Services platform. The development site at 101 Lincoln has been selected to expand In-Situ's research, manufacturing and support services in a growing campus setting along the Poudre River in downtown Fort Collins. The site and its character synchronously aligns with In-Situ's mission and clearly matches the goals of Fort Collins' Innovation District.



PLANNING GOALS

- A. TARGET 40,000 sf THREE STORY LABORATORY, OFFICE AND MANUFACTURING BUILDING BASED ON \$8M CONSTRUCTION BUDGET
- B. CREATE A BIOPHYLIC WORK ENVIRONMENT THAT REFLECTS IN-SITU'S WATER RESEARCH WORK AND WORK PRODUCTS
- C. PROVIDE THREE PARKING SPACES PER 1000 SF OF BUILDING AREAS TO MEET DEMAND
- D. PROVIDE LOADING DOCK AREA TO ACCOMMODATE UP TO 55 FOOT SEMI-TRUCKS
- E. ORIENT MAJORITY OF WORK AREAS TO VIEWS AND THE RIVER
- F. CREATE A STRONG STREET ADDRESS WITH PEDESTRIAN LINKAGE TO LINCOLN
- G. ACCOUNT FOR ON-SITE WATER RETENTION
- H. ALLOW FOR POTENTIAL RETAINAGE OF EXISTING STORAGE BUILDINGS ALONG SITE EASTERN BOUNDARY FOR THE SHORT-TERM (1-2 YEARS MAX)??

SITE ISSUES:

- A. REMOVE BUILDING FROM FLOOD FRINGE AREAS
- B. RESPOND CREATIVELY TO RIVER BUFFER REQUIREMENT PER FCLUC SECTION 3.4.1
- C. OBTAIN VARIANCE FOR HEIGHT: 35 FEET IS NOT SUFFICIENT FOR THREE OFFICE STORIES WHICH IS ALSO ALLOWED BY CODE
- D. CONFIRM IF HEIGHT CAN BE MEASURED FROM THE AVERAGE LINCOLN STREET FRONTAGE ELEVATION SINCE THE SITE IS LOWERED ALONG THIS FRONTAGE.
- E. SITE ACCESS POINT ALONG LINCOLN—BEST TO REMAIN IN SAME LOCATION

SITE FROM NORTHEAST



SITE FROM WEST



SITE FROM EAST





VIEW TO NORTH AND WEST



VIEW TO EAST AND SOUTH

SITE CONTEXT PLAN

HUBBARD
(FORMERLY
RANCHWAY)
MILL

4,948'
4,958'

BUCKINGHAM
PARK

BUCKINGHAM
NEIGHBORHOOD

LINCOLN AVENUE

USABLE
AREA
PER 3.4.1

4,000 SF EXISTING
WAREHOUSE

TEAM
PETROLEUM

EXISTING
IN-SITU
OFFICES/
MANUFACTURING

SITE
2.43 ACRES

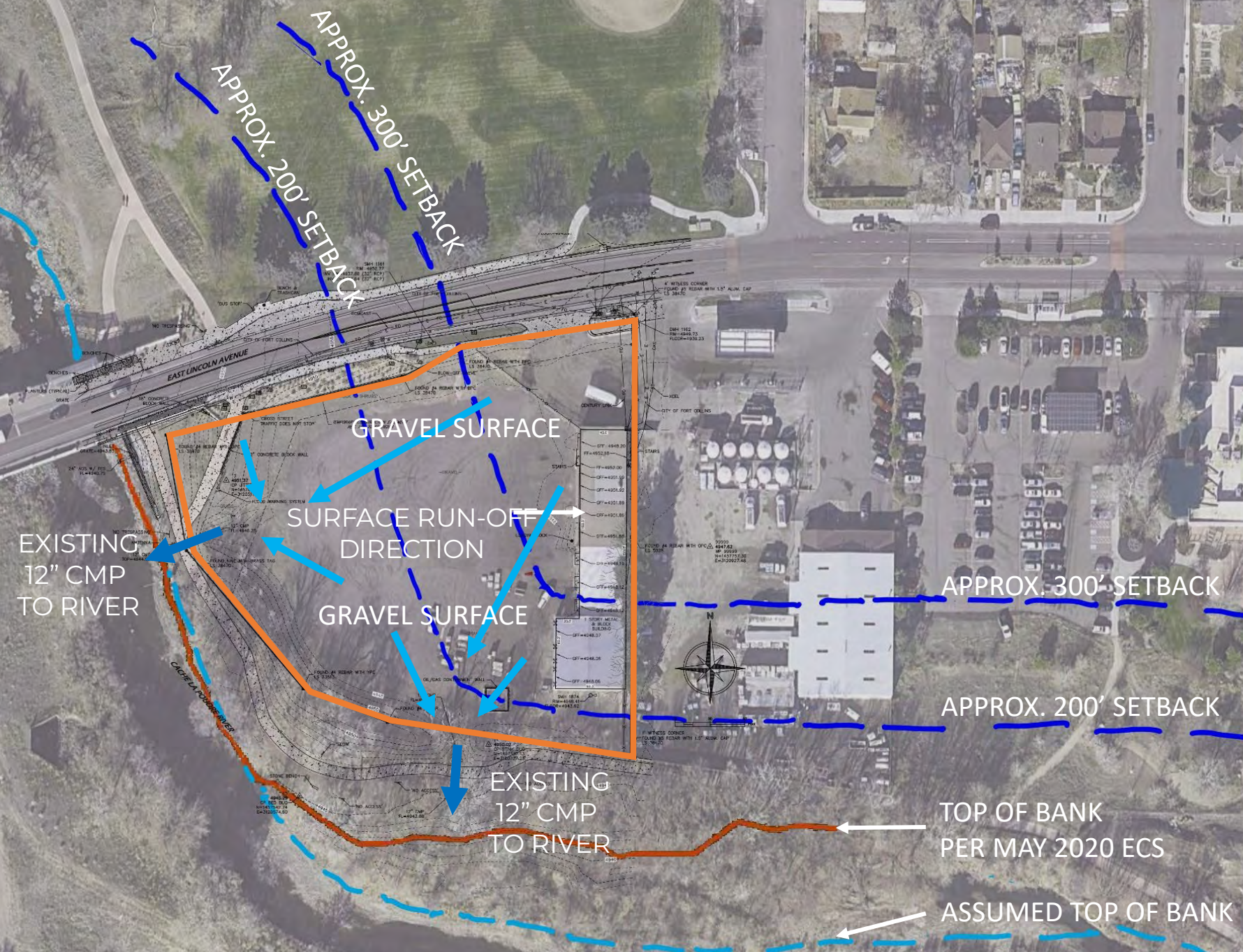
PREVIOUSLY DEEDED SITE
.98 ACRES

UNDEVELOPED
PRIVATE
PROPERTY

CACHE LA POUFRE RIVER

UDALL
NATURAL AREA

EXISTING RUN-OFF & TOP OF BANK ANALYSIS



Zone: FLOOD MAP

Risk: MODERATE

[View Additional Details](#) [Add to Results](#)



ZONE AE: HIGH

ZONE X; MODERATE

FLOODWAY

RIVER BUFFER ANALYSIS A

PRIVATE PROPERTY

NATURAL AREAS BUFFER
PER CITY MAP

BUFFER
NECKS
DOWN
AT
BRIDGE

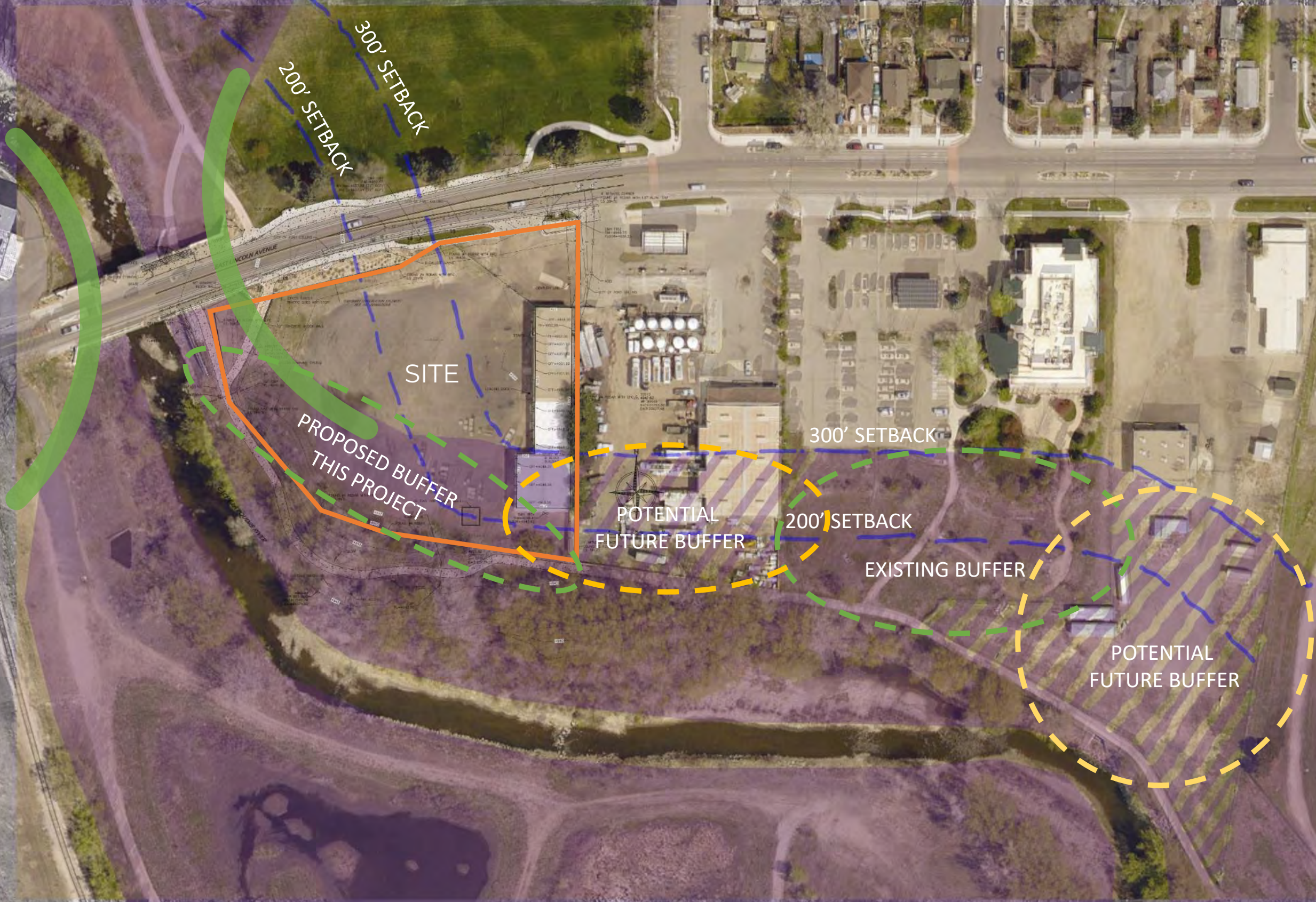
IS BUFFER/
NATURAL AREA?

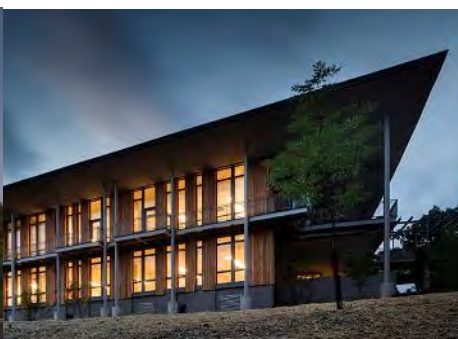
SITE

WHY NOT BUFFER/
NATURAL AREA?

NATURAL AREAS BUFFER
PER CITY MAP

RIVER BUFFER ANALYSIS B





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ARCHITECTS PLANNERS

PROPOSED ARCHITECTURAL CHARACTER

INITIAL SITE PLAN



INITIAL SITE PLAN:
BUILDING ADDRESSES RIVER AND STREET
21.07.20 [au]workshop

ALTERNATE SITE PLAN



ALTERNATE SITE PLAN:
PARKING AND BUILDING REVERSED
21.08.04 [au]workshop

ALTERNATE SITE PLAN B



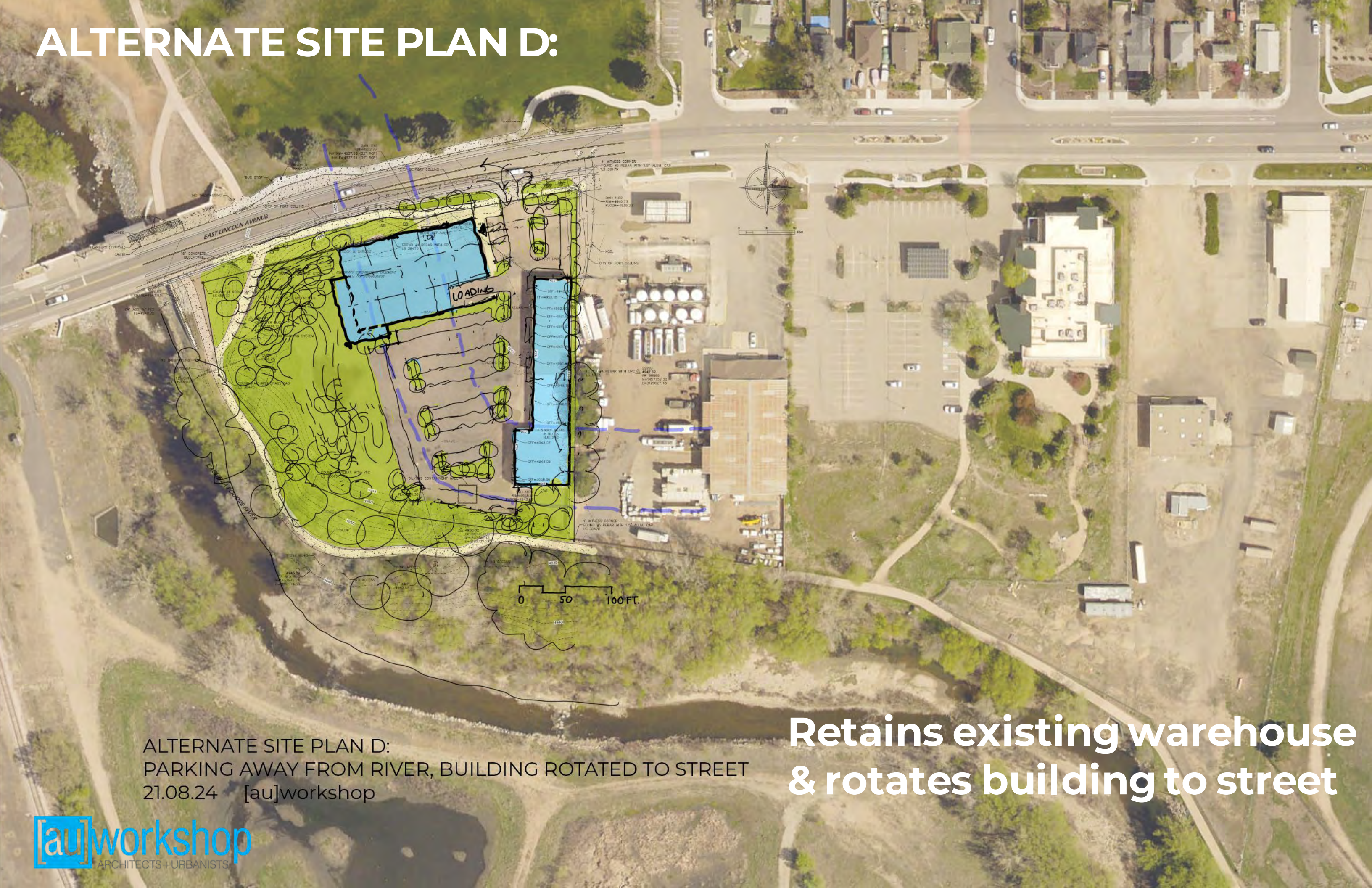
ALTERNATE SITE PLAN B:
PARKING AND BUILDING REVERSED, BUILDING AT ABSOLUTE CORNER
21.08.09 [au]workshop

ALTERNATE SITE PLAN C



ALTERNATE SITE PLAN C:
PARKING AWAY FROM RIVER, BUILDING AT MID-POINT
21.08.24 [au]workshop

ALTERNATE SITE PLAN D:



ALTERNATE SITE PLAN D:
PARKING AWAY FROM RIVER, BUILDING ROTATED TO STREET
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**Retains existing warehouse
& rotates building to street**

PREFERRED ALTERNATE SITE PLAN E:



**Removes existing warehouse
& recognizes neck-down
buffer at bridge while
optimizing
overall buffer dimensions**

ALTERNATE SITE PLAN E:
BUILDING RESPONDS TO PRACTICAL BUFFER AT BRIDGE
21.09.09 [au]workshop

PREFERRED ALTERNATE SITE PLAN E WITH BUFFER IN CONTEXT

BUCKINGHAM
NEIGHBORHOOD

BUCKINGHAM
PARK

APPROX. 200' SETBACK
APPROX. 300' SETBACK

BUFFER
NECKS
DOWN
AT
BRIDGE

3 STORY
BUILDING

TEAM
PETROLEUM

EXISTING
IN-SITU
OFFICES/
MANUFACTURING

APPROX. 300' SETBACK

PROPOSED BUFFER
THIS PROJECT

SITE

POTENTIAL
FUTURE BUFFER

APPROX. 200' SETBACK

EXISTING BUFFER

EXISTING BUFFER

POTENTIAL
FUTURE BUFFER

ALTERNATE SITE PLAN E:
BUILDING RESPONDS TO PRACTICAL BUFFER AT BRIDGE
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UDALL
NATURAL AREA

