

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

11/14/2024 9:15 AM

Project Name

Mixed-Use at 401 S College Ave
CDR240066

Applicant

(303) 551-7750
nallen@revescoproperties.com

Planner: Arlo Schumann

Engineer: Tim Dinger

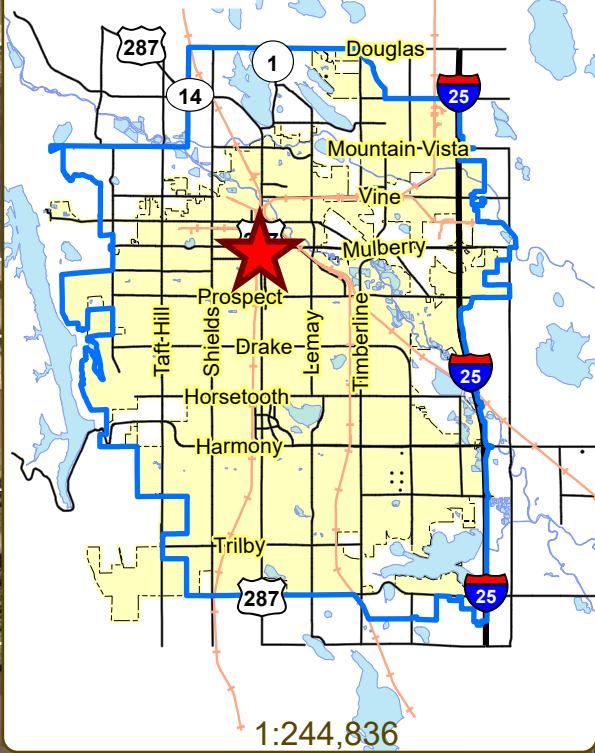
DRC: Marissa Pomerleau

Description

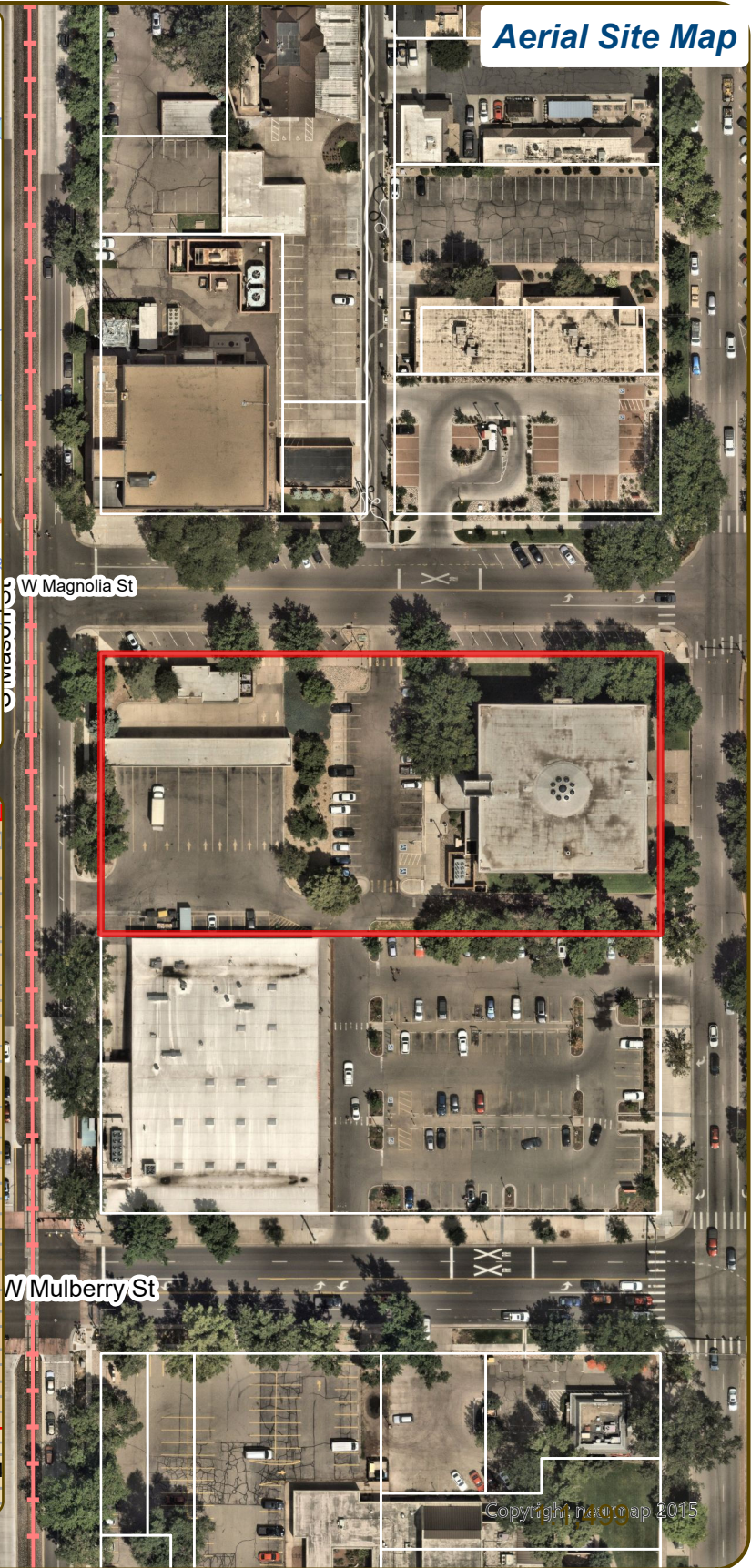
This is a request for a mixed-use development at 401 S College Ave (parcel # 9711425002). The applicant is proposing a new mixed use building with 120-160 units situated on the western part of the site, currently occupied by a paved drive-through area and a former teller station, and it is anticipated that a new plat will be pursued to subdivide the lot at the boundary between the new constructions and the existing office building. Access can be taken from S Mason to the west of the property. The site is directly west of S College Ave and directly south of W Magnolia St. The property is located in the Downtown District and Canyon Avenue Subdistrict (CA-D) and the project is subject to an Administrative (Type 1) Review.

Mixed-Use at 401 S College Ave- Mixed-Use

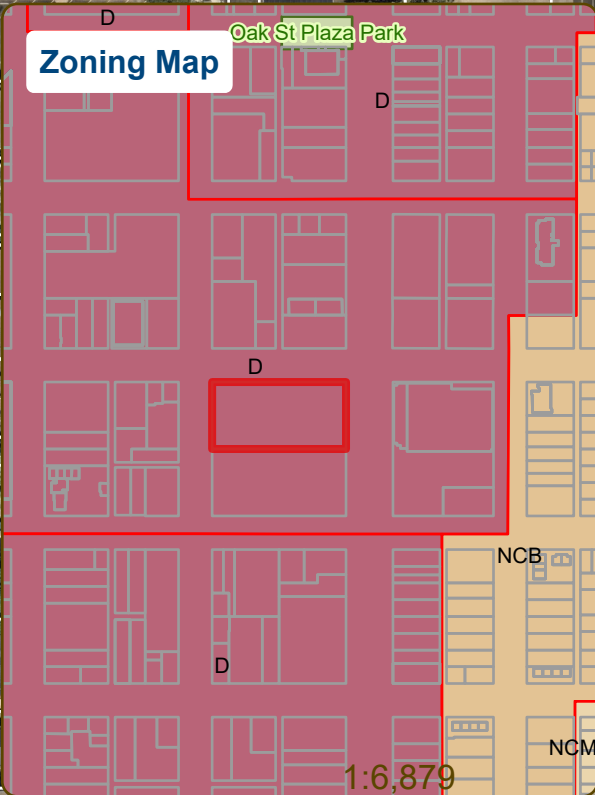
Vicinity Map



Aerial Site Map



Zoning 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)

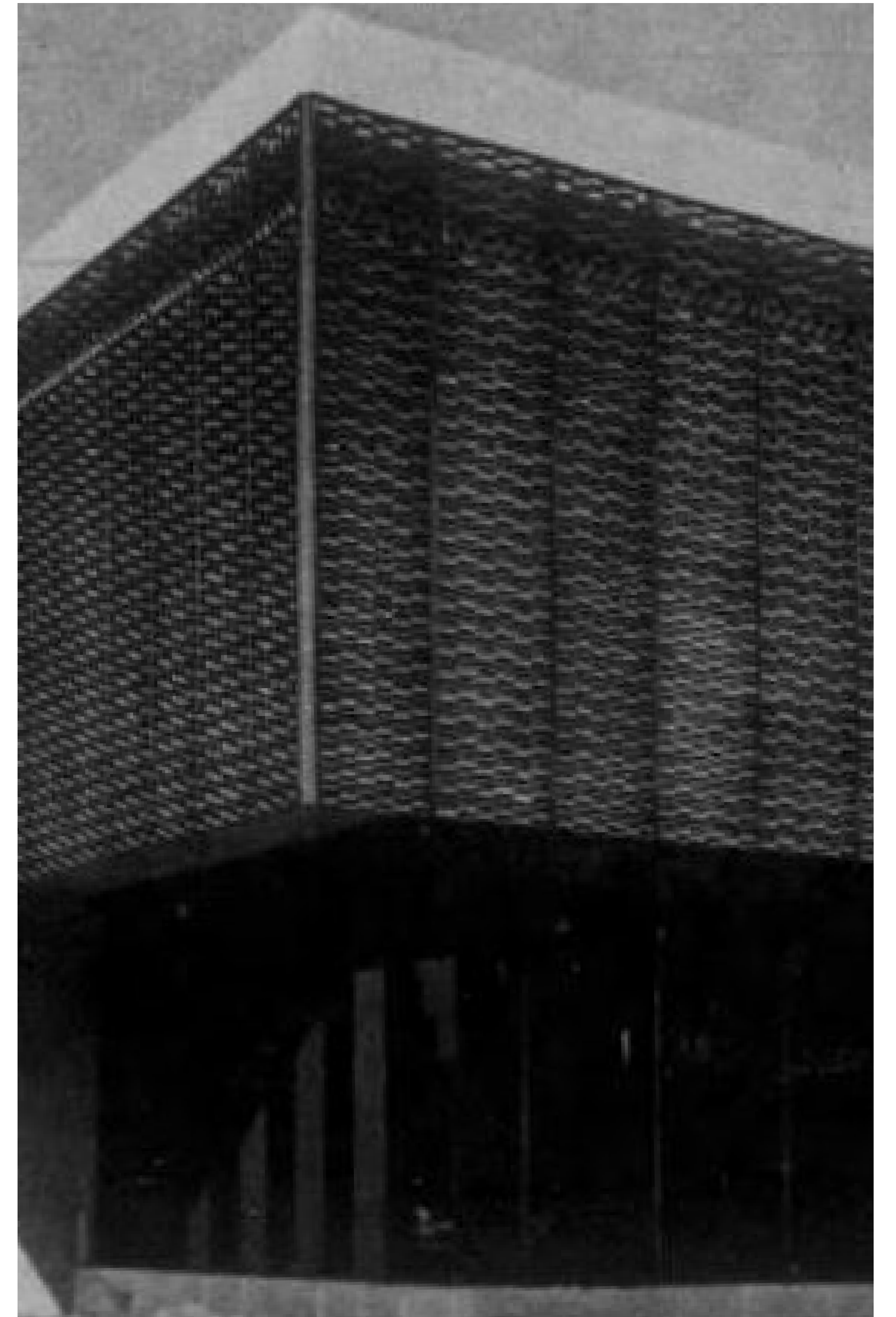
Suggested items for the Sketch Plan:

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?



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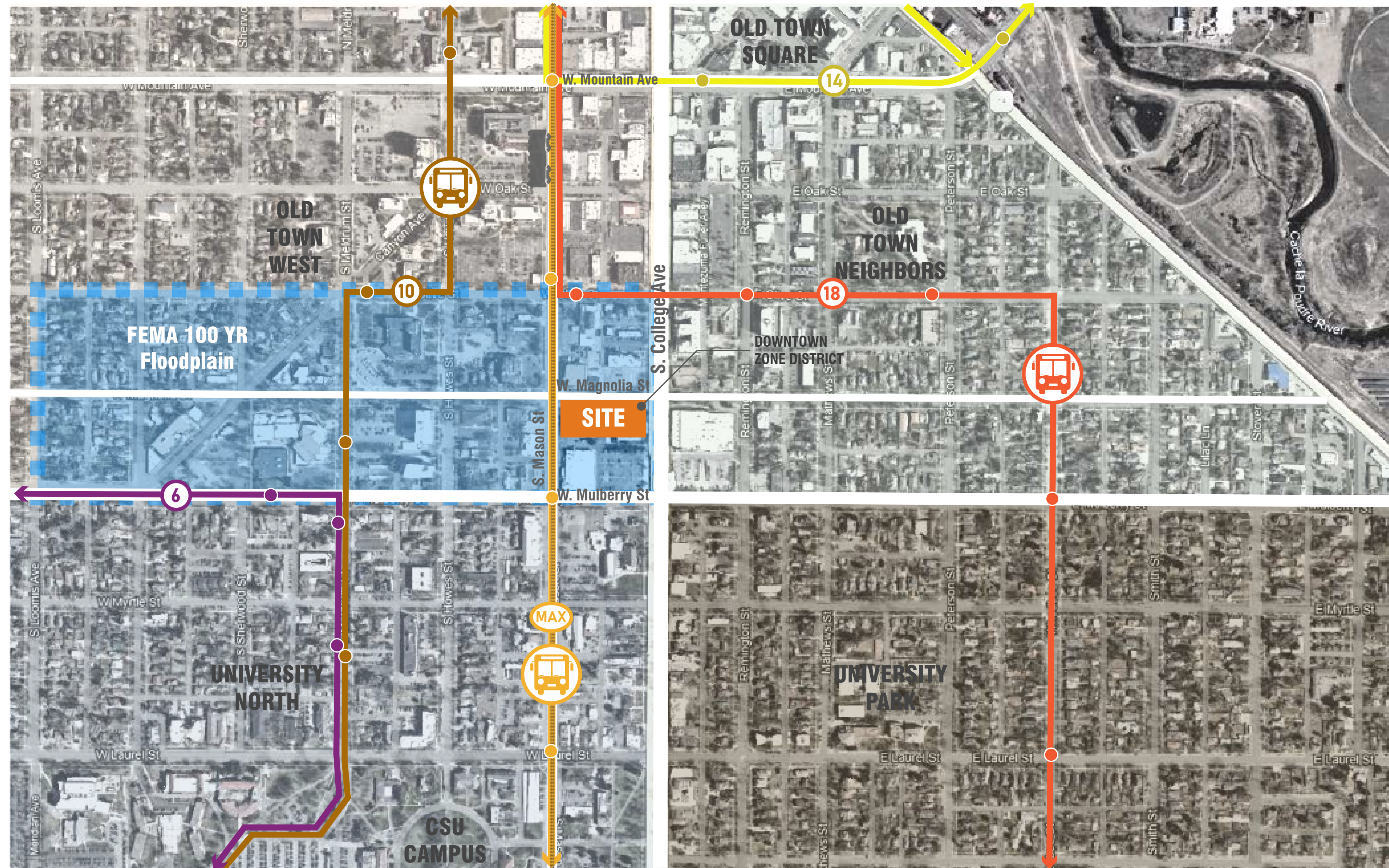
Site Analysis

Overview of Mobility, Transit,
Accessibility, and Services

Site Context

401 S. College Ave is located at the crossroads of four neighborhoods, Old Town West, Old Town Neighbors, University North, and University. The Site is bounded by Magnolia Street to the north, S College Avenue to the east, Mulberry Street to the south, and Mason Street to the west.









- The Site is within a 100 year floodplain
- MAX transit runs along Mason Street adjacent to the Site
- The Site is located within the Downtown Zone District

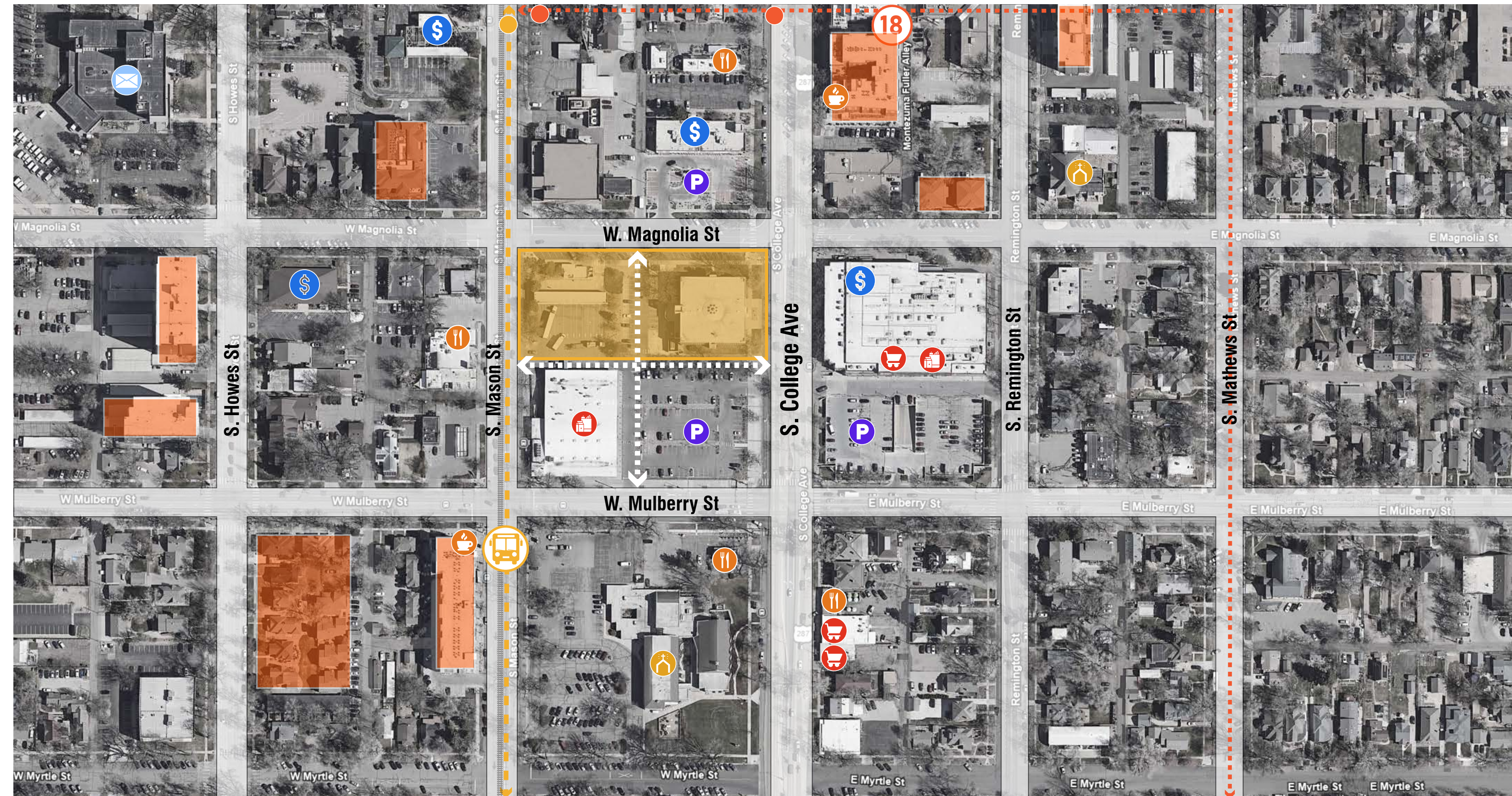


Access to Services

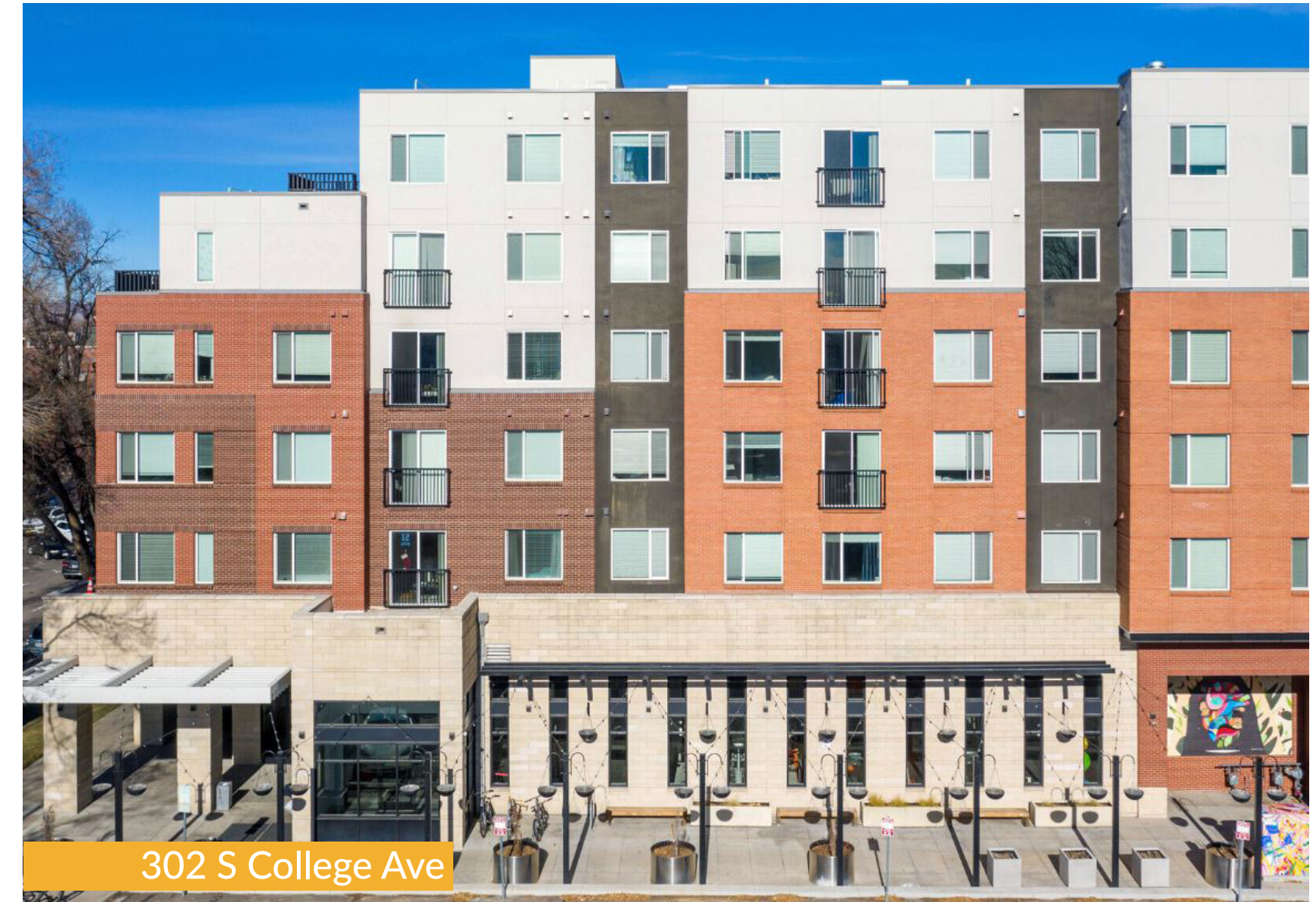
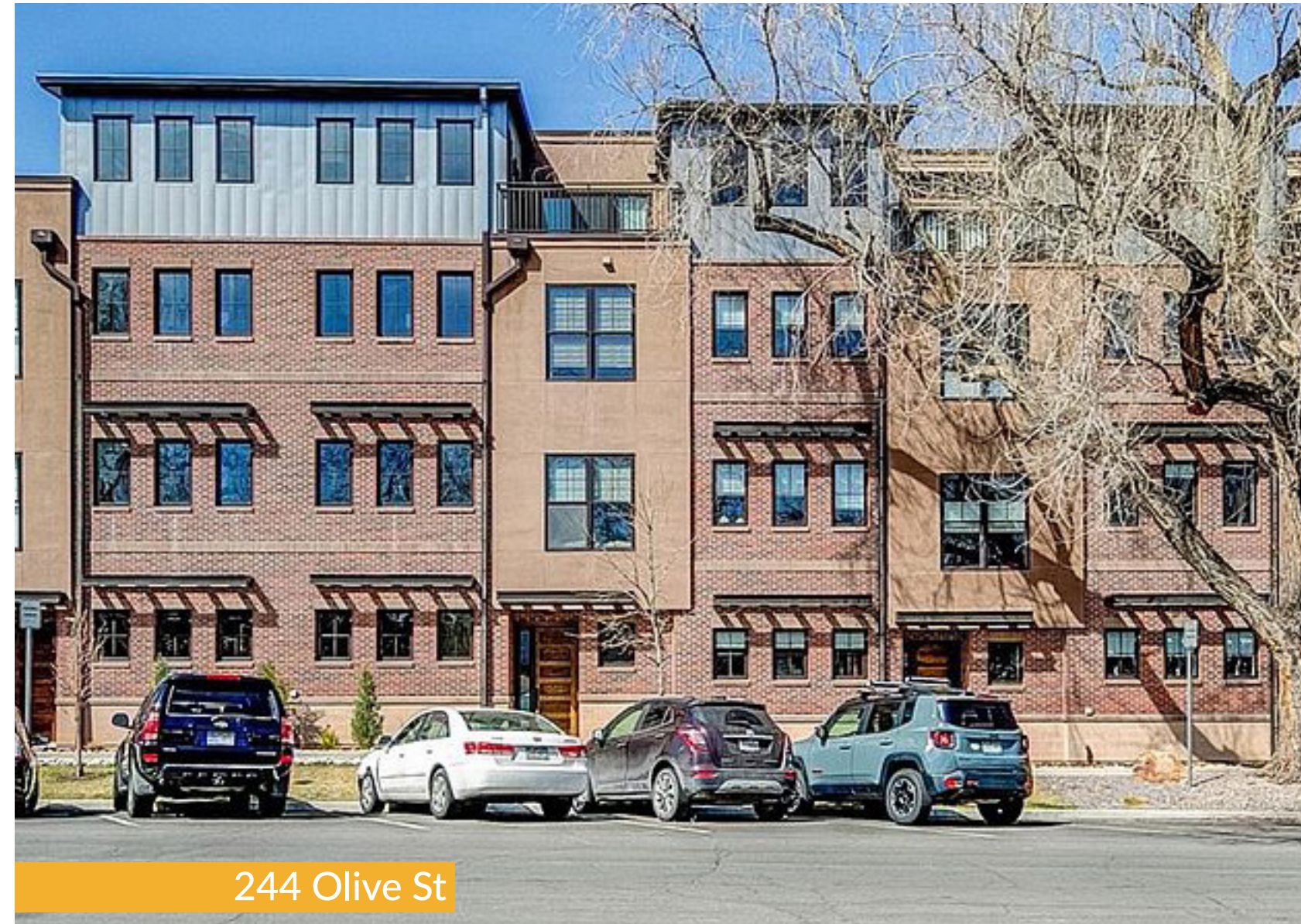
Adjacent Ammenities

This section of College Ave is continuing to grow. Lined with food and beverage, services, grocery stores, retail and other modern conveniences.

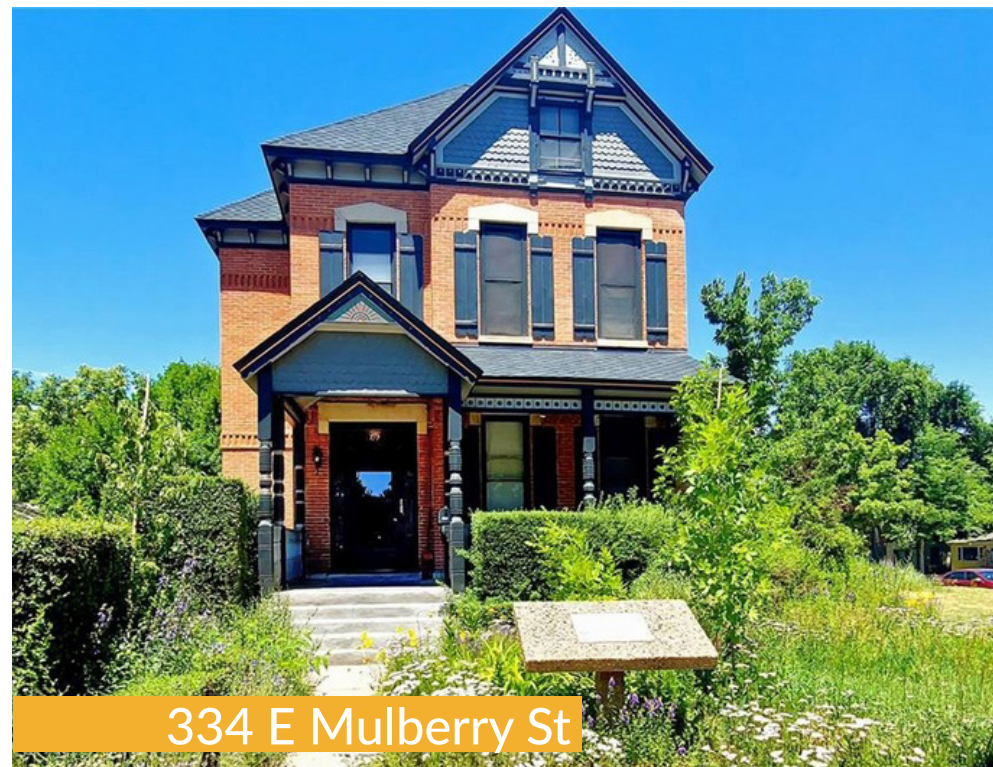
-  Restaurants
-  Shopping
-  Grocery Store
-  Post Office
-  Bank
-  Parking
-  Church
-  Multi-family Housing



New Housing Typology



Vernacular & Historic Architecture Typology



Materials



Zoning Analysis

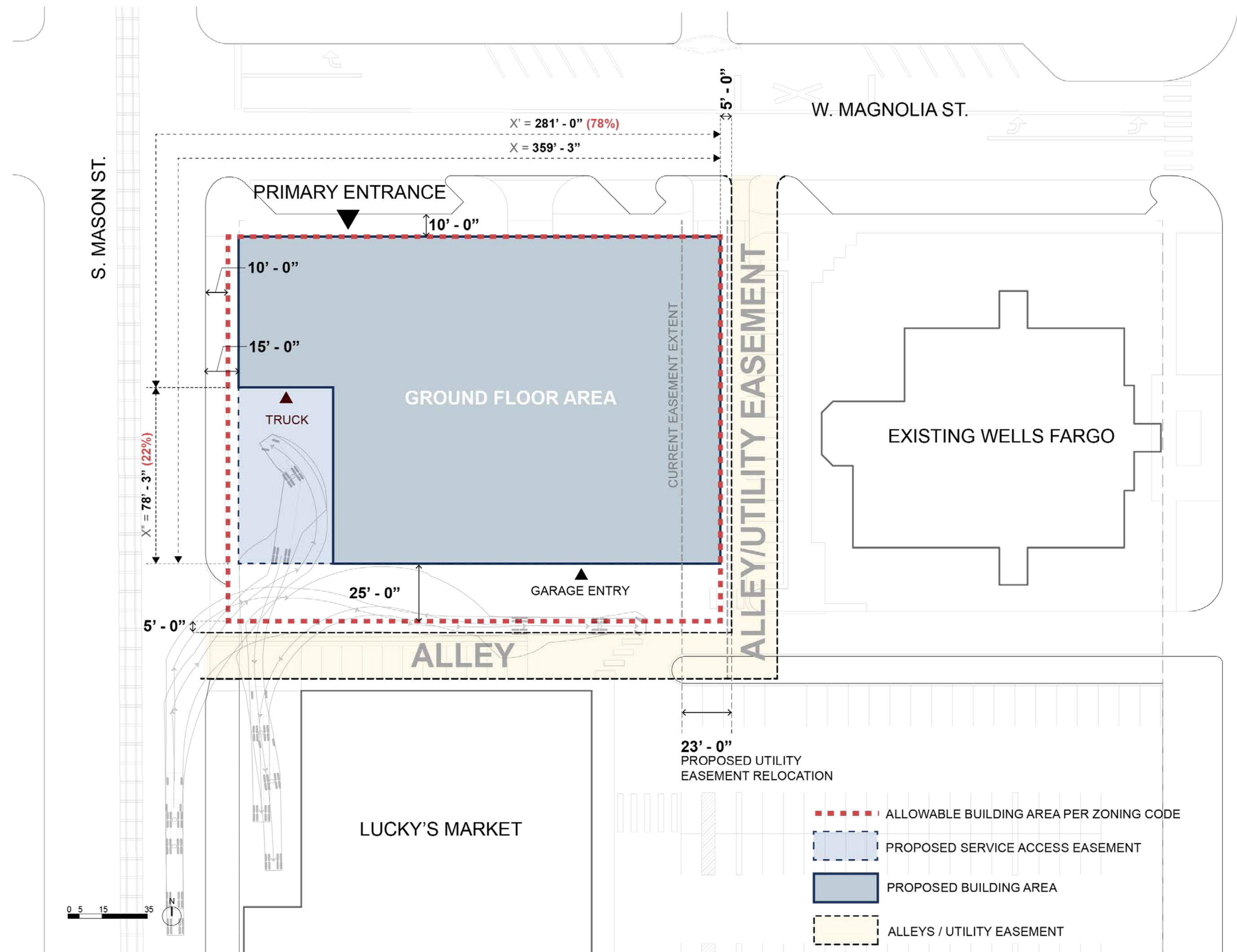
Overview of Regulatory Rules
and Easements

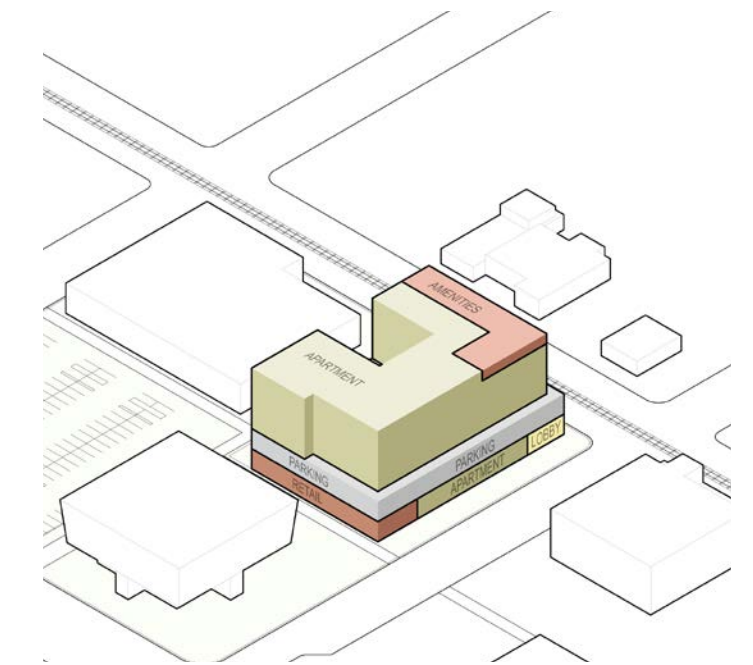
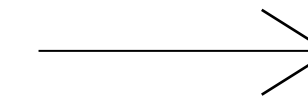
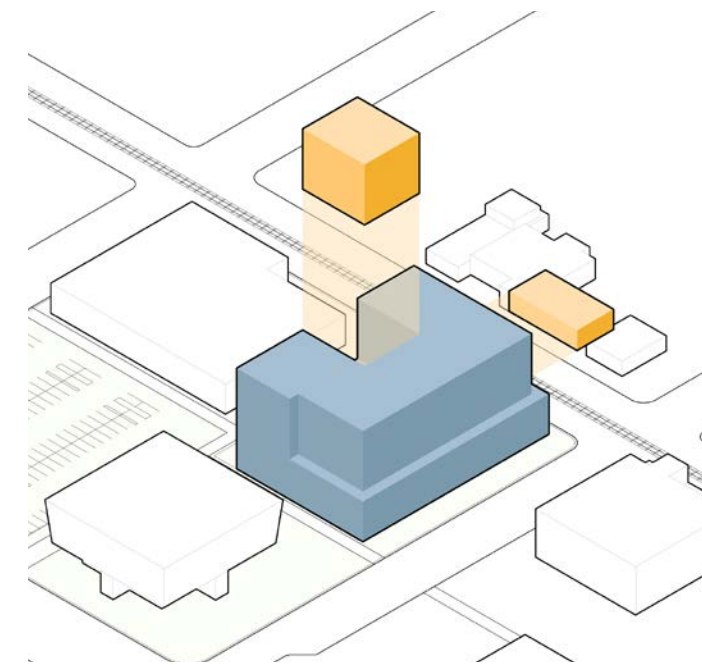
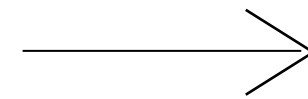
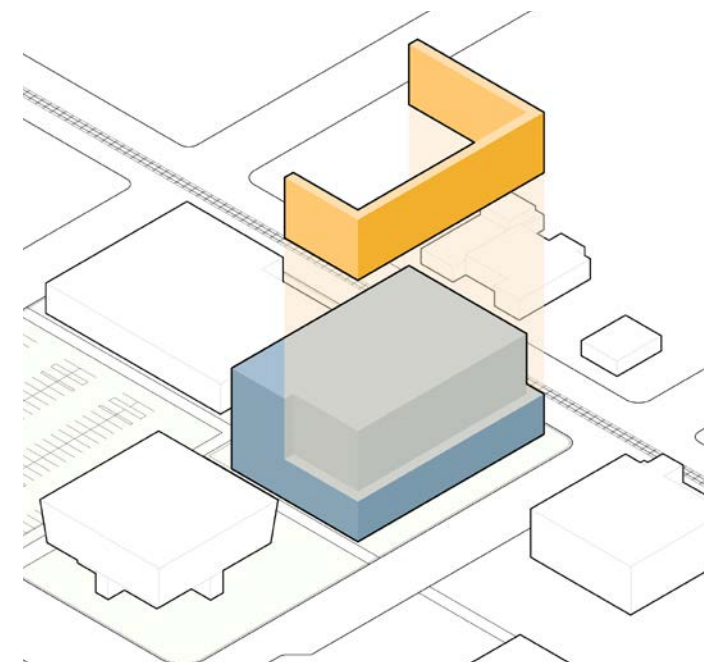
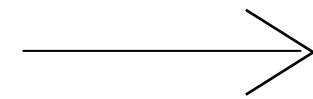
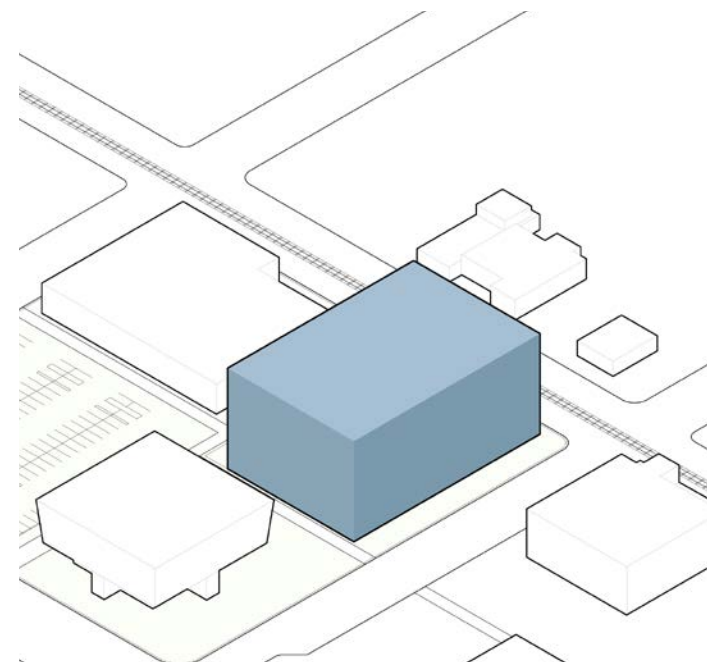
Site Setbacks & Easements

Site Restrictions & Requirements

Some basic site shaping aspects to consider including easements, truck access, and zoning:

- Min. 10' Setback from back of curb to building
- 5' Alley Setback
- 75% of the street-facing façade of the building must be located within 5 to 10 feet from the property line or the street edge
- The primary entrance must face a Storefront Street if present, otherwise a Mixed-Use Street
- Garage entries and service locations shall be located in alleys.
- Truck Access easement
- Utilities Easement





Maximum Building Footprint

- Up to 6 stories no maximum
- If lot is over 60,000 SF upper stories above 6th floor shall not exceed 40,000 SF

Upper-Story Stepbacks

- Any portion of the building within the build-to-range must have a stepback that averages at least 10' along all street frontages
- Stepbacks may be continuous or may vary with up to 20' counting towards the calculation of the average

Upper-Story Stepbacks

- Stepbacks may occur at the 2nd-5th story.
- If directly across the street from a height allowance of 3 stories, the stepback must occur at the 2nd or 3rd story.

Height & Massing

- 9 stories height max.
- For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper-story stepbacks) without a Major Facade Plane Change shall be 50 feet.
- A Plane Change must be a minimum of 2 feet deep.

Schematic Site Study

Analysis of Development
Potential

Ground Floor Plan

Project Summary

Initial schematic design studies suggest the following development potential.

- GROSS SF: 223,000
- RENTABLE SF: 113,000
- RETAIL SF: 4,800
- AMENITY SF: 5,000
- TOTAL UNITS: 120-140
- TYP FL PLATE SF: 22,500



Parking Plan

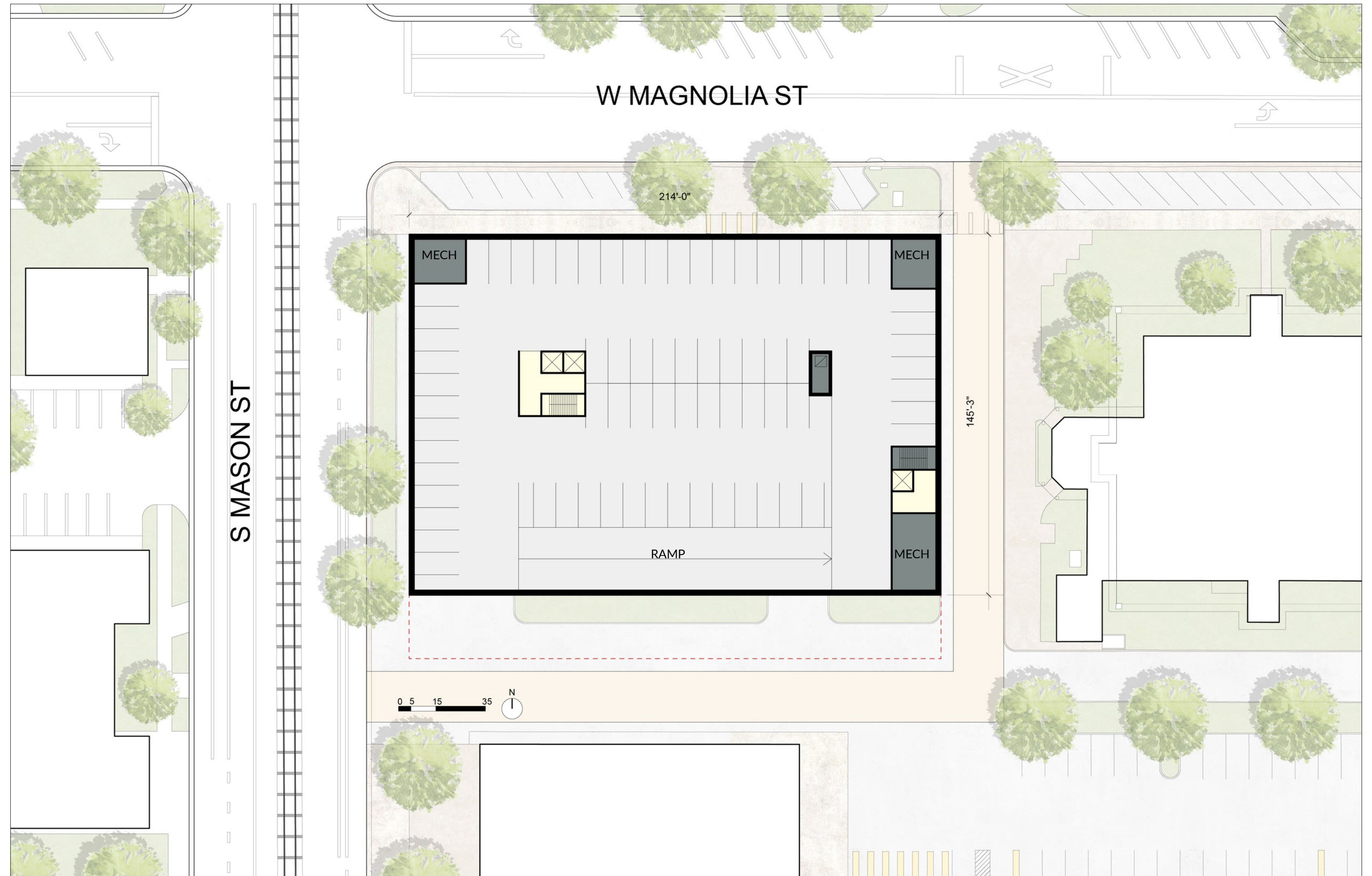
Shared Parking Plan Strategy

There's an opportunity to provide a shared parking plan strategy between the apartment building and the existing office building.

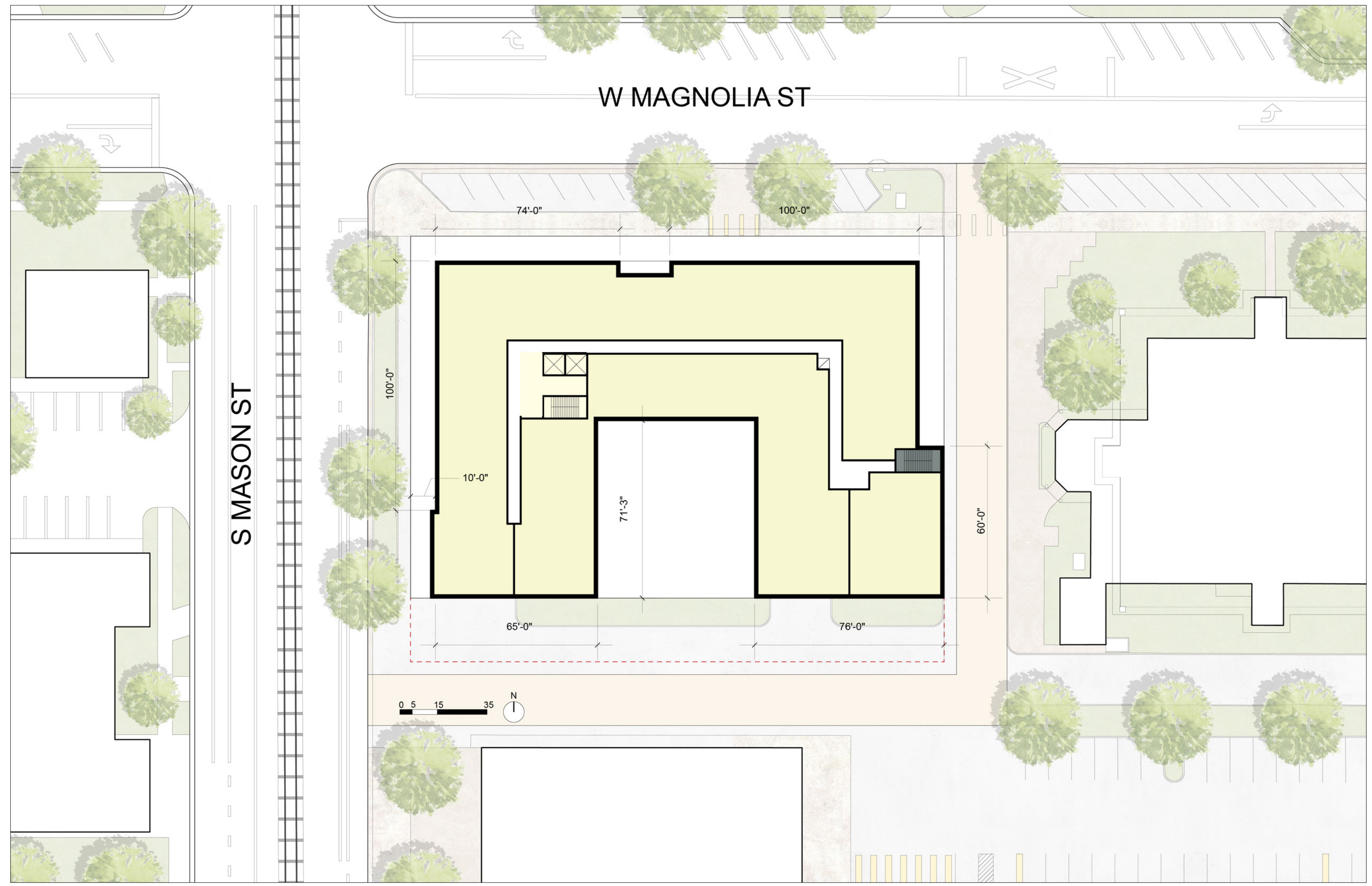
- 14 RETAIL SPACES*
- 28 OFFICE SPACES*
- 128 RESIDENTIAL SPACES*

* PARKING COUNT WILL VARY AS UNIT MIXES AND USES ARE DETERMINED, BUT WILL FOLLOW ARTICLE 5 OF THE CITY OF FORT COLLINS LAND USE CODE PER THE FOLLOWING:

| RESIDENTIAL | RETAIL | OFFICE |
|---------------|-----------------------|----------|
| 1 PER 1 BED | 5/1000SF (RESTAURANT) | 1/1000SF |
| 1.5 PER 2 BED | 2/1000 SF (GENERAL) | |
| 2 PER 3 BED | | |



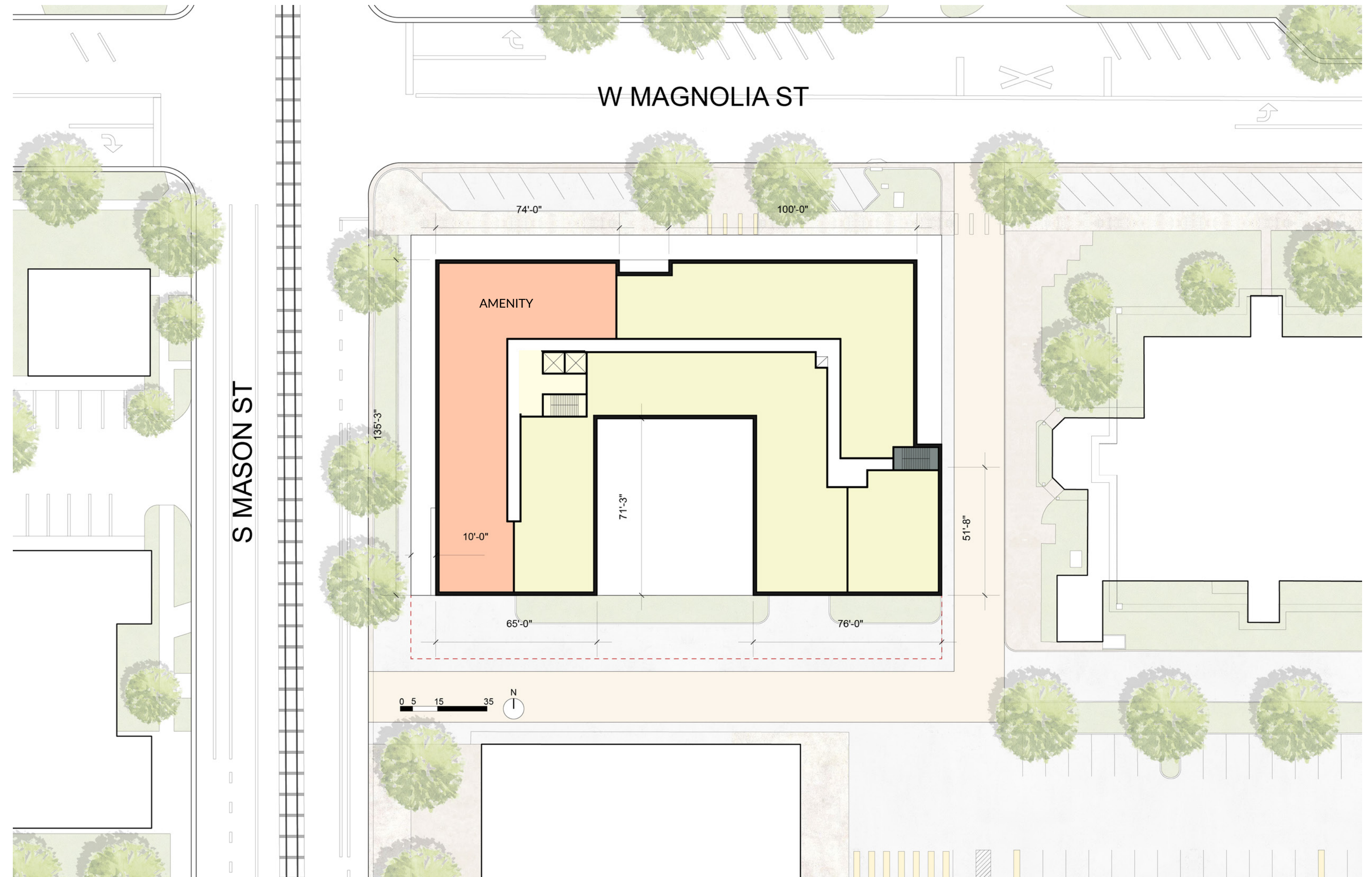
Typ. Floor Plan Floors 4-8



Typ. Floor Plan Floor 9

Building Layout and Design

The project aims to leverage the setbacks to create outdoor amenity spaces that foster community engagement. Level 9 is designed to feature a spacious amenity area offering stunning views of the surrounding neighborhoods from above.



Street Section



Design Precedents

Inspiration Images

Multi-family Precedent Inspirations



Metal Accents



Refined Massing



Timeless Facade

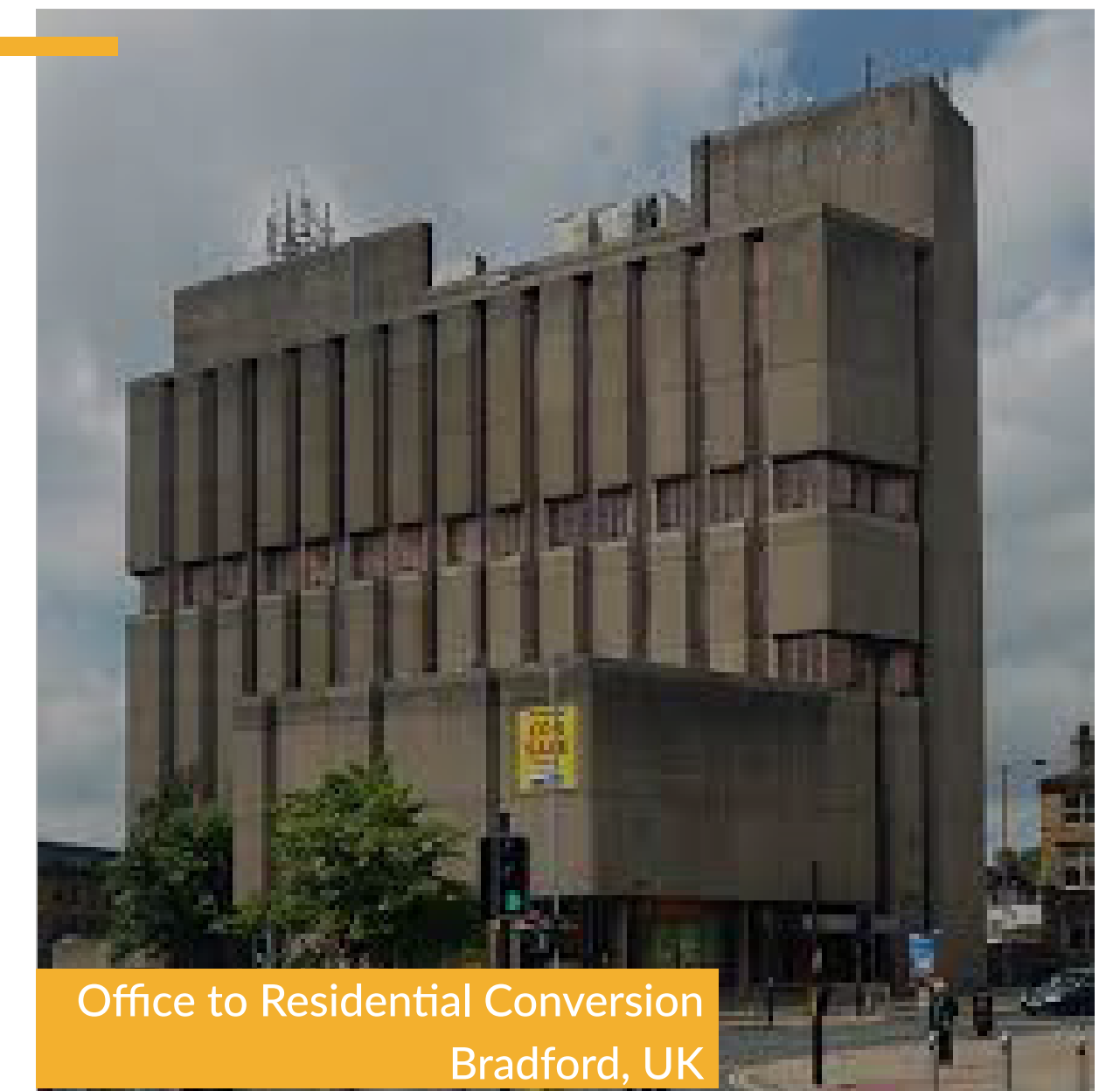
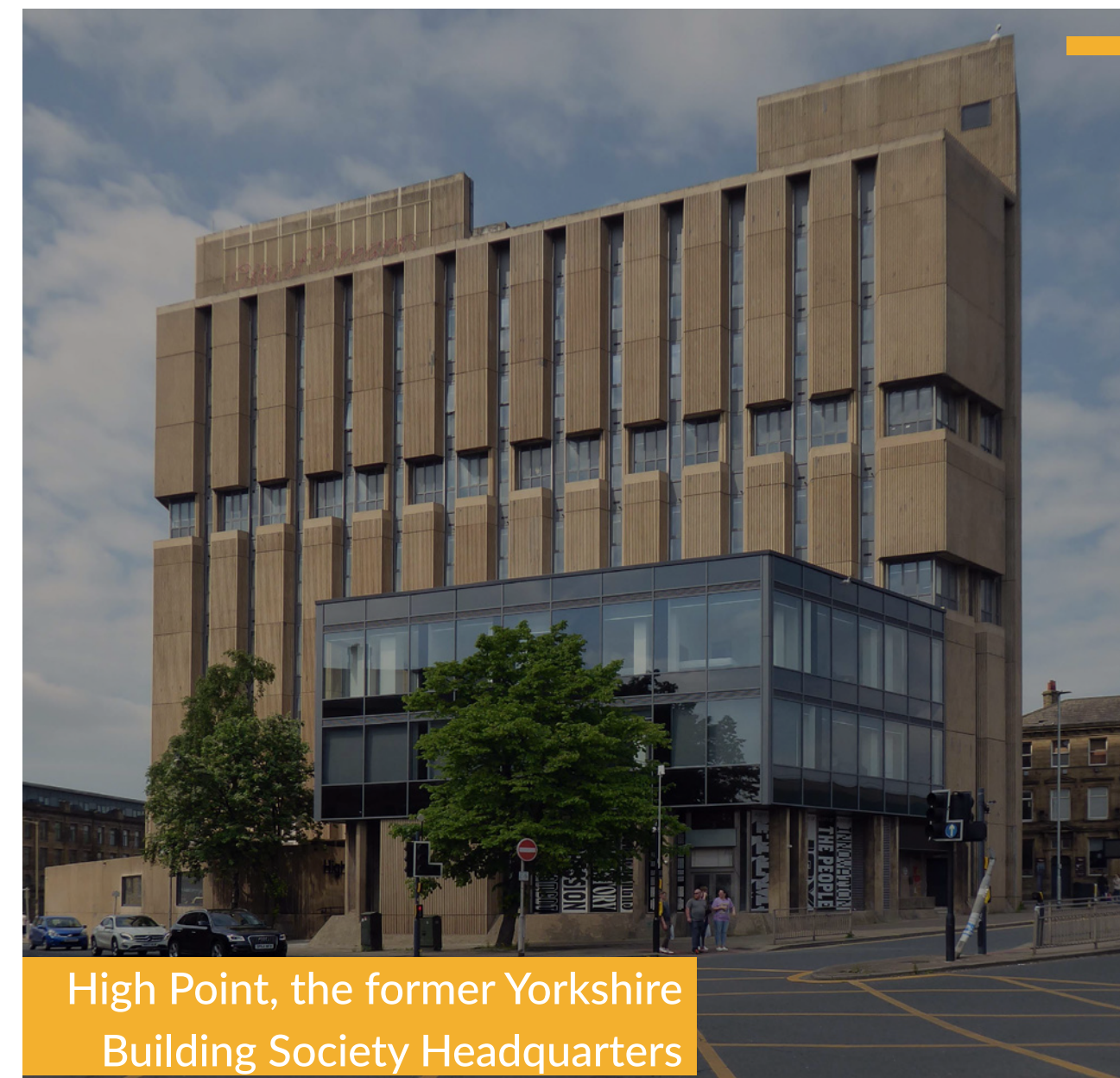
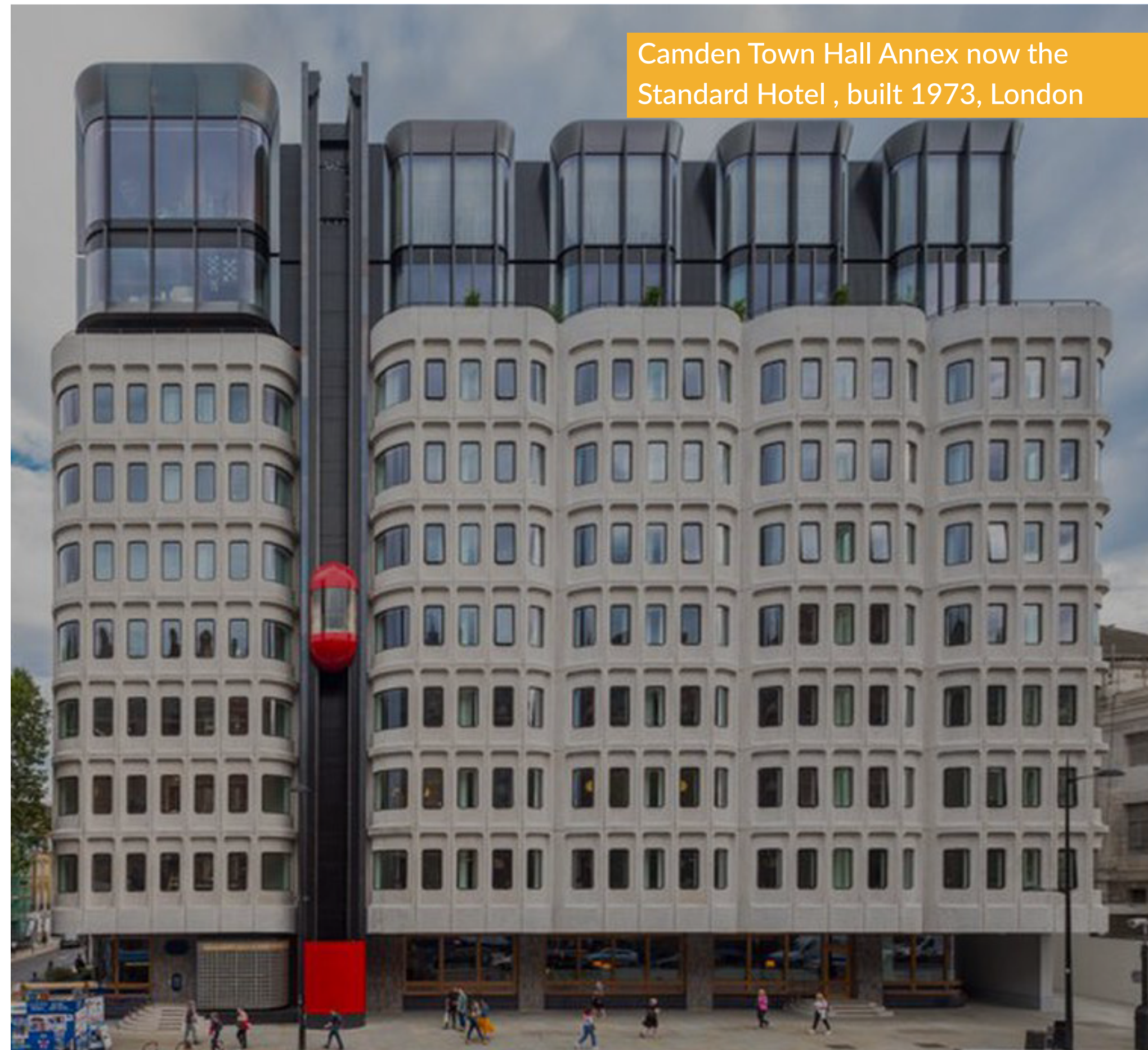


Brick Brilliance



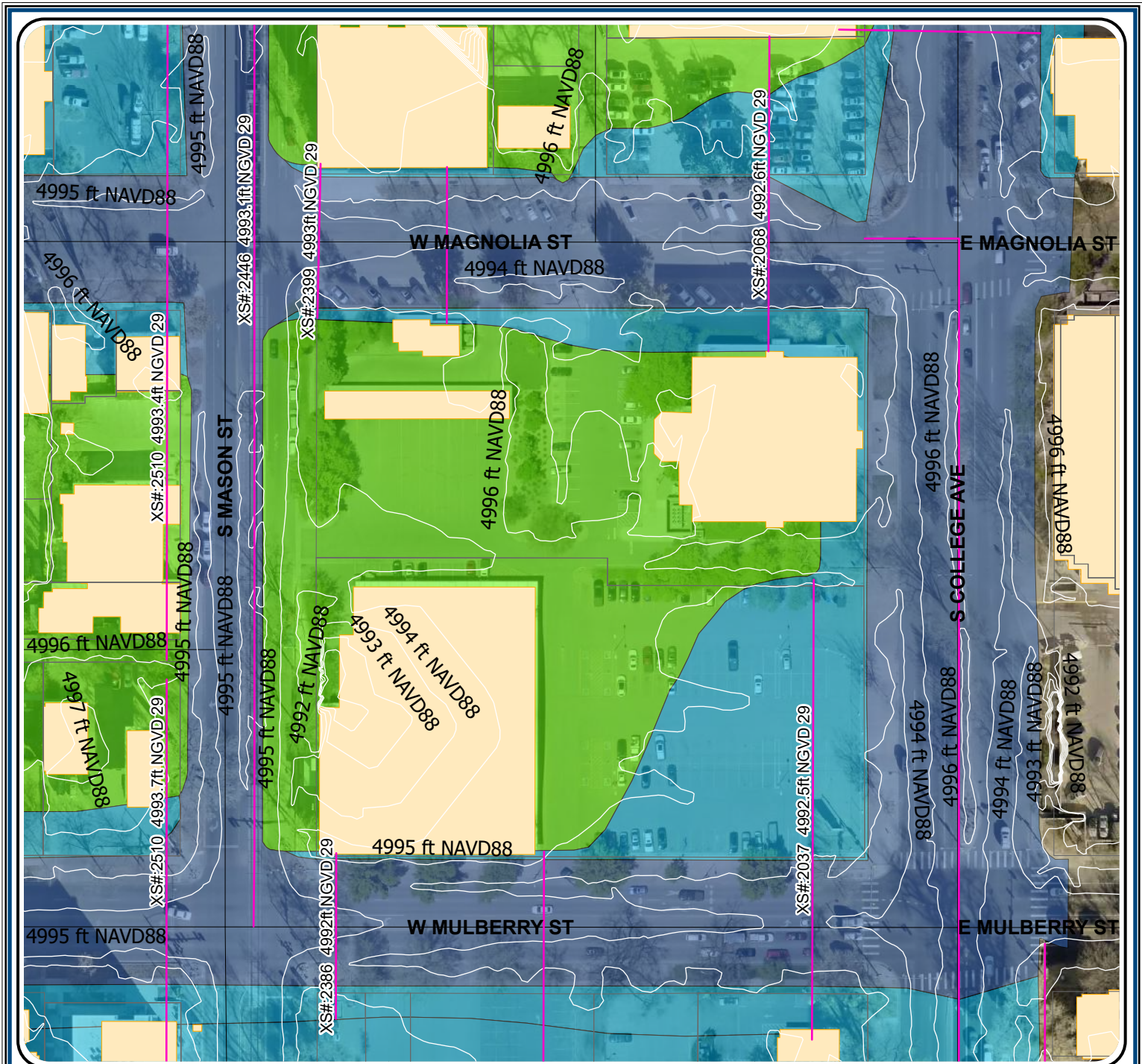
Textured Elegance

Historic Preservation Precedents



Nick Allen
Revesco Properties
303.579.5381
Email: nallen@revescoproperties.com

Lilly Djanants
ZGF Architects
336.938.4032
Email: lilly.djanants@zgf.com



City Flood Risk Map

High Risk

- City Floodway - Area of 100-year floodplain with greatest depths and fastest velocities.
- City Flood Fringe - May Include:
 - Areas of FEMA 100-year floodplain (FEMA Zones A, AE, AO, and AH)
 - Areas of City 100-year floodplain including ponding areas and sheet flow areas with average depths of 1-3 feet.

There is a 1% annual chance that these areas will be flooded.

Moderate Risk

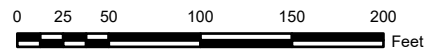
- May include:
 - Areas of FEMA 500-year floodplain (FEMA Zone X-shaded).
 - Areas of FEMA or City 100-year floodplain (sheet flow) with average depths of less than 1 foot.
 - Areas protected by levees from the 100-year flood.

Low Risk

- Areas outside of FEMA and City mapped 100-year and 500-year floodplains. Local drainage problems may still exist.

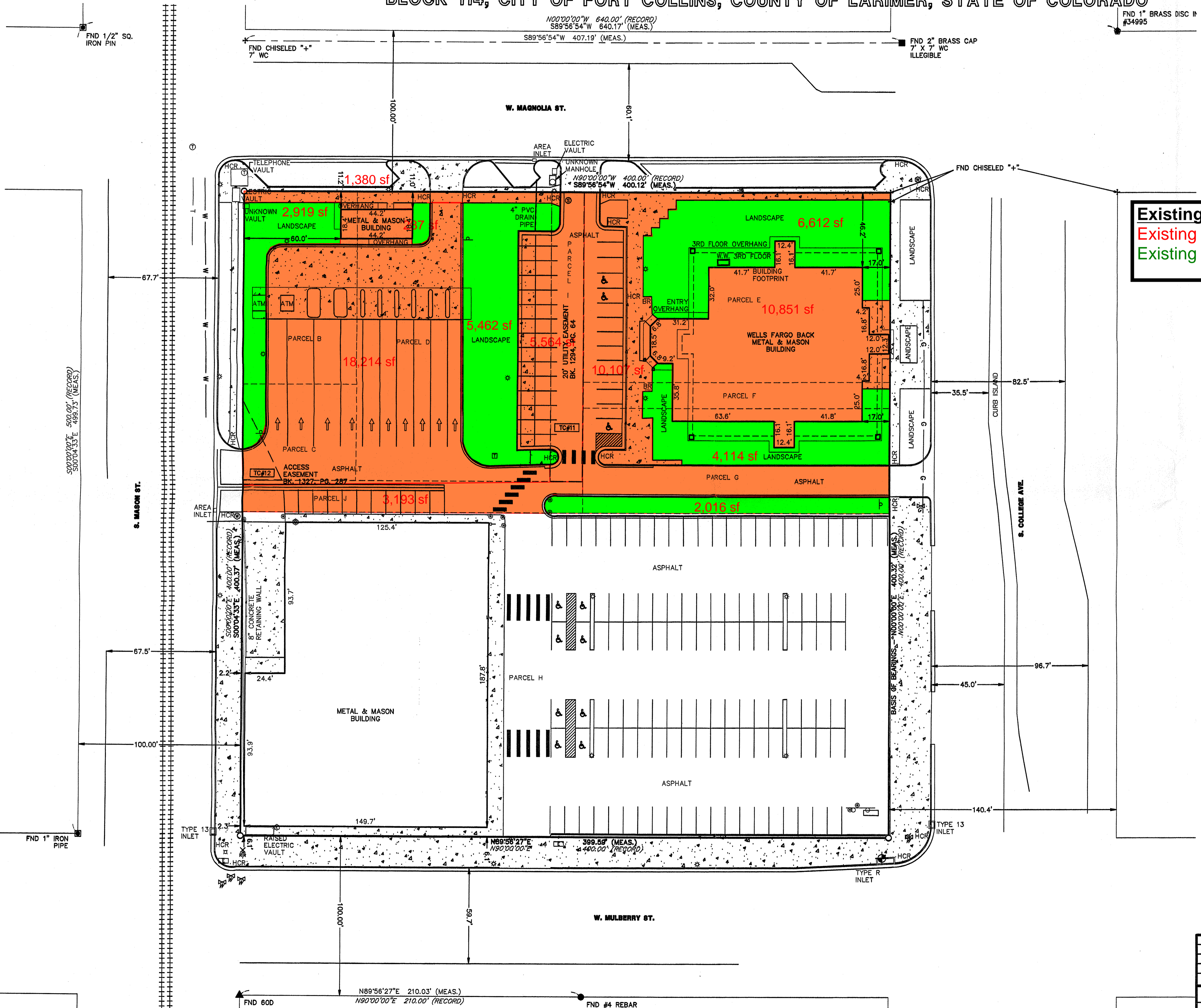
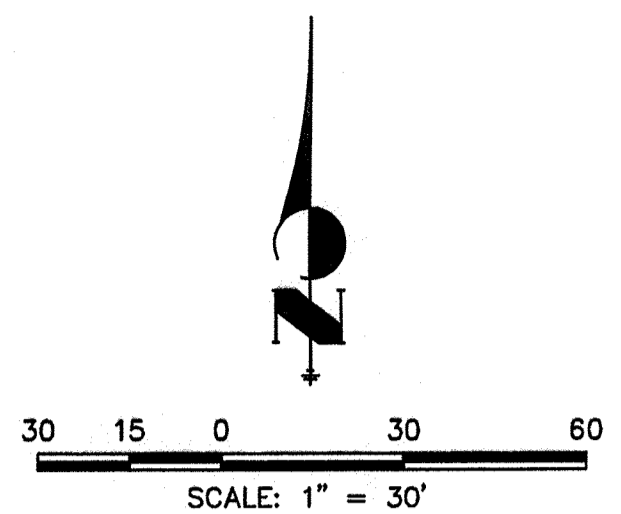
This information is based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and the City of Fort Collins Master Drainageway Plans. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in the Special Flood Hazard Area or in a City Designated Floodplain may be damaged by a flood greater than that predicted on the map or from a local drainage problem not shown on the map. This map does not create liability on the part of the City, or any officer or employee thereof, for any damage that results from reliance on this information.

All floodplain boundaries are approximate.



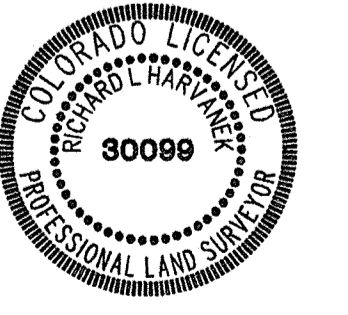
ALTA/ACSM LAND TITLE SURVEY

BLOCK 114, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



Existing Condition
Existing Impervious Area: 49,309 sf
Existing Pervious Area: 21,360sf

- LEGEND**
- SET NAIL AND DISC - PLS #30099
 - FOUND NAIL AND DISC AS SHOWN
 - FOUND PLASTIC CAP AS SHOWN
 - FOUND CHISELED "X" AS SHOWN
 - FOUND NAIL AS SHOWN
 - FOUND BRASS CAP AS SHOWN
 - FOUND #4 REBAR AS SHOWN
 - FOUND IRON PIN AS SHOWN
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - BUILDING OVERHANG
 - BUILDING LINE
 - RAILROAD TRACKS
 - BACK OF CURB
 - FLOWLINE OF CURB
 - LIP OF CURB AND GUTTER
 - STORM DRAIN PIPE
 - CONCRETE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - GAS METER
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - SOLLARD
 - SANITARY MANHOLE
 - SANITARY CLEAN OUT
 - STREET SIGN
 - RAILROAD CROSSING SIGNAL
 - HANDICAP PARK SPACE
 - BIKE RACK
 - HANDICAP RAMP
 - UNKNOWN MANHOLE
 - ATM MACHINE
 - BUILDING FIRE HYDRANT
 - TRAFFIC SIGNAL POLE
 - WINDOW WELL
 - MEASURED RECORD

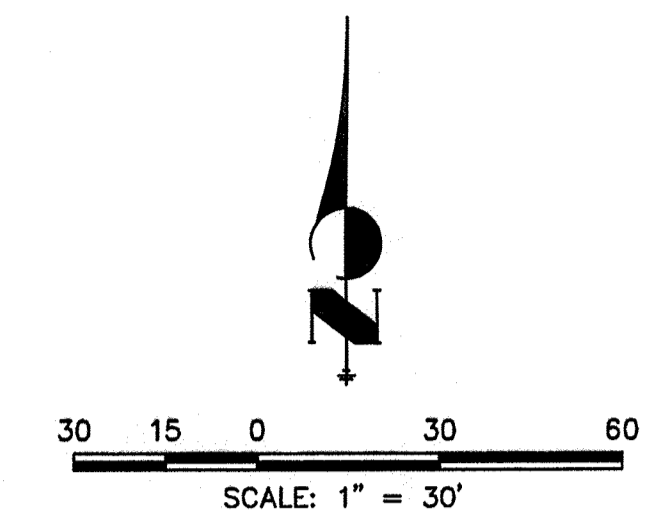


| ALTA/ACSM LAND TITLE SURVEY | | | |
|-----------------------------|----------|-------------|------|
| | | BLOCK 114 | |
| | | WELLS FARGO | |
| NO. | REVISION | BY | DATE |
| | | | |
| DWN. BY AAD | | CHK. BY RLH | |
| SCALE 1"=30' | | DATE 8/8/08 | |
| JOB NO. 15469.00 | | SHT. 2 OF 3 | |

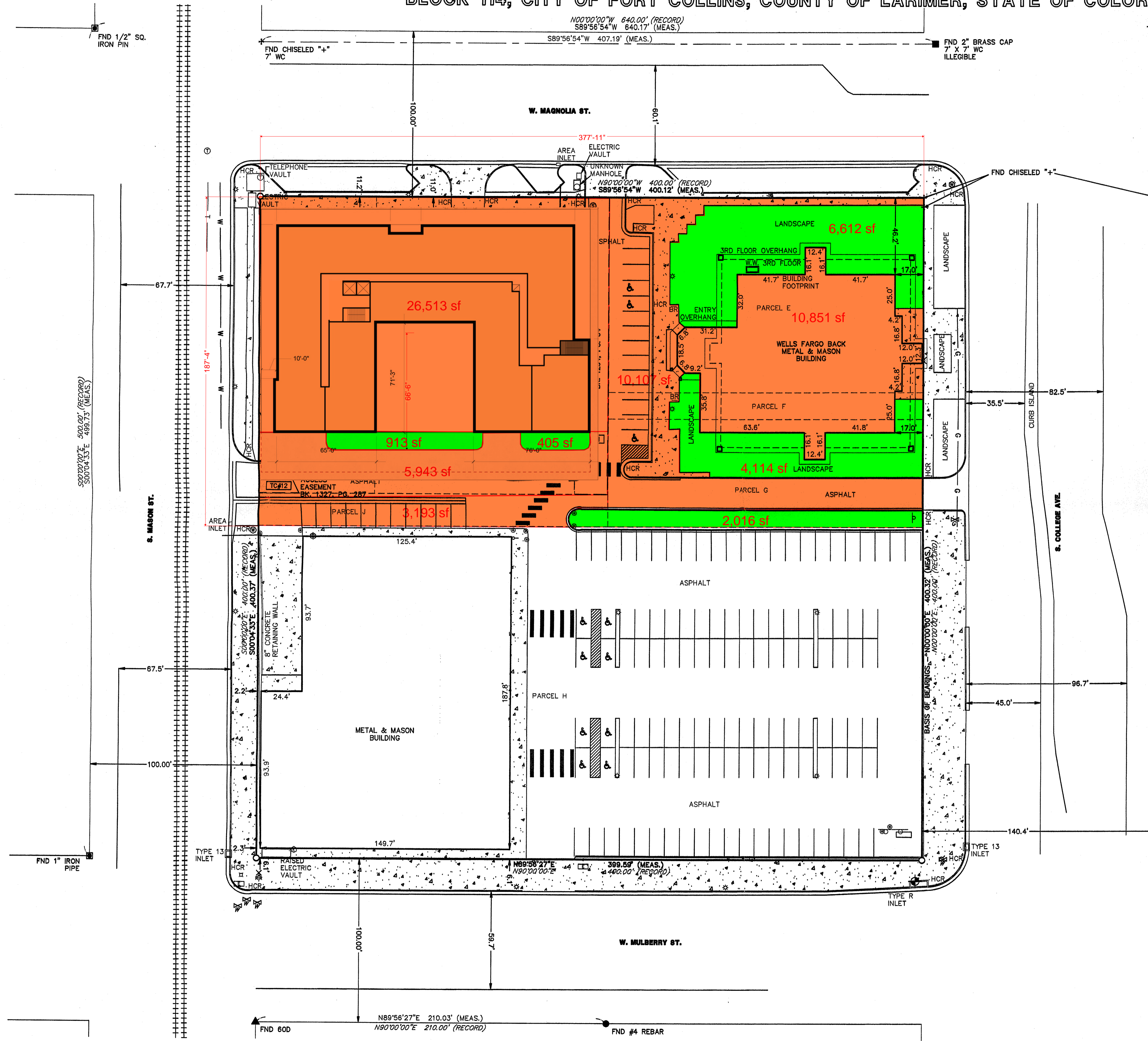
J-R ENGINEERING
 2820 East Prospect Road, Suite 180 • Fort Collins, CO 80525
 970-491-9888 • Fax: 970-491-9984 • www.jrengineering.com

ALTA/ACSM LAND TITLE SURVEY

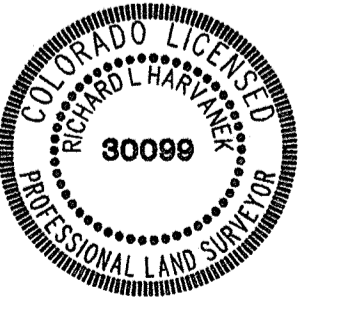
BLOCK 114, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



Proposed Condition
Impervious Area: 56,607 sf
Existing Pervious Area: 14,060 sf



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J.R. ENGINEERING
 2820 East Prospect Road, Suite 180 • Fort Collins, CO 80525
 970-491-9888 • Fax 970-491-9984 • www.jrengineering.com

October 17, 2024

Community Development & Neighborhood Services
281 N College Ave
Fort Collins, CO 80522-0580

Revesco Properties Submission: Concept Design for 401 S. College Ave.

Revesco Properties is pleased to present an initial concept design for a new 9-story multi-family/mixed-use building at 401 S. College Ave. This development aims to provide approximately 223,000 gross square feet, which will include:

- **Multi-Family Housing:** 113,000 square feet, consisting of 120-160 units
- **Amenities:** 5,000 square feet
- **Retail Space:** 4,800 square feet
- **Parking:** Above-grade structured parking to serve both the new building and the existing office building on the site

The project will implement shared parking and transit demand strategies, taking advantage of its central location, proximity to multi-modal transportation options, and excellent walkability.

Site Plan Overview

The new multi-family/mixed-use building will be situated in the western part of the site, currently occupied by a paved drive-through area and a former teller station, and it is anticipated that a new plat will be pursued to subdivide the lot at the boundary between the new construction and the existing office building. This dividing line will be determined as the site plan is further developed. Presently, the current property provides an easement for parking and truck access for Lucky's Market, which will be preserved and/or modified in the new site plan to continue to enable efficient operations for this important neighborhood amenity.

Furthermore, we aim to enhance the alleyway between the existing office building and the new development. This improvement will create a more inviting environment for pedestrians and cyclists, transforming the area from its current surface parking lot state into a vibrant hub of activity.

Existing Office Building

The existing office building, an important legacy structure, will undergo substantial interior renovations while respecting its 1960s architectural style. A separate or supplemental concept design for this building will be submitted once its future use is determined.

Impervious and Pervious Areas

The proposed construction will replace primarily impervious surfaces (the drive-through and vacant teller stations) with new development, which will increase the overall ratio of impervious to pervious areas. Below is a summary of the existing and proposed conditions:

- **Existing Conditions:**
 - Impervious Area: 49,309 square feet
 - Pervious (Landscaped) Area: 21,360 square feet
- **Proposed Conditions:**
 - Impervious Area: 56,607 square feet
 - Pervious (Landscaped) Area: 14,060 square feet

We anticipate that any additional stormwater detention and water quality measures required due to the increased impervious area will be accommodated in a below-grade detention vault.

Thank you for considering this important project and the opportunity to enhance the urban fabric of downtown Fort Collins. We appreciate your feedback on this proposal.

Sincerely,

Nick Allen
Development Manager
Revesco Properties
2731 17th Street, Denver CO 80207
nallen@revescoproperties.com

cc:
Rhys Duggan, CEO
Revesco Properties
rduggan@revescoproperties.com

Evan Kurtis, Construction Manager
Revesco Properties
ekurtis@revescoproperties.com

Lilly Djanians
ZGF Architects
lilly.djanians@zgf.com