

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

5/2/2024 10:15 AM

Project Name

Condominium at Block One

CDR240027

Applicant

Brad Massey

970-223-1820

bmassey@alm2s.com

Planner: Arlo Schumann

Engineer: John Gerwel

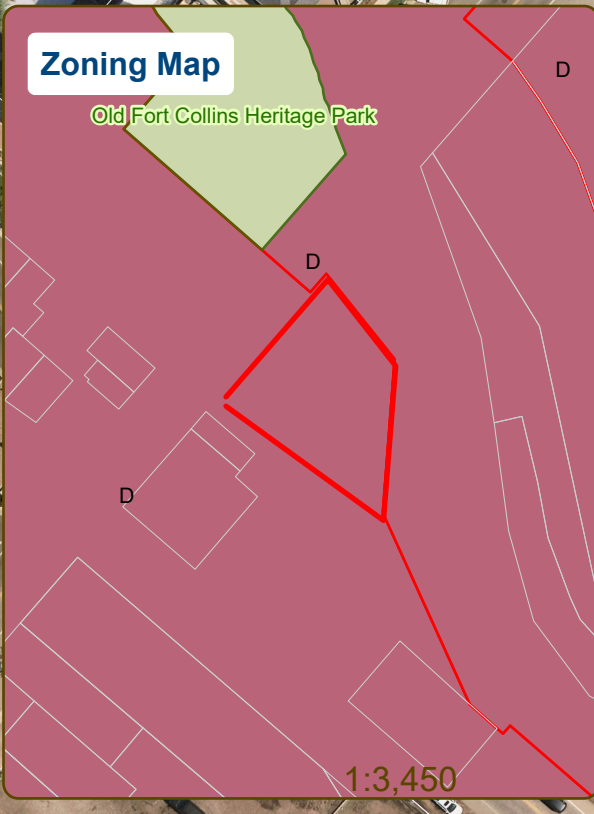
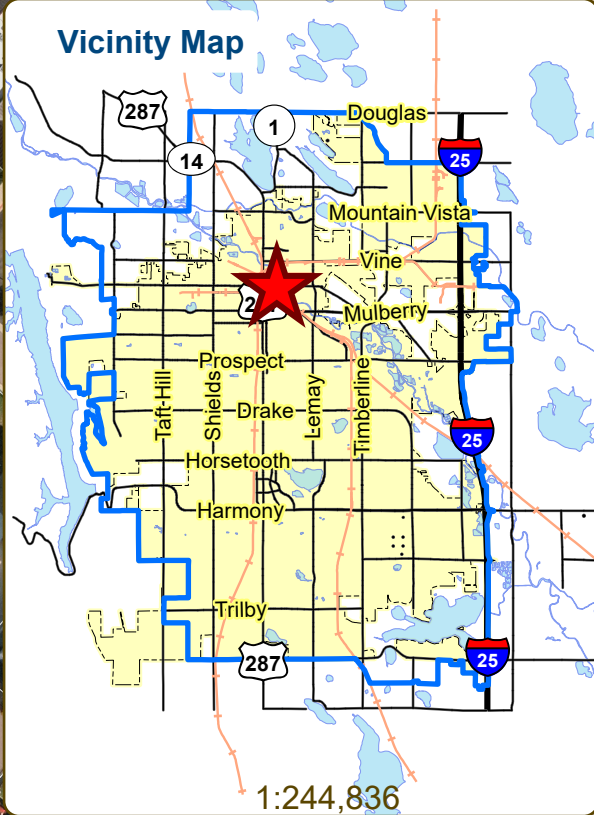
DRC: Seth Goldstein

Description

This is a request to convert the mixed-use building into residential at 420 & 428 Linden St (parcel # 9712235101). The applicant is proposing to convert the first and second floors of the existing building from commercial use to residential. Access is taken from Linden St to the north. The site is directly south of Linden St and approximately 0.26 mi west of N College Ave. The property is located in the Downtown Historic Core District and is subject to a Type 1 Major Amendment (MJA) review.

Condominium at Block One- Multifamily

Aerial Site Map



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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 preappmeeting@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) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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? _____

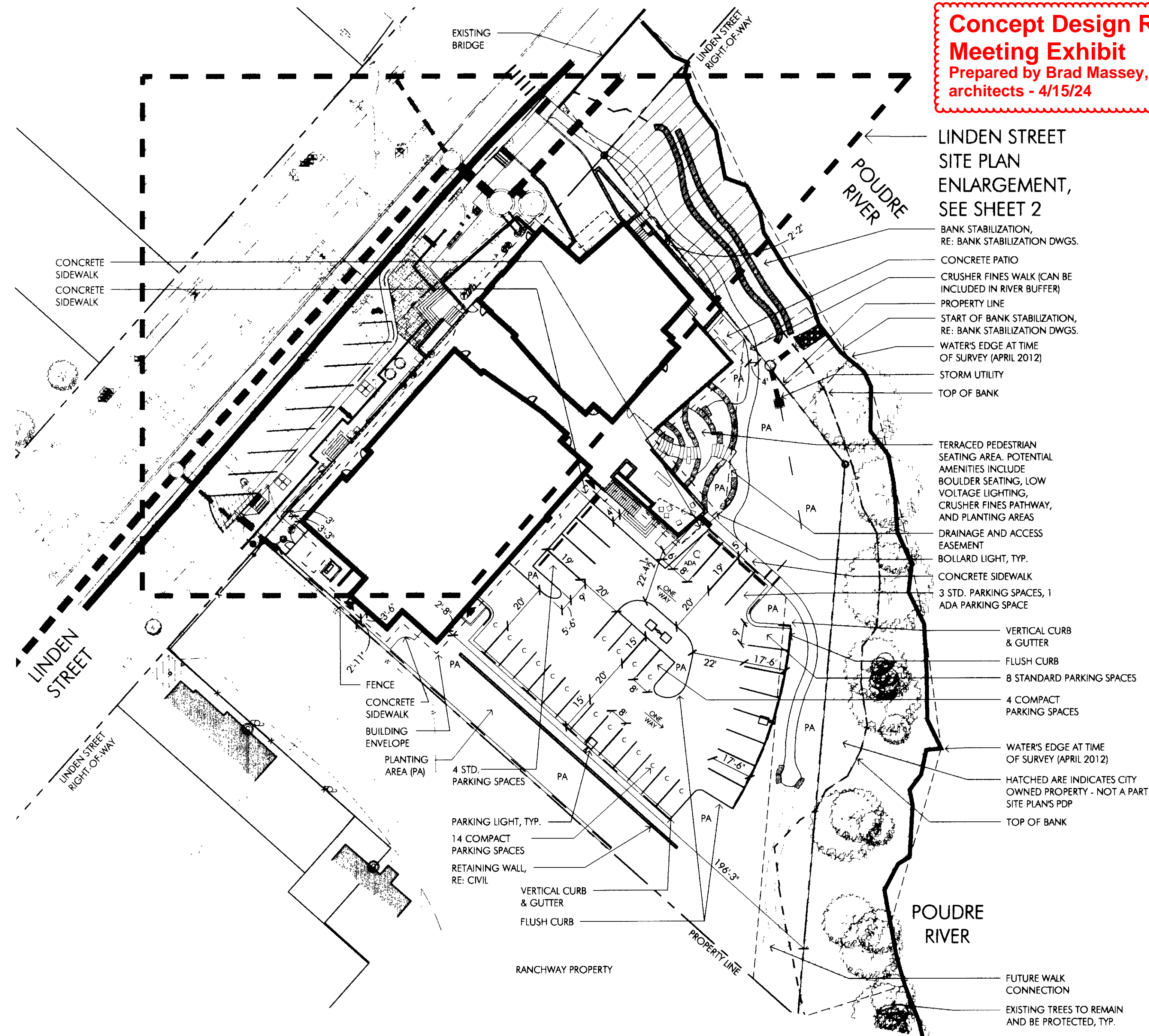
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ 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?

Concept Design Review Meeting Exhibit
 Prepared by Brad Massey, alm2s architects - 4/15/24



LAND USE DATA

EXISTING ZONING	RIVER DOWNTOWN REDEVELOPMENT DISTRICT (TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE)	
PROPOSED LAND USE	STANDARD RESTAURANT, MIXED USE DWELLINGS, OFFICES	
MAX. BUILDING HEIGHT PERMITTED	70'	
MAX. BUILDING HEIGHT PROPOSED	67'	
GROSS SITE AREA	44,885 S.F. (1.03 AC.)	
ESTIMATED FLOOR AREA	36,150 S.F.	
FLOOR AREA RATIO	.81	
PUBLIC ROW	0 S.F. (0 ACRES)	
NET SITE AREA	44,885 S.F. (1.03 AC.)	
SITE COVERAGE		
BUILDING COVERAGE	12,246 S.F.	27%
DRIVES & PARKING	10,323 S.F.	23%
LANDSCAPE AREA AND WALKS (OPEN SPACE)	22,316 S.F.	50%
PUBLIC R.O.W.	0 S.F.	0%
ACTIVE RECREATIONAL USE	0 S.F.	0%
TOTAL	44,885 S.F.	100%
DWELLING UNITS		
STUDIO	2	
ONE BEDROOM APARTMENT	3	
ONE BEDROOM APARTMENT WITH DEN	6	
TWO BEDROOM APARTMENT	1	
TOTAL	12	
PARKING		
STANDARD PARKING (23-GARAGE, 15-BACK PARKING LOT)	104	38
COMPACT PARKING (6-GARAGE, 18-BACK PARKING LOT) = 37%		24
ADA ACCESSIBLE PARKING (2-GARAGE, 1 BACK PARKING LOT)		3
ALLOWED = RESTAURANT USE (10/1,000 S.F.) = 44		
ALLOWED = OFFICE USE (3/1,000 S.F.) = 60		
RESIDENTIAL IN TRANSIT ORIENTED DEV. OVERLAY ZONE = N/A		
TOTAL	104	65
BICYCLE PARKING		
BICYCLE PARKING	7.3	10

*NOTE: 7 STANDARD PARKING SPACES, 1 ADA (VAN ACCESSIBLE) PARKING SPACE, AND 4 BICYCLE PARKING SPACES ARE PROVIDED ON LINDEN STREET AND ARE NOT INCLUDED IN ABOVE CALCULATIONS. 12 ADDITIONAL BICYCLE PARKING SPACES ARE RESERVED FOR APARTMENT RESIDENTS, BRINGING THE TOTAL BIKE PARKING QUANTITY TO 26.

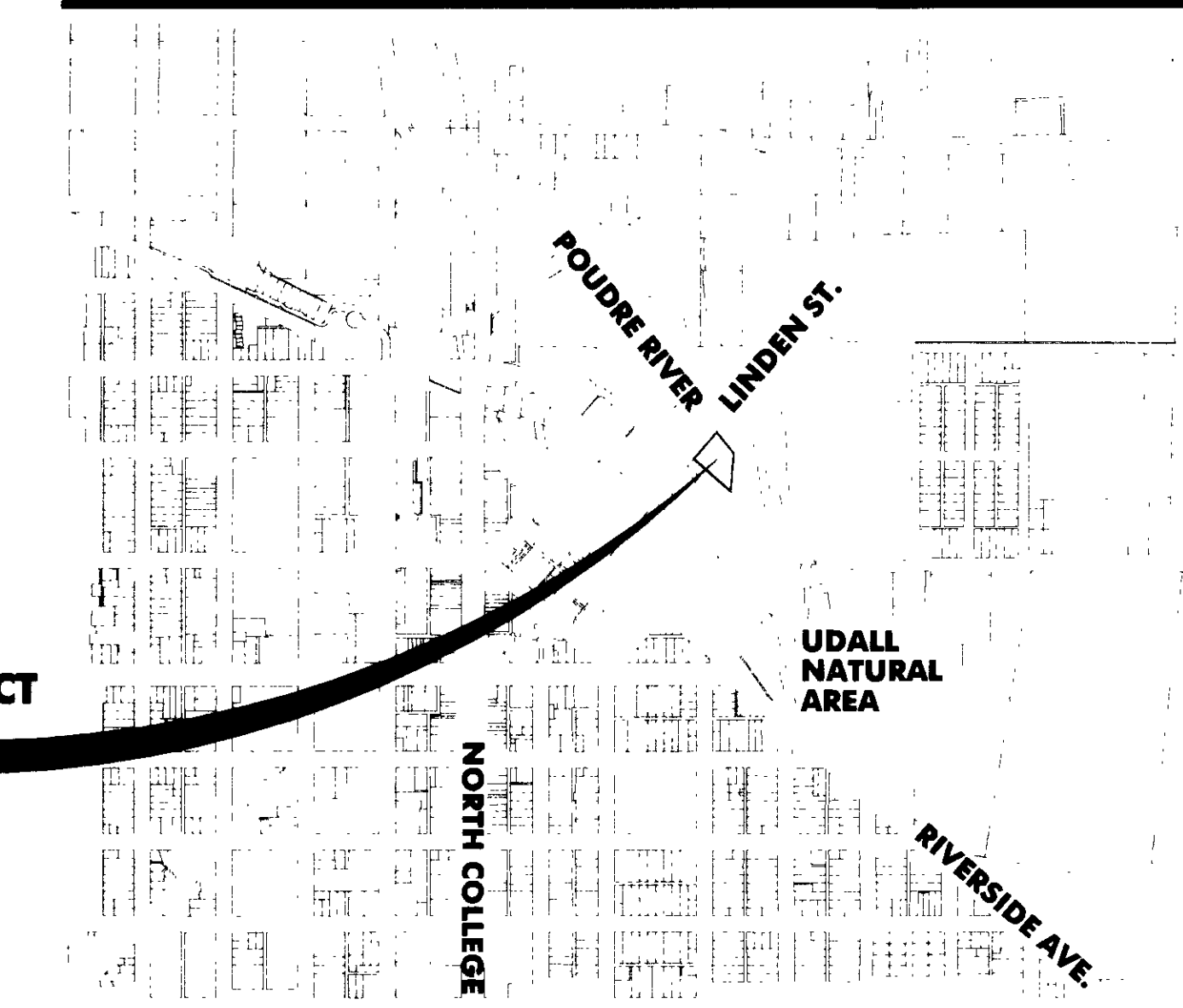
RIVER DISTRICT BLOCK ONE MIXED USE LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF BLOCK 1, CITY OF FORT COLLINS AND A PORTION OF THE NORTHWEST 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 CONSIDERING THE NORTHWEST LINE OF BLOCK 1, CITY OF FORT COLLINS BEARING NORTH 41°41'10" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
 COMMENCING AT THE MOST WESTERLY CORNER OF SAID BLOCK 1, THENCE ALONG THE NORTHWESTERLY LINE OF BLOCK 1, NORTH 41°41'10" EAST, 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 41°41'10" EAST, 214.00 FEET; THENCE, SOUTH 38°04'50" EAST, 163.45 FEET; THENCE, SOUTH 04°53'10" WEST, 231.00 FEET; THENCE, NORTH 48°18'50" WEST, 299.24 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1.030 ACRES, MORE OR LESS.

GENERAL NOTES

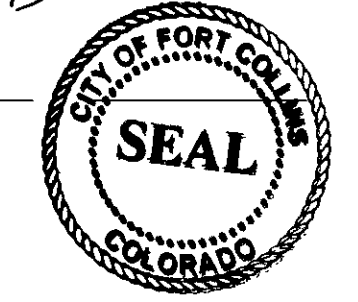
- Refer to Utility Plan for location of utilities and drainage facilities.
- Developer shall ensure that the Landscape Plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other construction does not conflict nor preclude installation and maintenance of landscape elements.
- Sidewalks and ramps shall be constructed in compliance with the Americans With Disabilities Act. Handicap accessible routes shall slope no more than 1:20 in direction of travel and no more than 1:48 cross slope.
- Signage to comply with City of Fort Collins Sign Code.
- If construction phases are not completed within five years of approval of the Final Development Plan, such construction phases will need to be reviewed by minor amendment to bring the site into compliance with the current code of that future time.
- This site is located within the Poudre River 500-year floodplain. No critical facilities are allowed within the Poudre River 500-year floodplain.
- Review and approval of outdoor dining in Right of Way is subject to the outdoor dining permit process.

VICINITY MAP SCALE: 1"=1000'



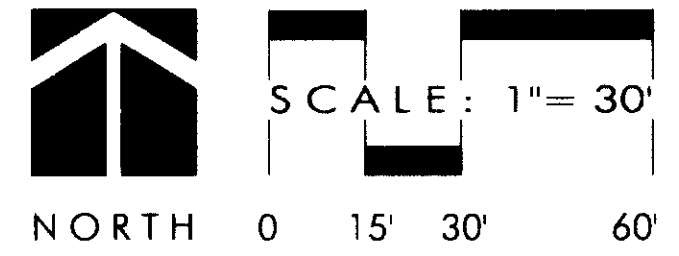
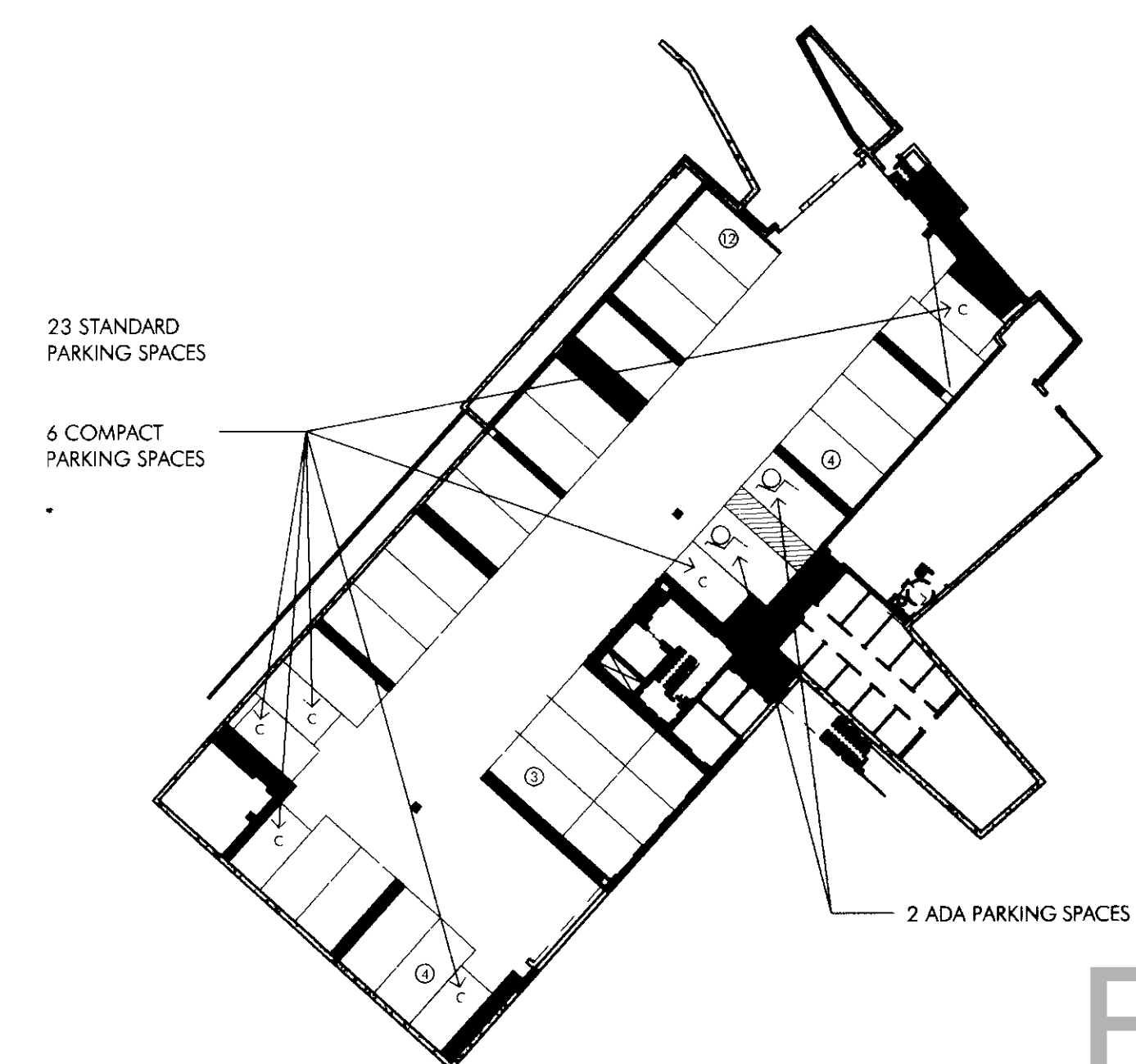
DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 7 DAY OF August A.D., 2013
Glenn M. Kaduna
 DIRECTOR OF PLANNING



RIVER DISTRICT BLOCK ONE MIXED USE SITE

PARKING GARAGE EXHIBIT



LEGEND

- CRUSHER FINES
- COLORADO CONCRETE

OWNERSHIP CERTIFICATION

LINDEN BRIDGES, LLC,
 a Colorado limited liability company
 By Jonathan O'Neil, Member
 STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 6th day of August, 2013, by Jonathan O'Neil, as Member of LINDEN BRIDGES, LLC, a Colorado limited liability company.
 Witness my hand and official seal.
 My Commission Expires: 11/5/16
Brenda Hart
 Notary Public
 BRENDA HART
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19924814281
 MY COMMISSION EXPIRES NOV. 5, 2016

REVISIONS:	DATE:
PDP SUBMITTAL	JULY 17, 2012
PDP RE-SUBMITTAL	SEPT 18, 2012
HEARING	FEB 27, 2013
ECP SUBMITTAL	MAY 1, 2013
FINAL PLAN RESUBMITTAL	AUG 5, 2013

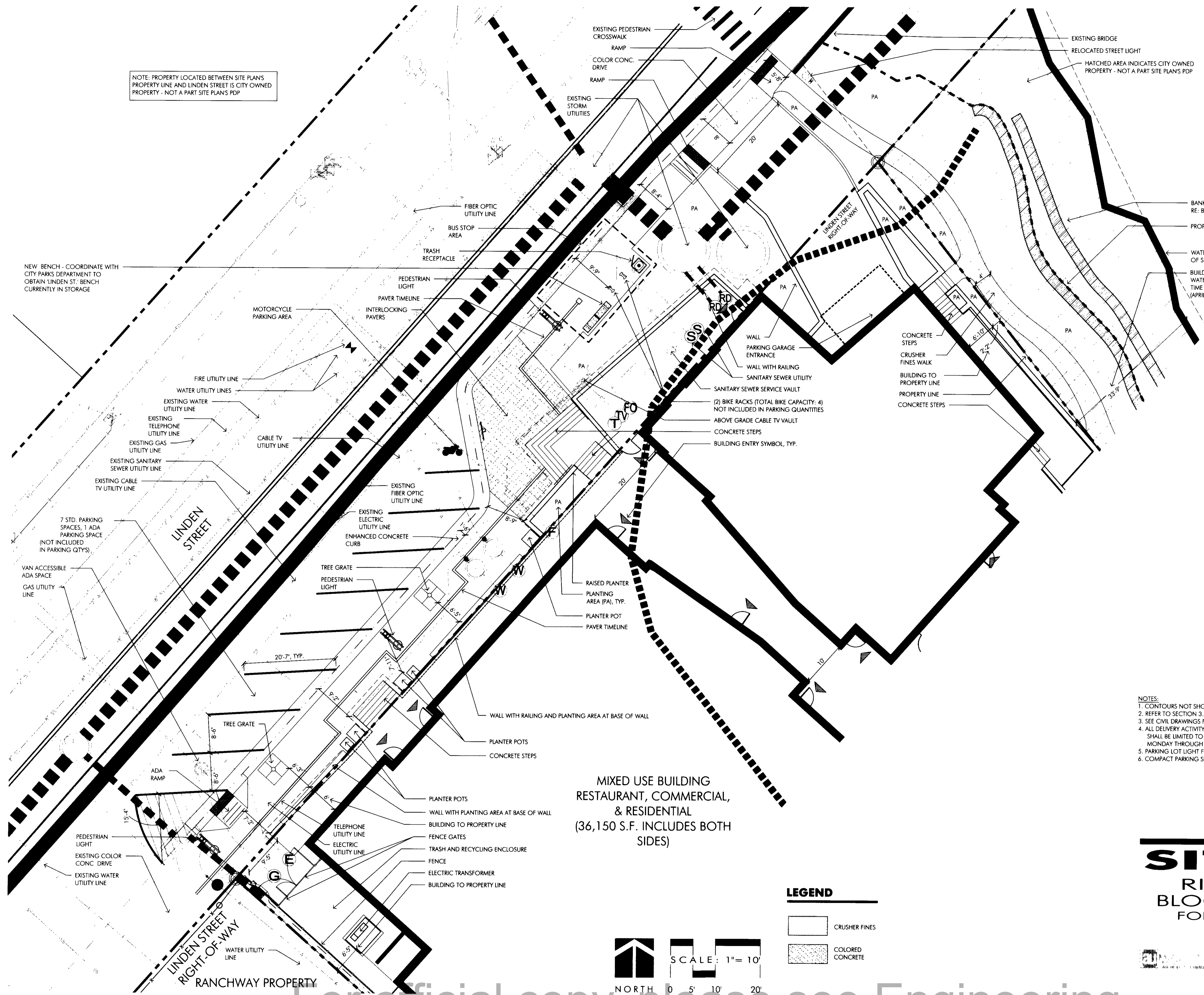
SITE PLAN
 RIVER DISTRICT
 BLOCK ONE MIXED USE
 FORT COLLINS, COLORADO

bha BHA Design Incorporated
 1603 Oakridge Drive
 Fort Collins, Colorado 80525
 voice: 970.223.7577
 fax: 970.223.1827

NORTHERN ENGINEERING

For official copy, please see Engineering

NOTE: PROPERTY LOCATED BETWEEN SITE PLANS PROPERTY LINE AND LINDEN STREET IS CITY OWNED PROPERTY - NOT A PART SITE PLANS PDP



POUDRE RIVER

BANK STABILIZATION, RE: BANK STABILIZATION DRAWINGS
PROPOSED TOP OF BANK
WATER'S EDGE AT TIME OF SURVEY (APRIL 2012)
BUILDING TO WATER'S EDGE AT TIME OF SURVEY (APRIL 2012)

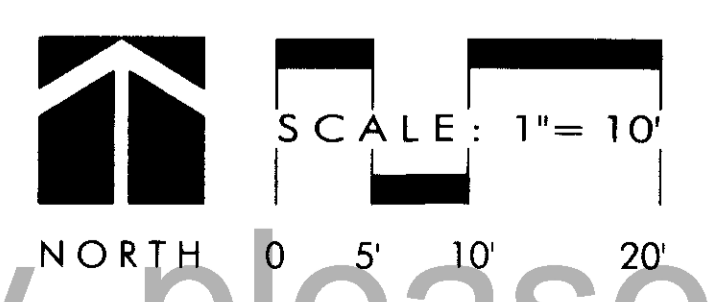
- NOTES:
1. CONTOURS NOT SHOWN FOR CLARITY. SEE EXISTING CONDITIONS AND GRADING PLANS.
 2. REFER TO SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE
 3. SEE CIVIL DRAWINGS FOR FLOODPLAIN INFORMATION.
 4. ALL DELIVERY ACTIVITY ASSOCIATED WITH THE RESTAURANT, AND THE REMOVAL OF TRASH AND RECYCLABLE MATERIALS SHALL BE LIMITED TO THE NORMAL BUSINESS HOURS DEFINED AS BETWEEN THE HOURS OF 8:00AM AND 5:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 12:00 PM AND 5:00 P.M., SATURDAY THROUGH SUNDAY
 5. PARKING LOT LIGHT FIXTURES WILL BE PROGRAMMED TO REDUCE ILLUMINATION BY ONE-HALF STARTING AT 10:00 PM.
 6. COMPACT PARKING SPACES WILL BE RESERVED FOR EMPLOYEES AND RESIDENTS, AND WILL BE DESIGNATED WITH A SIGN.

REVISIONS:	DATE:
PDP SUBMITTAL	JULY 17, 2012
PDP RE-SUBMITTAL	SEPT 18, 2012
HEARING	FEB 27, 2013
ECP SUBMITTAL	MAY 1, 2013
FINAL PLAN RESUBMITTAL	AUG 5, 2013

MIXED USE BUILDING
RESTAURANT, COMMERCIAL,
& RESIDENTIAL
(36,150 S.F. INCLUDES BOTH
SIDES)

LEGEND

- CRUSHER FINES
- COLORED CONCRETE



SITE PLAN

RIVER DISTRICT BLOCK ONE MIXED USE FORT COLLINS, COLORADO

BNA Design Incorporated
1603 Oakridge Drive
Fort Collins, Colorado 80525
voice: 970.223.7577
fax: 970.223.1827

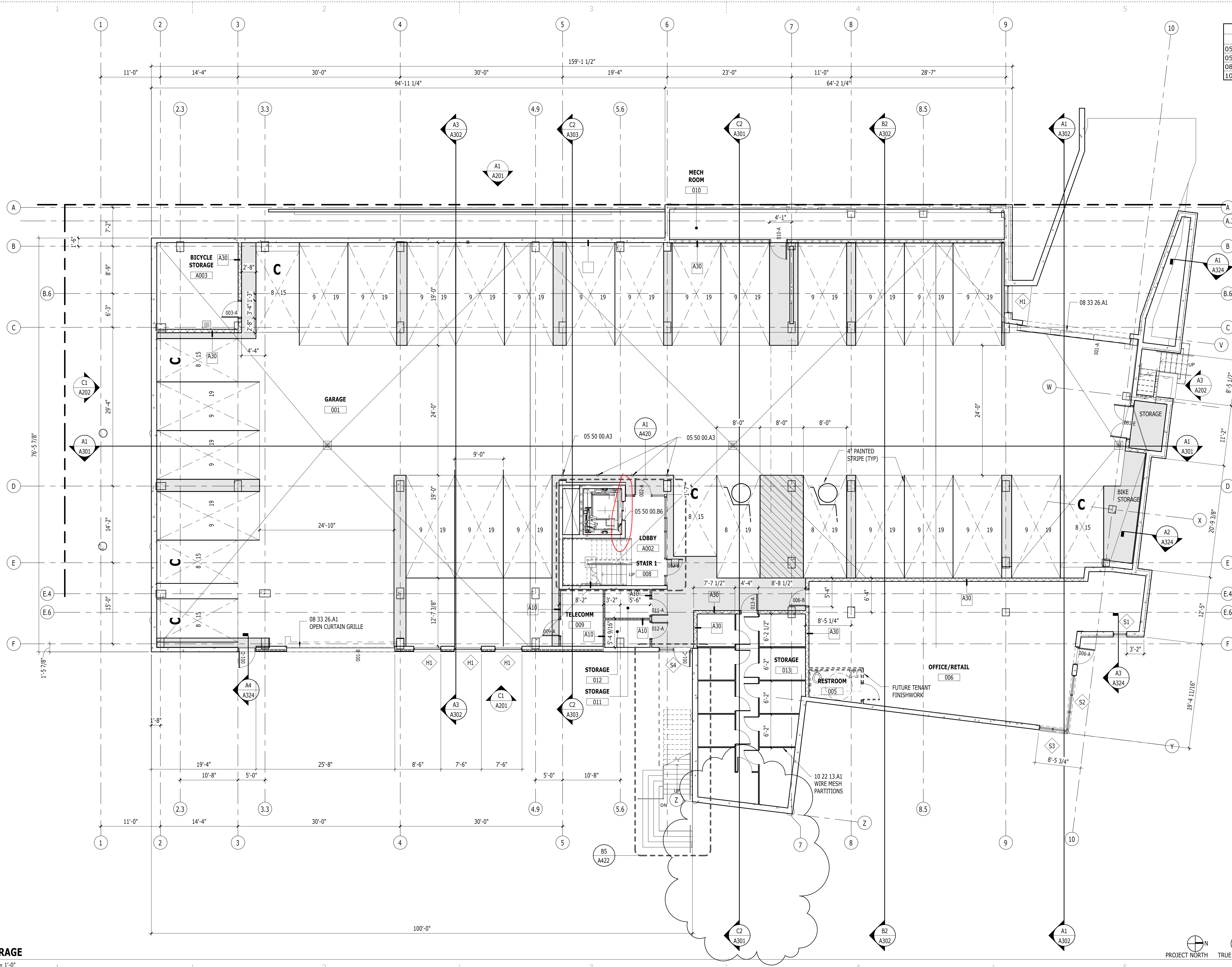
NORTHERN ENGINEERING

SHEET 2 OF 2
AUG 5, 2013

OVERALL SHEET
27 OF 47

For official copy, please see Engineering

#	NOTE
05 50 00.A3	4" PIPE BOLLARD
05 50 00.B6	10' PIT LADDER
08 33 26.A1	OPEN CURTAIN GRILLE
10 22 13.A1	WIRE MESH PARTITIONS



10/14/2013 3:23:56 PM - PLOT DATE

A1 GARAGE
1/8" = 1'-0"

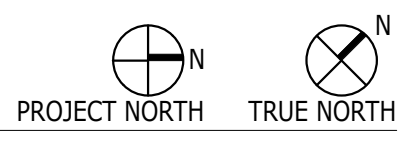
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ARCHITECTS + URBANISTS

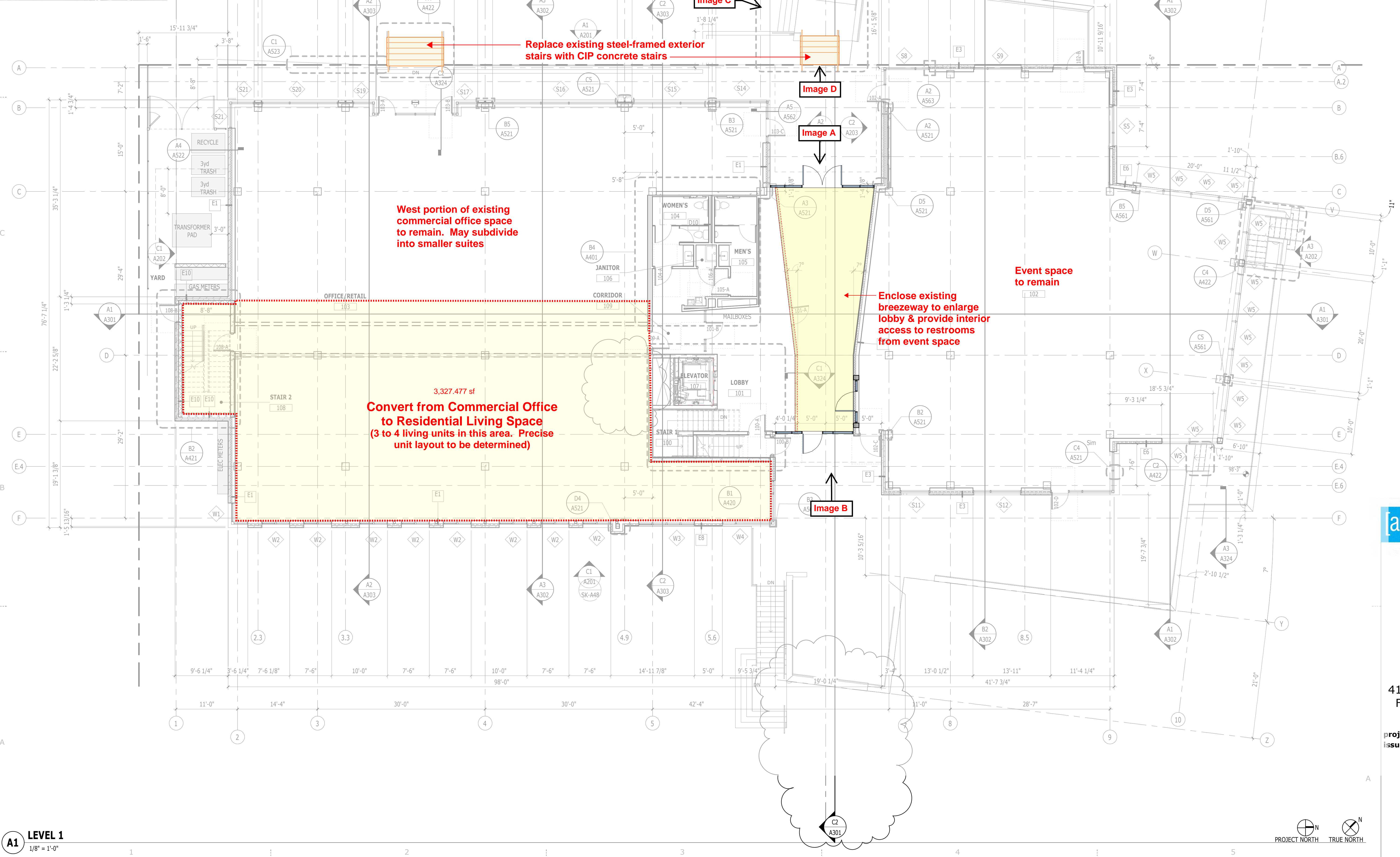
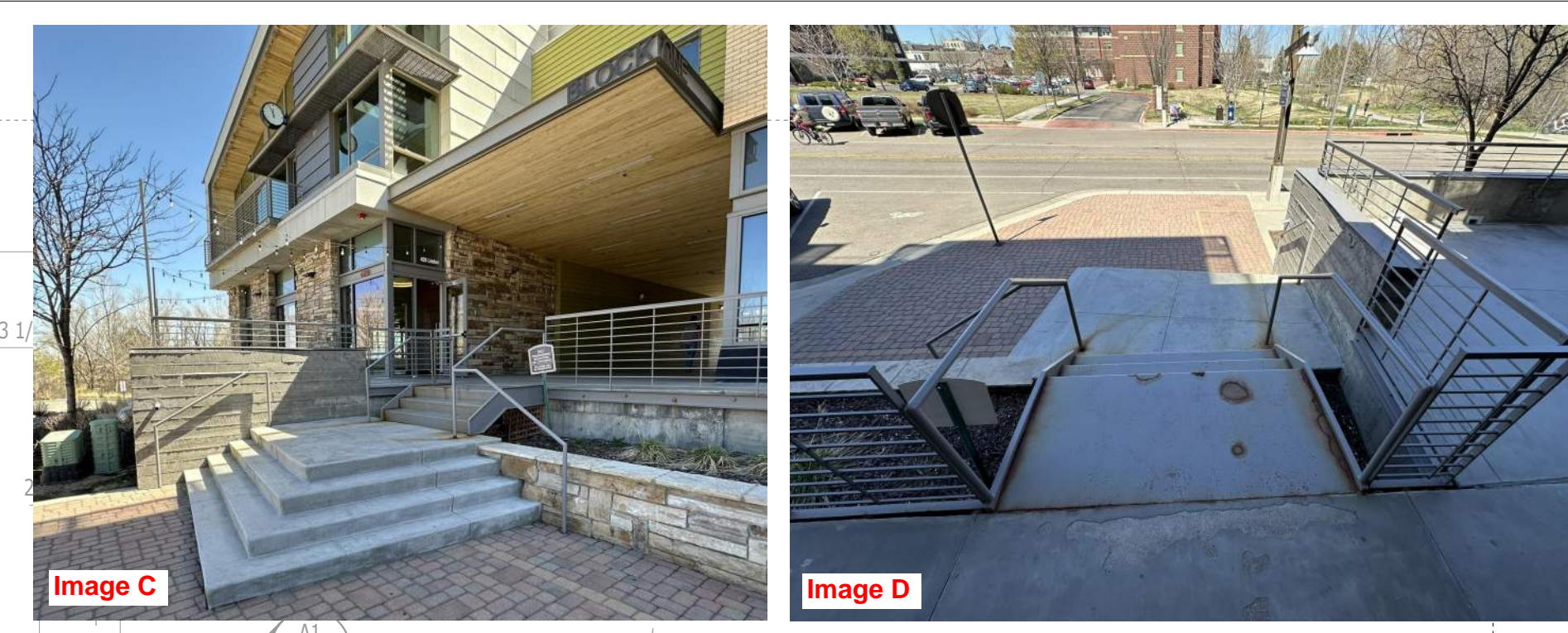
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fort collins, co, 80524
T - 970.430.5220
www.auworkshop.co
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**BLOCK ONE
MIXED-USE**
LINDEN BRIDGES
418 LINDEN STREET
FORT COLLINS, CO
80524

project #: 1305
issue date: 25 Sept 2013

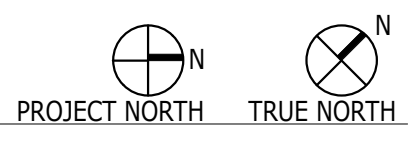
GARAGE FLOOR PLAN
A100
CONSTRUCTION
SET





10/14/2013 3:23:59 PM - PLOT DATE

A1 LEVEL 1
1/8" = 1'-0"



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LEVEL ONE FLOOR PLAN
A101
CONSTRUCTION
SET

10/14/2013 3:24:02 PM - PLOT DATE

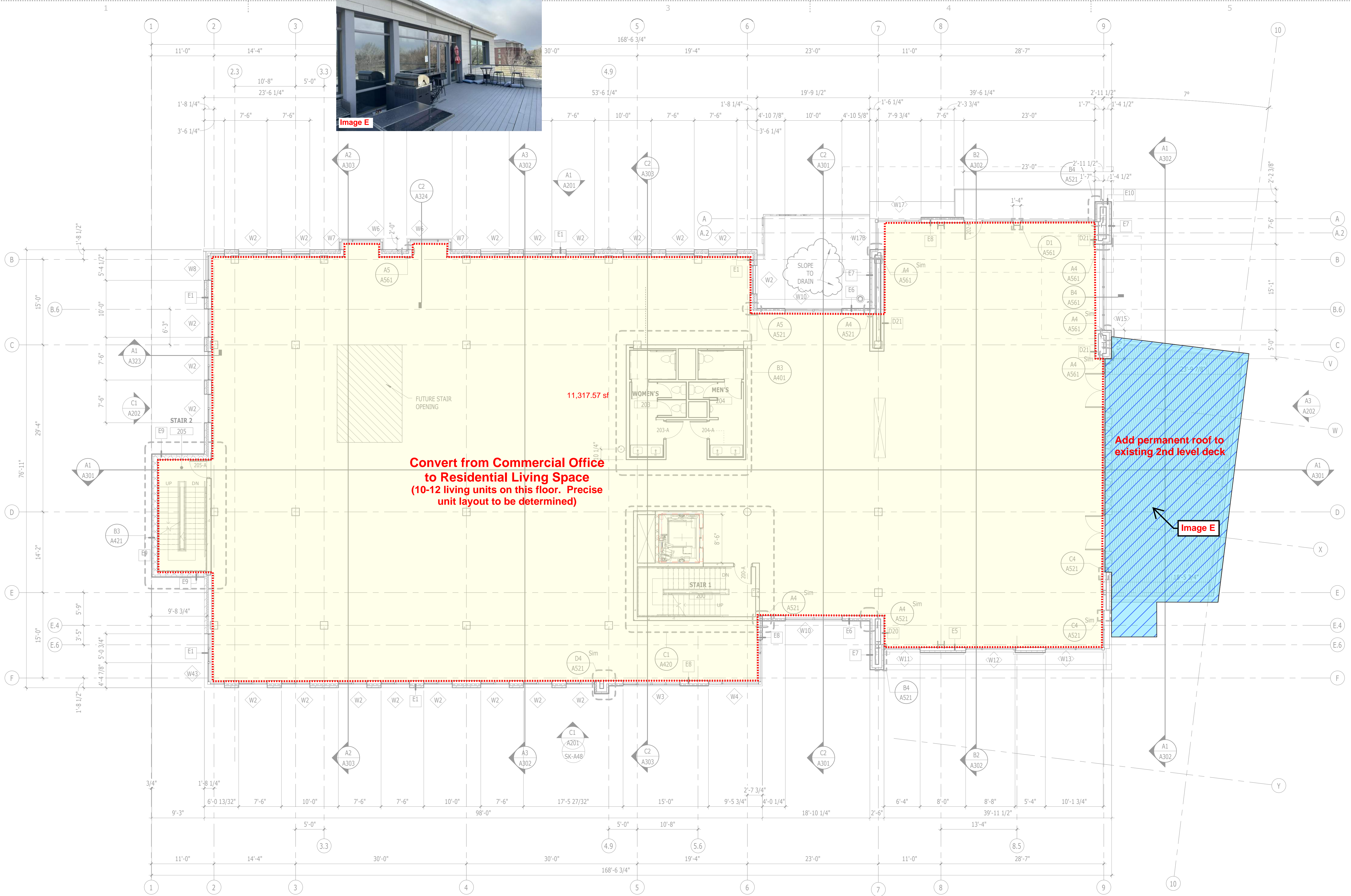
A1 LEVEL 2
1/8" = 1'-0"



**Convert from Commercial Office
to Residential Living Space
(10-12 living units on this floor. Precise
unit layout to be determined)**

11,317.57 sf

**Add permanent roof to
existing 2nd level deck**



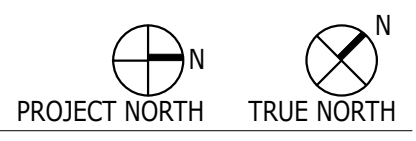
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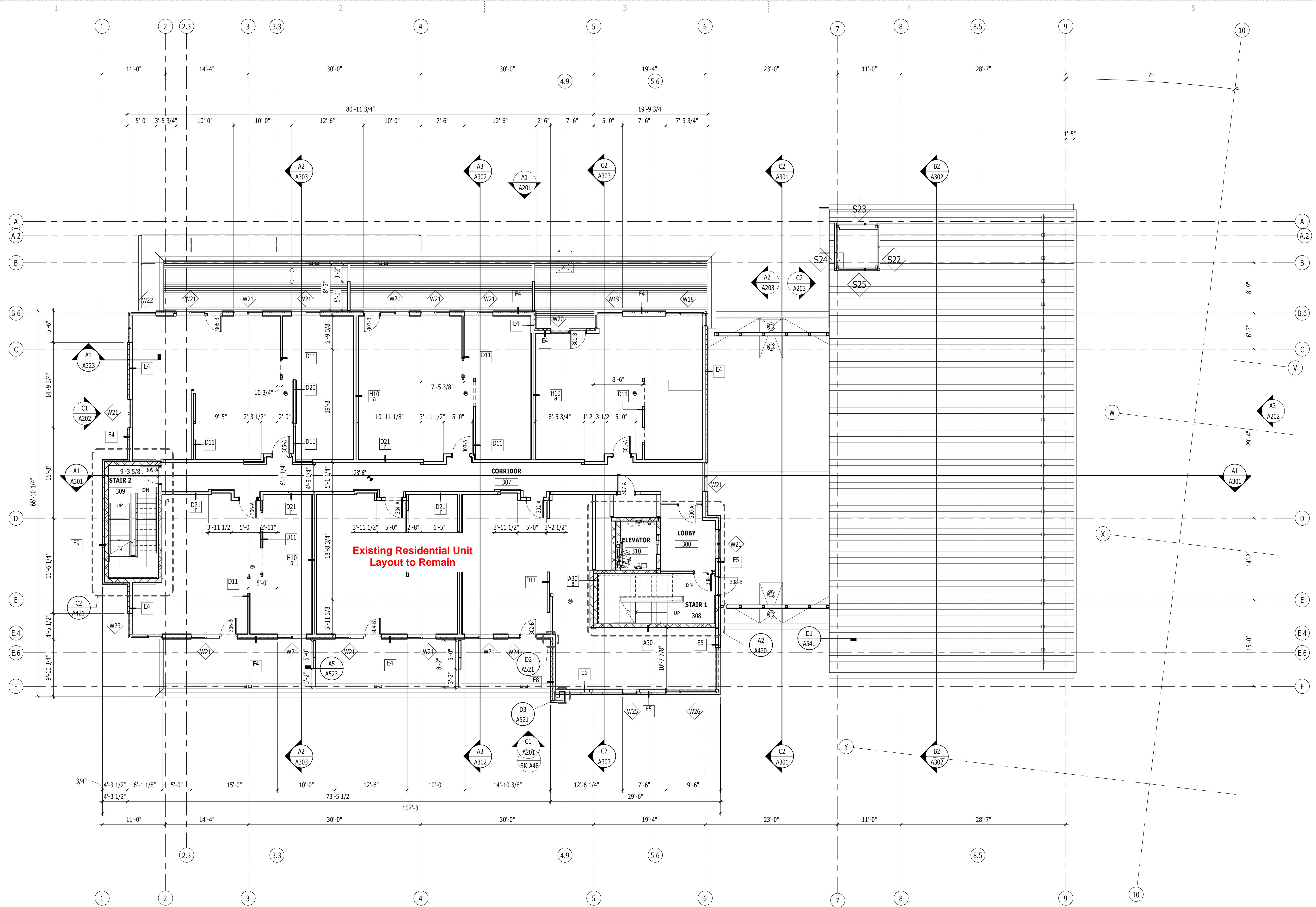
project #: 1305
issue date: 25 Sept 2013

LEVEL TWO FLOOR PLAN
A102
CONSTRUCTION
SET



10/14/2013 3:24:05 PM - PLOT DATE

A1 LEVEL 3
1/8" = 1'-0"



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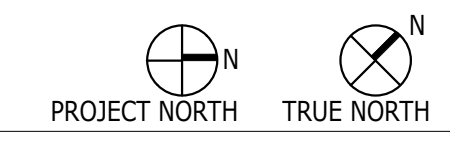
**BLOCK ONE
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418 LINDEN STREET
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80524

project #: 1305
issue date: 25 Sept 2013

LEVEL THREE FLOOR
PLAN

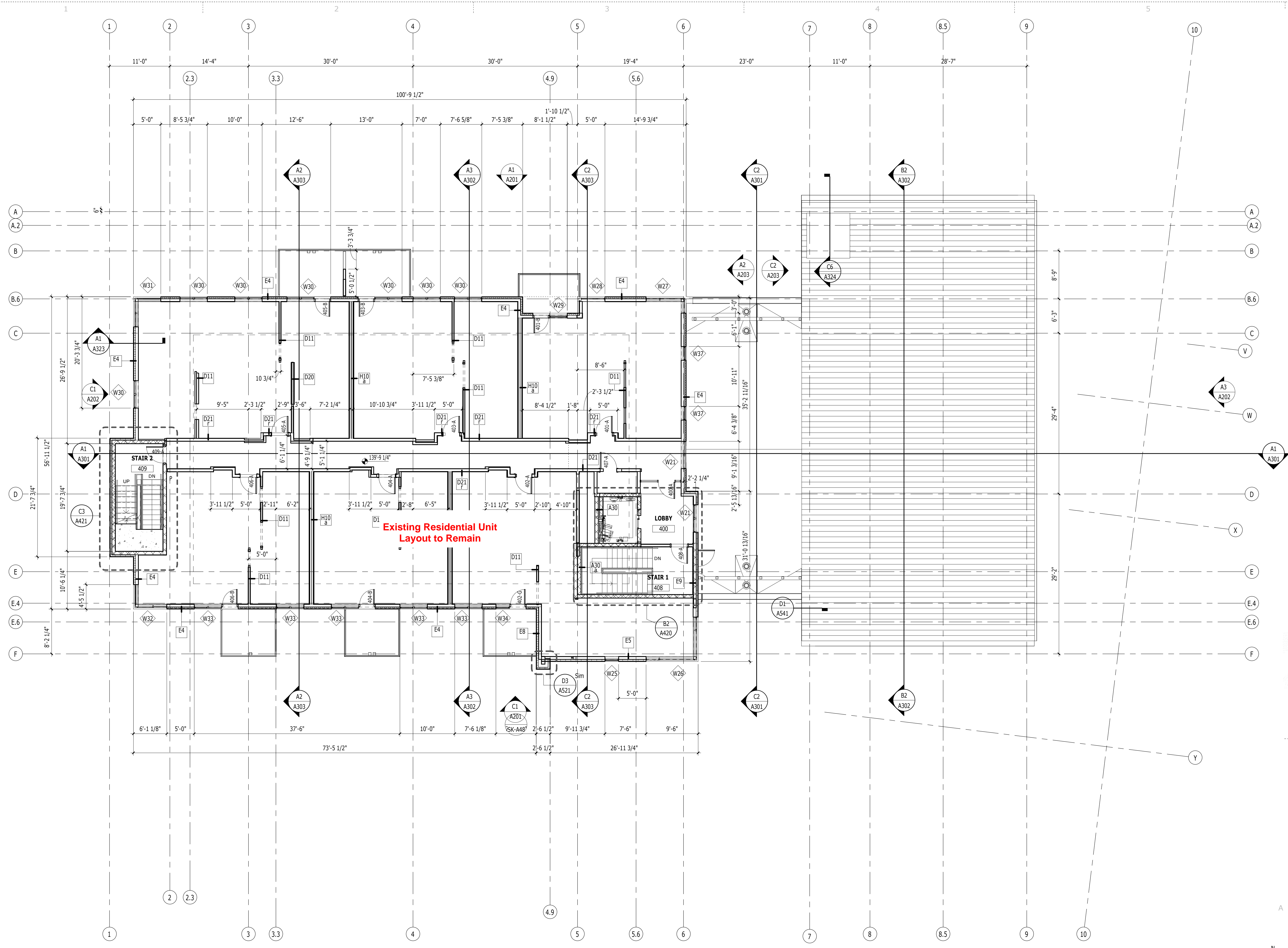
A103

**CONSTRUCTION
SET**



10/14/2013 3:24:09 PM - PLOT DATE

A1 LEVEL 4
1/8" = 1'-0"



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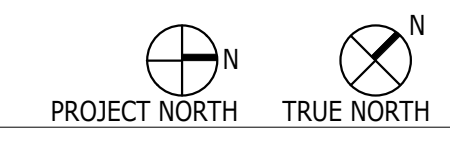
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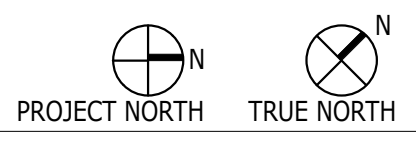
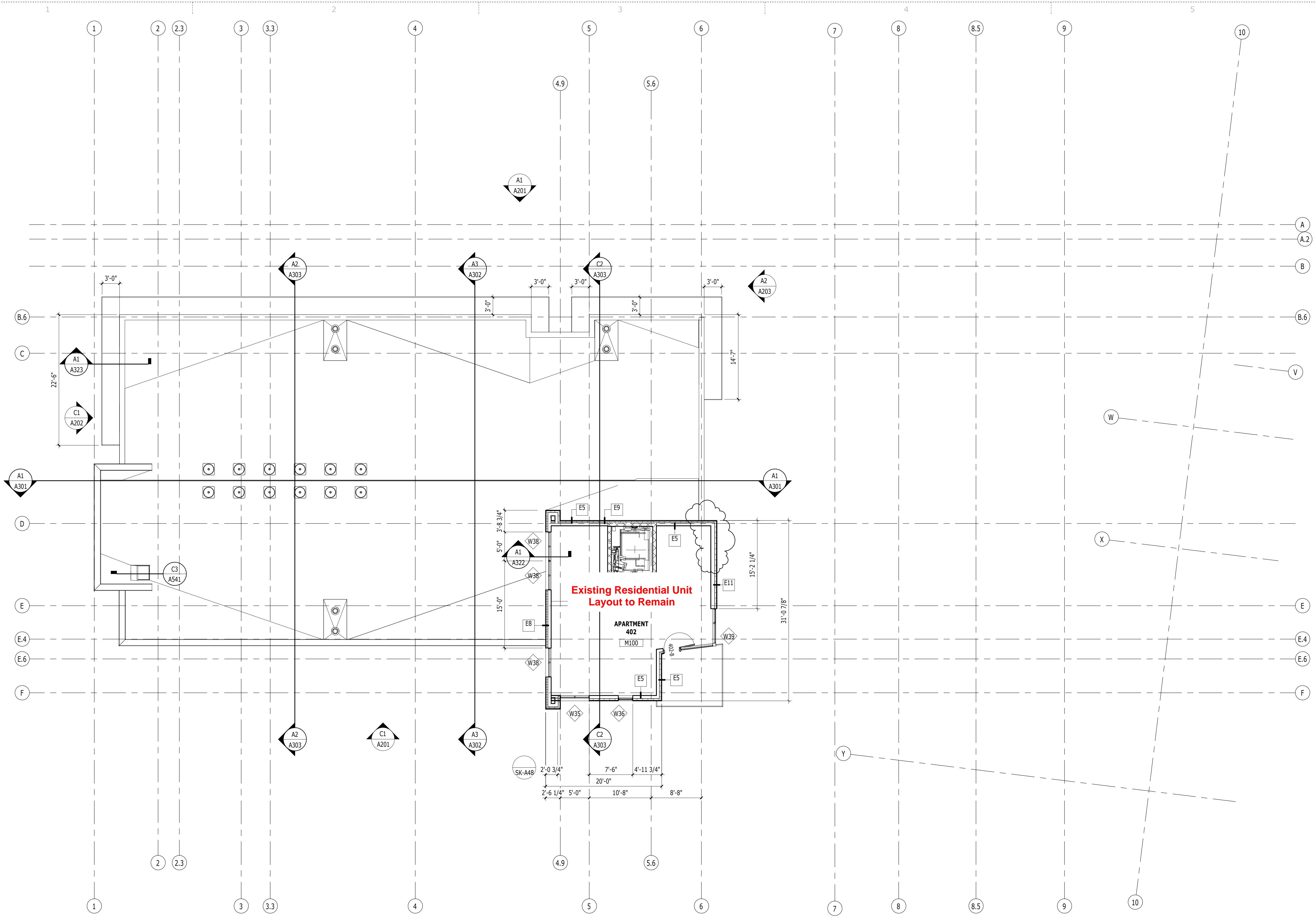
LEVEL FOUR FLOOR
PLAN

A104
CONSTRUCTION
SET



10/14/2013 3:24:09 PM - PLOT DATE

A1 MEZZANINE LEVEL
1/8" = 1'-0"



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MIXED-USE**
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418 LINDEN STREET
FORT COLLINS, CO
80524

project #: 1305
issue date: 25 Sept 2013

LOFT LEVEL PLAN
A105
CONSTRUCTION
SET

April 15, 2024

**RE: Concept Review Team (CRT) Meeting
Linden Bridge Remodel & Office Conversion
420 & 428 Linden Street
Fort Collins, CO 80524**

Project Description

The existing 4-story building, constructed in 2014, is a mixed-use facility with garden-level covered parking and a small office suite on the lower level; commercial office space on the south end and an event space on the north end of level 1; commercial office space on level 2; and residential living units on levels 3 and 4.

The building consists of approximately 20,750 sq. ft. of commercial office space on the garden level, level 1 and level 2; a 4,000 sq. ft. event space on the north end of level 1; and about 12,400 sq. ft. of residential living space on levels 3 and 4 plus the mezzanine.

What we hope to discuss in this CRT meeting is two-fold. First, we would like to make some changes to the existing building façade as follows:

- Infill the existing first level, open-air breezeway between the event space and the office suite to allow for a direct, interior connection from the event space to the men's and women's bathrooms. Currently, when the event space is in use, the patrons have to go outside and then back into the lobby to access the bathrooms.
- Construct a permanent roof over the 2nd floor deck on the north side of the building.
- Replace the existing steel-framed exterior stairs on the west side of the building with new concrete stairs. Currently, these steel stairs are seeing deterioration from rust and with the space below them being open, homeless people attempt to camp out underneath them.

We are assuming this would be considered a Minor Amendment but would like to better understand the specifics of what would need to be submitted for review.

The second major change we are considering is to convert a portion of the commercial office space to residential living spaces as follows:

- Convert the entire second level (approximately 11,300 sq. ft.) to 10-12 residential living units.
- Convert the east half of the first level office space (approximately 3,300 sq. ft.) to 3-4 residential living units.
- The west side of the first level with frontage onto Linden Street would remain as commercial office space to continue to activate the streetscape.

With this change, the mixed-use building would have about 10,000 sq. ft. of commercial office/event space and 27,000 sq. ft. of residential use. There are currently twelve (12) dwelling units in the building so with the conversion that would increase to 25-30 residential dwelling units.

Per the original planning documents, there are 65 parking spaces provided – 38 standard, 24 compact and 2 handicapped accessible along with 10 bicycle parking spaces. No changes are proposed for these quantities or layout.

We look forward to the CRT meeting. Give me a call or send an email if you have any questions concerning this Proposal.

Sincerely,



Bradley A. Massey, AIA, LEED AP

bmassey@alm2s.com

970.223.1820 office / 970.227.7686 cell