

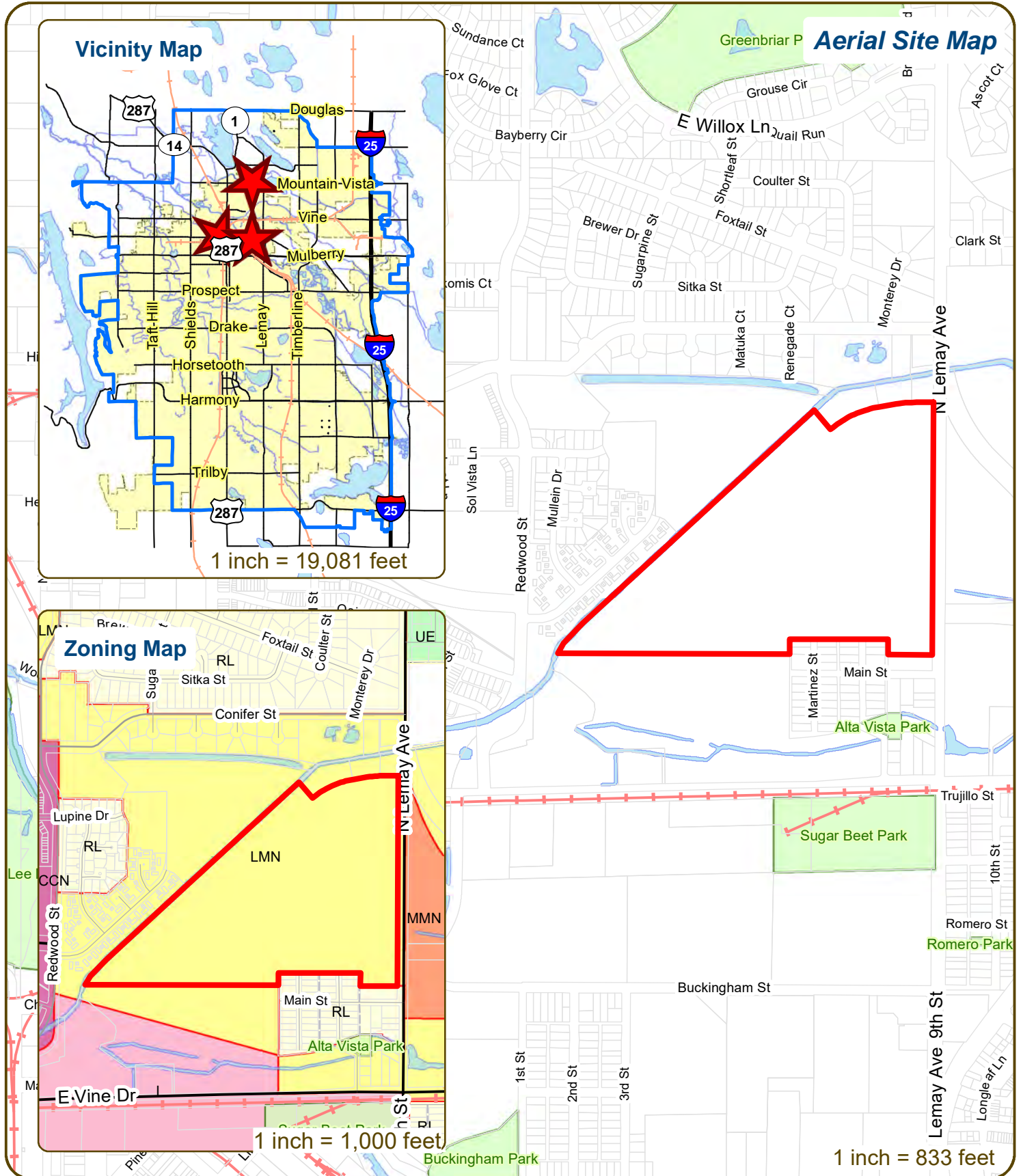
Conceptual Review Agenda

Schedule for 12/19/19
281 Conference Room A

Thursday, December 19, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	Mercy Housing Northfield Commons CDR190102	Kuhl Brown 303-830-3470 Kuhl.brown@mercyhousing.org	This is a request to build eight affordable, deed-restricted multi-family buildings with a total of 96 units on the south side of the new Suniga Road connection from Redwood Street to N. Lemay Avenue (parcel #9701400002). Future access will be taken from Suniga Road to the north. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan
10:15	718 S. College Ave. Mixed-Use CDR190103	Matt Rankin 970-224-0630 matt@r4architects.com Todd Parker tparker@waypointre.com	This is a request to construct a 3-story mixed-use building of approx. 23,300 sf to include office and short-term rentals at 718 S. College Ave. (parcel #9713237005, 9713219012). The proposal includes 42 parking spaces in the parking garage. Access is taken from S. College Avenue to the west and a rear alley to the east. The property is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy BH

Mercy Housing Northfield Commons



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) Kuhl Brown/ Real Estate Director, Mercy Housing - under LOI with owner

Business Name (if applicable) Mercy Housing Mountain Plaisn

Your Mailing Address 1600 Broadway, Suite 2000, Denver, CO 80202

Phone Number 303-830-3470 Email Address kuhl.brown@mercyhousing.org

Site Address or Description (parcel # if no address) Southwest corner of Larimer County Assessor Parcel # 9701400002 comprising approximately 6.5 acres of 56.25 acres to be designated for affordable deed-restricted multifamily housing within larger development AKA "Northfield Commons" - See attached location maps

Description of Proposal (attach additional sheets if necessary) 96 Apartments (Multi-family) 100% Affordable on Zoned L-M-N and part of approved site plan for Northfield metro district. Product is two story walk-up - SOG w/ surface parking i See Attached Description

Proposed Use Multifamily Existing Use green field

Total Building Square Footage S.F. Number of Stories 2 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 what risk level? 500-Year / Moderate (x) 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?

City of Fort Collins
Department of Planning and Development
Concept Level Review
Applicant: Mercy Housing
Project: TBD Northfield – Affordable

(Please Reference Ft. Collins Planning Project PDP180011: Northfield Filing 1 Expanded)

Mercy Housing is proposing in conjunction with Land Mark Homes's Northfield Filing 1 PDP, to acquire approximately 6.5 acres of the entire filing acreage be designated for affordable deed-restricted multifamily housing within larger development planned by Land Mark Homes. The attached site maps show the parcel under consideration.

It is anticipated that Mercy's development is going to be a major amendment to the approved Northfield PDP.

Density: Applicant has initially spoken with Northfield PE and City of Ft Collins Planner Pete Wray. Conceptually Developer has path toward increasing the proposed multifamily units at the property to 96 units vs. approx. 78 units allowed for affordable under L-M-N (12/acre) – through consideration of all of the area south of Suniga in the gross density calculation, inclusive of the 2.7 acres adjacent for storm retention and public space. (See Attached Northfield Density Area Study)

Concept /Sketch Plan: Applicant has retained Ian Shuff with Alm2s Architecture to provide initial sketch plan for the site (attached) that shows basic alignment of proposed multifamily buildings. Mercy intends to provide family housing for individuals and families earning an average of below 60% Area Median Income.

Eight (8) two-story walk-up apartments, slab on grade with two distinct building types. 12 units/building – 96 units in total. Current bedroom configuration is 36 one-bedrooms, 48 two-bedrooms and 12 three-bedrooms. Project provides 178 parking spaces (162 required by L-M-N zoning requirements) (see attached Parking Ratio calculation on attached).

Mercy anticipates the residential buildings will be closely aligned in architectural character to Land Mark Home's stacked product north of Suniga.

There will be a on-site property staff office/leasing center and community clubhouse within a approximately 2,000 SF single story auxiliary building (shown on site plan) and playground.

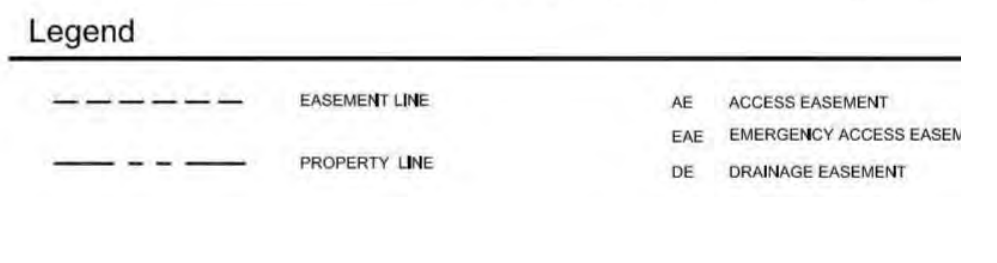
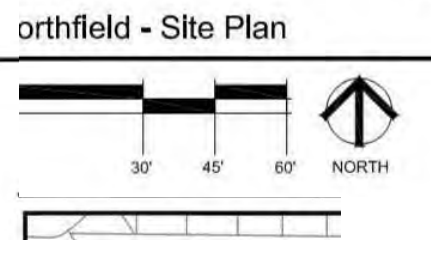
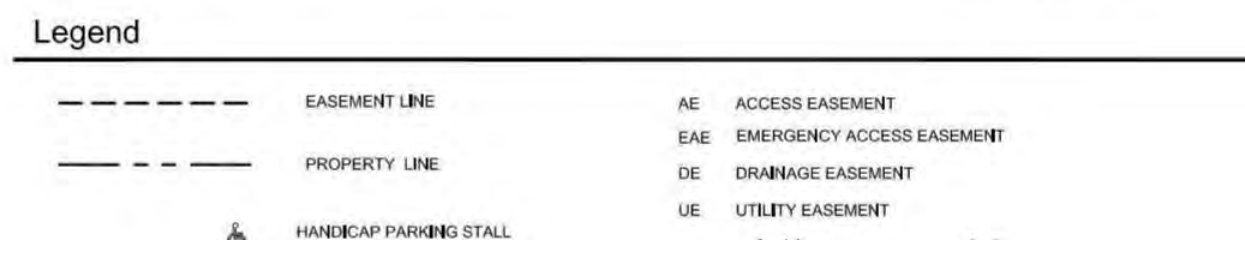
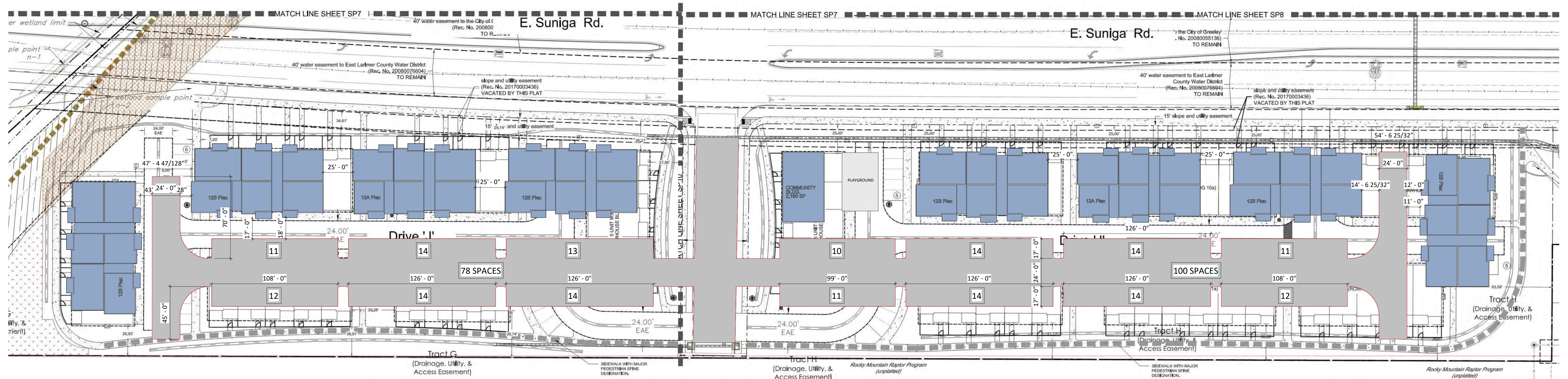
Utilities / Access

The attached concept plan shows a central entrance to the property off Suniga with hammerheads and the west and east ends. Applicant and Architect are aware that for EMS/Fire – one of the hammer heads show may need to connect with Suniga for required circulation.

Applicant understands that water, sanitary and power will be located in the ROW under the new extension of Suniga to the east per the approved PDP. It will be Mercy Housing's responsibility to bring the off-site utilities into our site for property service.

Impervious/ Storm Drainage

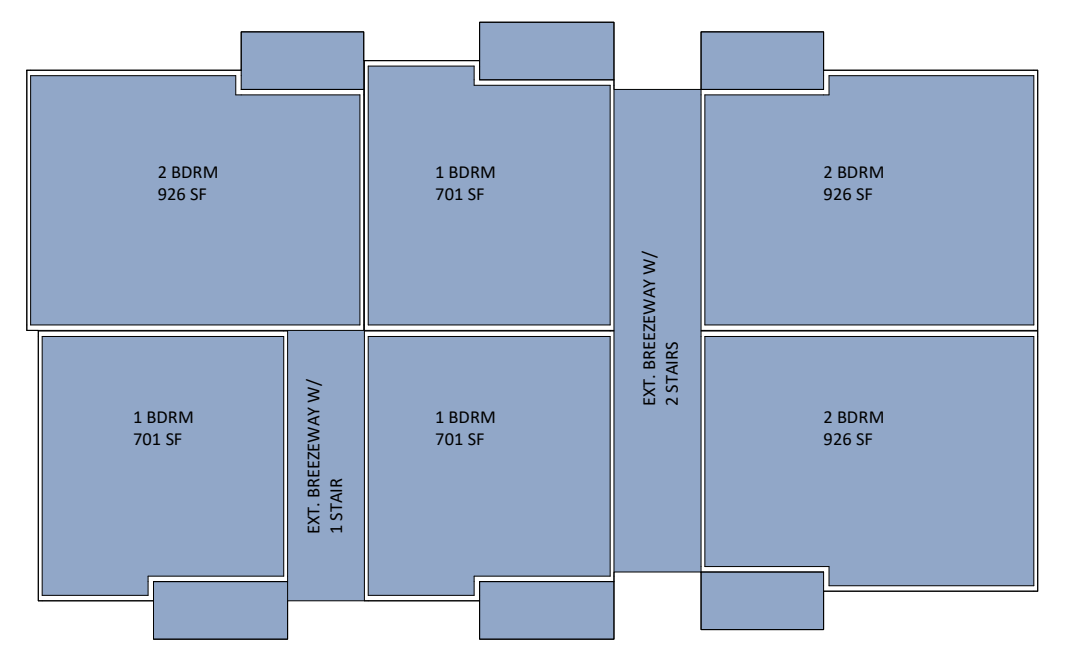
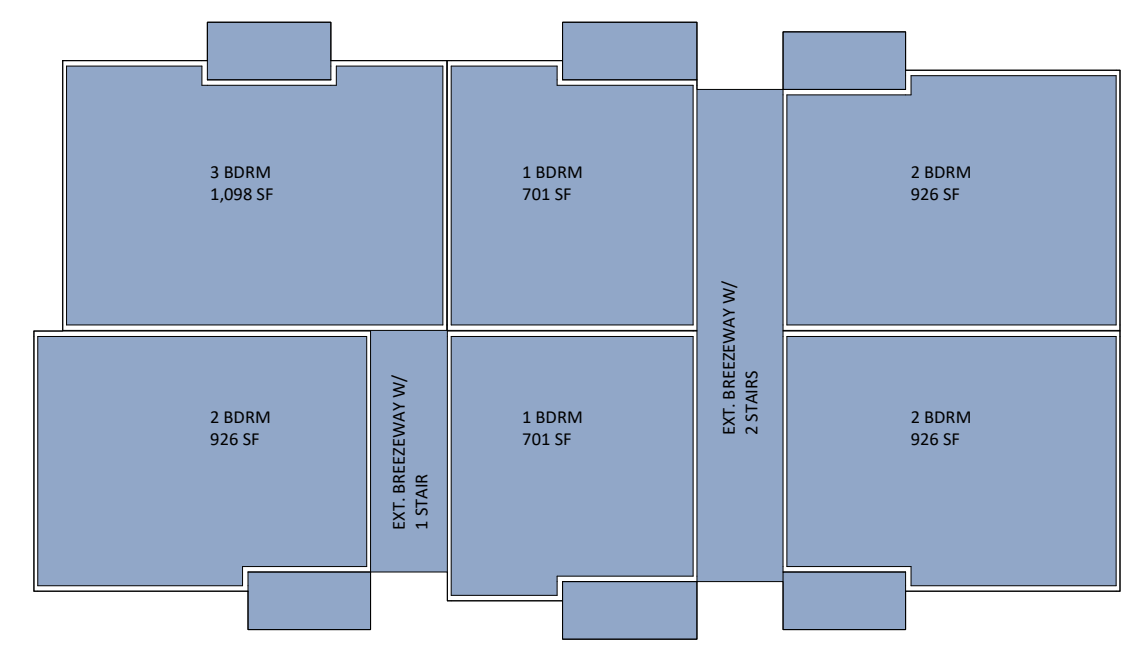
The site will provide on-site filtration for storm and drain into the out lot directly adjacent to the east of the property.



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'-0"

DENSITY STUDY DATA

Building Type/Unit	Parking	% breakdown
(6) Six, 12B Plex Buildings		
1 bdrm: 4 x 6 = 24		
2 bdrm: 6 x 6 = 36		
3 bdrm: 2 x 6 = 12		
(2) Two, 12A Plex Buildings		
1 bdrm: 6 x 2 = 12		
2 bdrm: 6 x 2 = 12		
3 bdrm: 0 x 2 = 0		
Total		
1 bdrm:	36 x 1.5 = 54	37.5%
2 bdrm:	48 x 1.75 = 84	50.0%
3 bdrm:	12 x 2 = 24	12.5%
162 total parking spaces required - 178 spaces provided		
Total Units: 96 Total Units		
Total Beds: 168 Total Beds		



TYPICAL BUILDING FOOTPRINTS
SCALE: 1" = 20'-0"



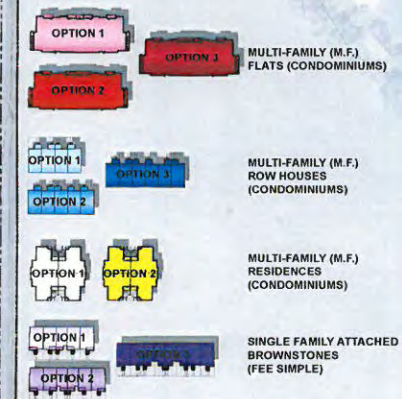
MERCY HOUSING | NORTHFIELD SITE
CONCEPTUAL SITE PLAN

09/04/2019
PROJ. NO. 1942

Building Variation By Elevation

LMN HOUSING TYPES 4 TYPES REQUIRED	QUANTITY (BUILDINGS)	ELEVATION DIVERSITY REQ / PROVIDED	ELEVATION VARIATIONS
1. 8 - 12 UNIT MULTI-FAMILY	220 = 50%	3 / 5	(15) 12 UNIT FLATS W/ 3 ELEV OPTIONS (5) 8 UNIT STACKED W/ 2 ELEV OPTIONS
2. 5 - 7 UNIT MULTI-FAMILY	57 = 13%	3 / 3	(2) SIX UNIT ROWHOUSE (9) FIVE UNIT ROWHOUSE
3. 3 - 4 UNIT MULTI-FAMILY	24 = 5%	1 / 1	(6) FOUR UNIT ROWHOUSE
4. SINGLE FAMILY ATTACHED	139 = 32%	3 / 3	(11) EIGHT UNIT BUILDINGS (6) SIX UNIT BUILDINGS (3) FIVE UNIT BUILDINGS
TOTAL	440 = 100%	10 / 12	
CLUBHOUSE - 1 STORY	1 BLDG	N/A	CLUBHOUSE

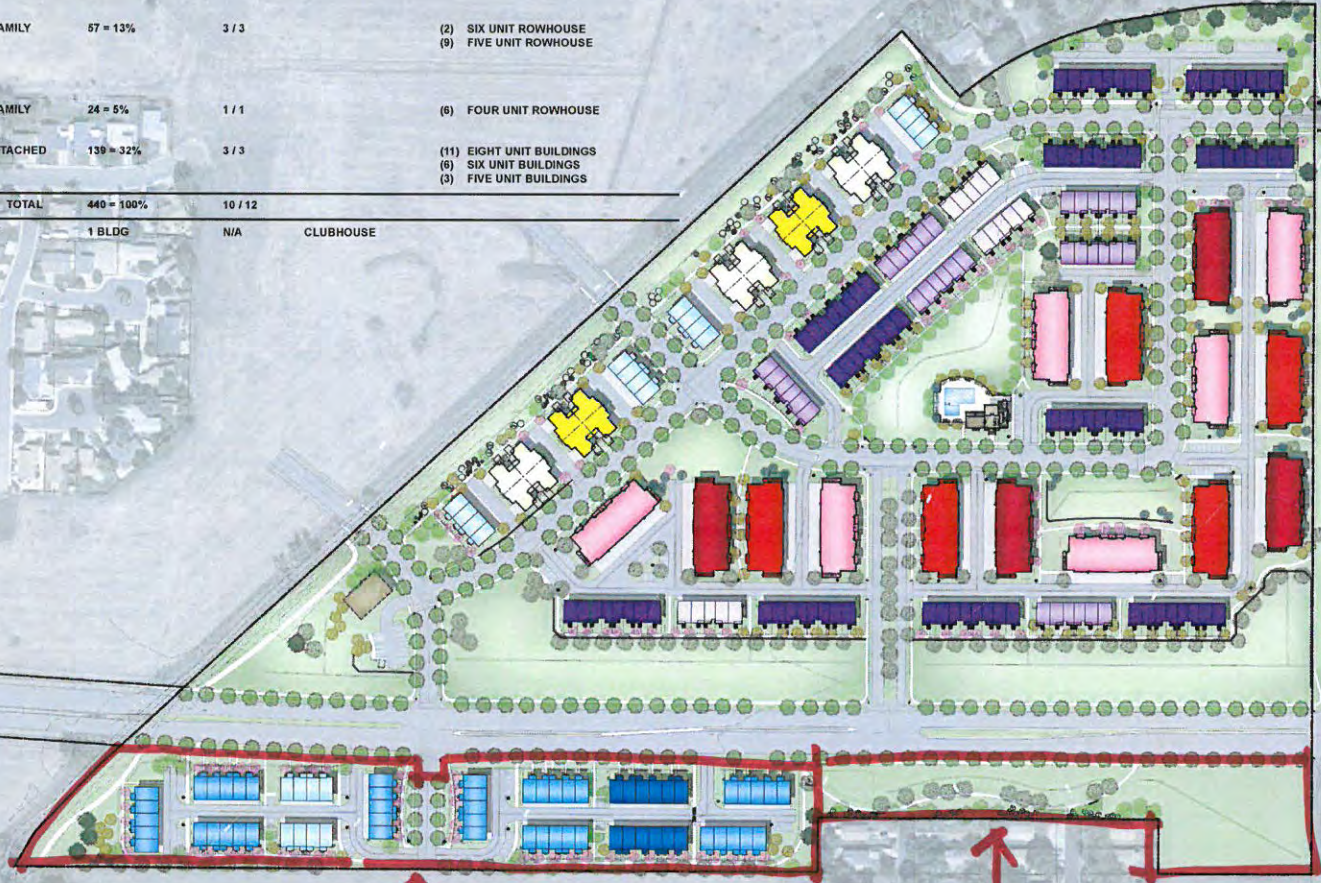
Building Elevation Types



PRODUCT DESCRIPTION / DENSITY - PDP

LMN BUILDING TYPES	BUILDING DESCRIPTION	# OF UNITS	% OF UNITS
01 - 8-12 FLAT (M.F.) 17 BUILDINGS - 25%	FLATS (CONDOMINIUMS) (15) 12 UNIT BUILDINGS	180 UNITS	40.9%
02 - 5-7 FLAT (M.F.) 17 BUILDINGS - 36%	ROW HOUSES (CONDOMINIUMS) 4 - 6 UNITS PER BLDG. (2) SIX UNIT BUILDINGS (5) FIVE UNIT BUILDINGS (5) FOUR UNIT BUILDINGS	81 UNITS	18.2%
03 - 3-4 FLAT (M.F.) 5 BUILDINGS - 9%	RESIDENCES (CONDOMINIUMS) (5) EIGHT BUILDINGS	43 UNITS	9.8%
04 - SINGLE FAMILY ATTACHED 57 P.A. 28 BUILDINGS - 13%	BROWNSTONES (FEE SIMPLE) 5 - 8 UNITS PER BLDG. (11) EIGHT UNIT BUILDINGS (6) SIX UNIT BUILDINGS (3) FIVE UNIT BUILDINGS	139 UNITS	31.5%
05 - RESIDENTIAL BARRIO USE	BARRIO USE 25% FLOOR, 2.5M SF RETAIL 25% FLOOR, 100% (2) ONE BEDROOM APARTMENT UNITS	2 UNITS	0.5%

Area Coverage	SQUARE FEET	% CP	NORTHFIELD TOTAL -
IMAGING FOOTPRINTS	117,575	9.8	56 BUILDINGS
LANDSCAPE OPEN SPACE	1,100,000	94.1	442 UNITS
PROCESSED LANDSCAPING	60,000	5.1	55.3 acres = 8.0 Acre (Gross)
ROADWAYS/LANDSCAPE	301,000	2.5	
TOTAL AREA	2,418,575	100	
DEDICATION OF PUBLIC ROW (1)	250,000	11.6	



6.5 ACRES

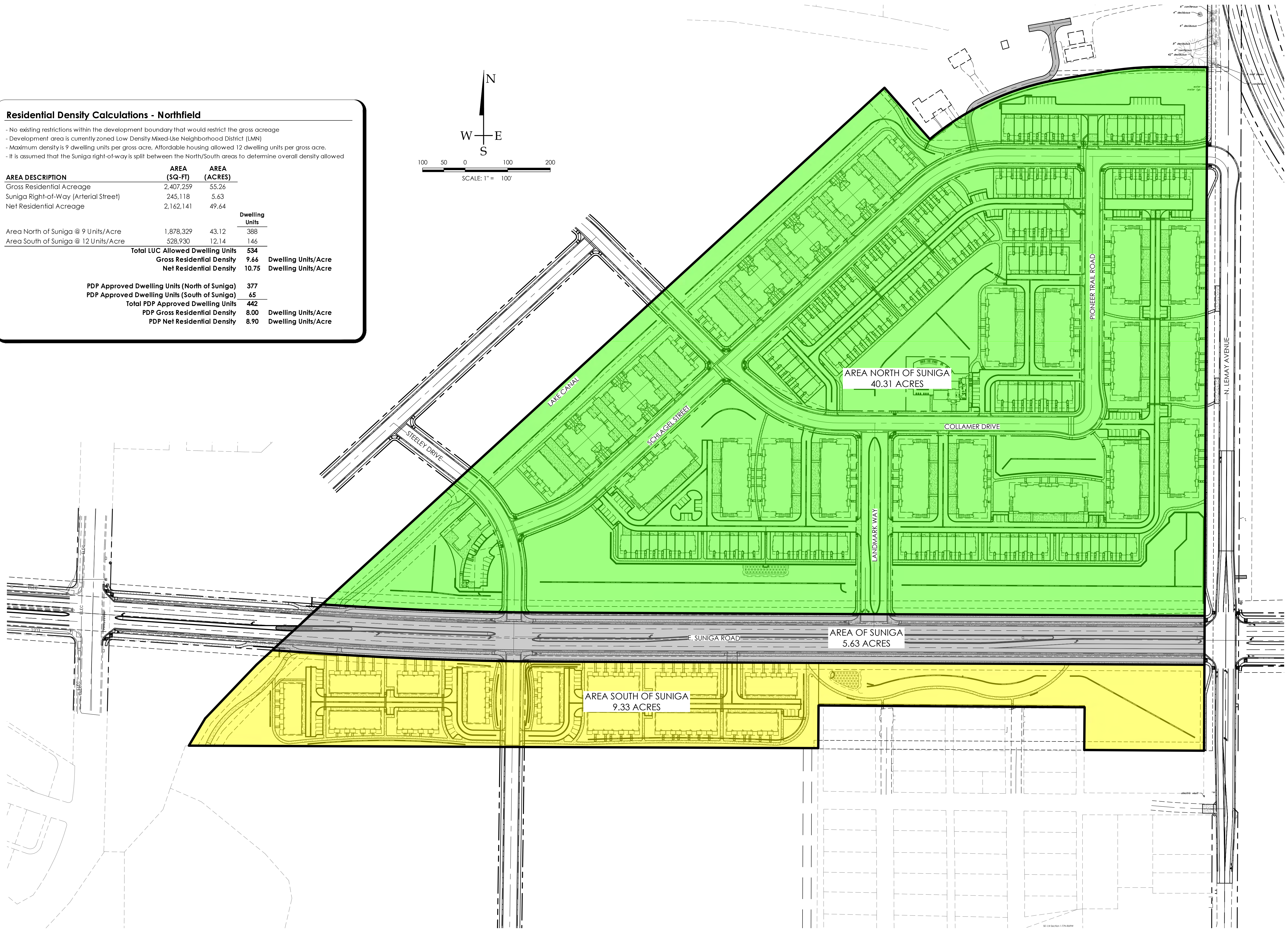
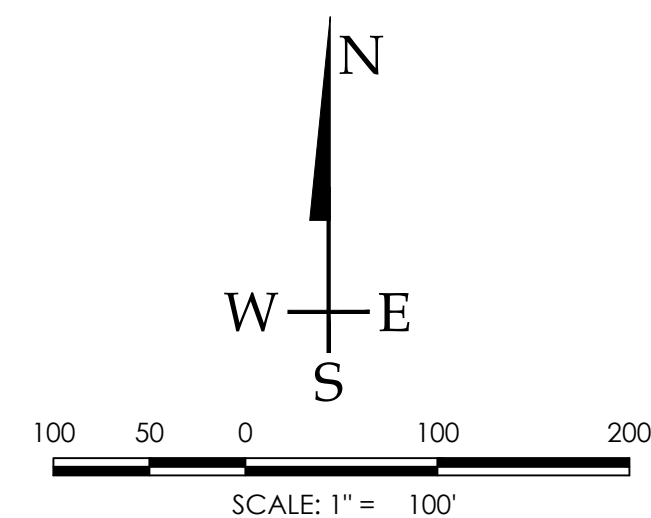
ADJ'S
2.7 ACRES

NORTHFIELD MULTI-FAMILY

Residential Density Calculations - Northfield

- No existing restrictions within the development boundary that would restrict the gross acreage
- Development area is currently zoned Low Density Mixed-Use Neighborhood District (LMN)
- Maximum density is 9 dwelling units per gross acre. Affordable housing allowed 12 dwelling units per gross acre.
- It is assumed that the Suniga right-of-way is split between the North/South areas to determine overall density allowed

AREA DESCRIPTION	AREA (SQ-FT)	AREA (ACRES)	Dwelling Units
Gross Residential Acreage	2,407,259	55.26	
Suniga Right-of-Way (Arterial Street)	245,118	5.63	
Net Residential Acreage	2,162,141	49.64	
Area North of Suniga @ 9 Units/Acre	1,878,329	43.12	388
Area South of Suniga @ 12 Units/Acre	528,930	12.14	146
Total LUC Allowed Dwelling Units			534
Gross Residential Density			9.66 Dwelling Units/Acre
Net Residential Density			10.75 Dwelling Units/Acre
PDP Approved Dwelling Units (North of Suniga)			377
PDP Approved Dwelling Units (South of Suniga)			65
Total PDP Approved Dwelling Units			442
PDP Gross Residential Density			8.00 Dwelling Units/Acre
PDP Net Residential Density			8.90 Dwelling Units/Acre



NO.	REVISION	BY	DATE

NORTHFIELD
RESIDENTIAL AREA & DENSITY

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:
REVIEW SET NOT FOR CONSTRUCTION
 FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES
 DATE: 11/4/19
 SCALE (H): 1" = 100'
 SCALE (V): N/A
 DRAWN BY: JTC
 CHECKED BY: JTC
 HDS PROJECT #: 18-1000-00



2 WEST ELEVATION
ELEV1 SCALE: 3/16" = 1'-0"



3 PERSPECTIVE VIEW
ELEV1 SCALE: 1/2" = 1'-0"



1 NORTH ELEVATION
ELEV1 SCALE: 3/16" = 1'-0"





2 EAST ELEVATION
ELEV2 SCALE: 3/16" = 1'-0"



3 PERSPECTIVE VIEW
ELEV2 SCALE: 1/2" = 1'-0"



1 SOUTH ELEVATION
ELEV2 SCALE: 3/16" = 1'-0"





2 WEST ELEVATION
ELEV3 / SCALE: 3/16" = 1'-0"



3 PERSPECTIVE VIEW
ELEV3 / SCALE: 12" = 1'-0"



1 NORTH ELEVATION
ELEV3 / SCALE: 3/16" = 1'-0"





2 EAST ELEVATION
ELEV4 SCALE: 3/16" = 1'-0"



3 PERSPECTIVE VIEW
ELEV4 SCALE: 1/2" = 1'-0"

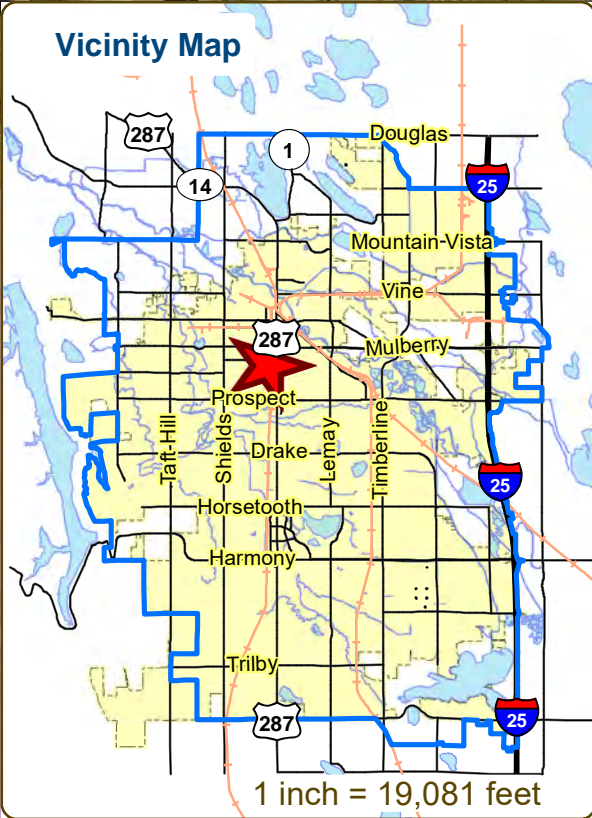


1 SOUTH ELEVATION
ELEV4 SCALE: 3/16" = 1'-0"



718 S. College Ave. Mixed-Use

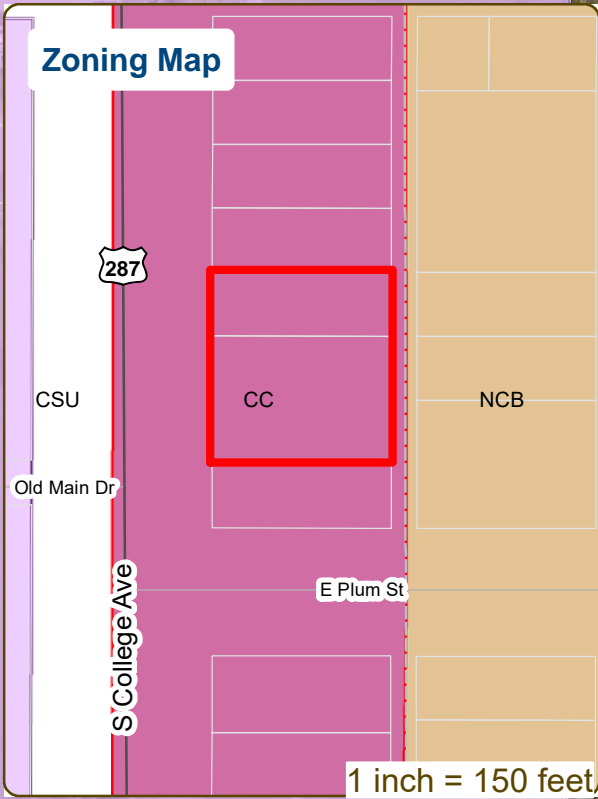
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

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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) _____

Matt Rankin / Consultant w/ r4 Architects, Inc.; Todd Parker / Consultant w/ Waypoint Real Estate

Business Name (if applicable) r4 Architects, Inc. / Waypoint Real Estate

Your Mailing Address 226 Remington St., Ste. 3, Fort Collins, CO 80524

Phone Number 970-224-0630 Email Address matt@r4architects.com; tparker@waypointre.com

Site Address or Description (parcel # if no address) 718, 720, 722 and 724 S College Avenue, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Demolition of 718, 720, 722 and 724 S College and construction

of a new, 3-story mixed use building of approximately 23,300 GSF to include S2-open parking garage and building circulation

on 1st level, Short term rental units (R1) and Office (Dental) (B occupancy) on 2nd and short term rental units (R1) on 3rd.

Proposed Use Mixed-use: S2 (open), R1 and B Existing Use B and vacant Single Family residences

Total Building Square Footage 23,300 GSF S.F. Number of Stories 3 Lot Dimensions 140' x 150'

Age of any Existing Structures Varies per Larimer County: 1901 and 1972 with remodels - Not deemed historic

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 [x] 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 +/- 25% _____ S.F.

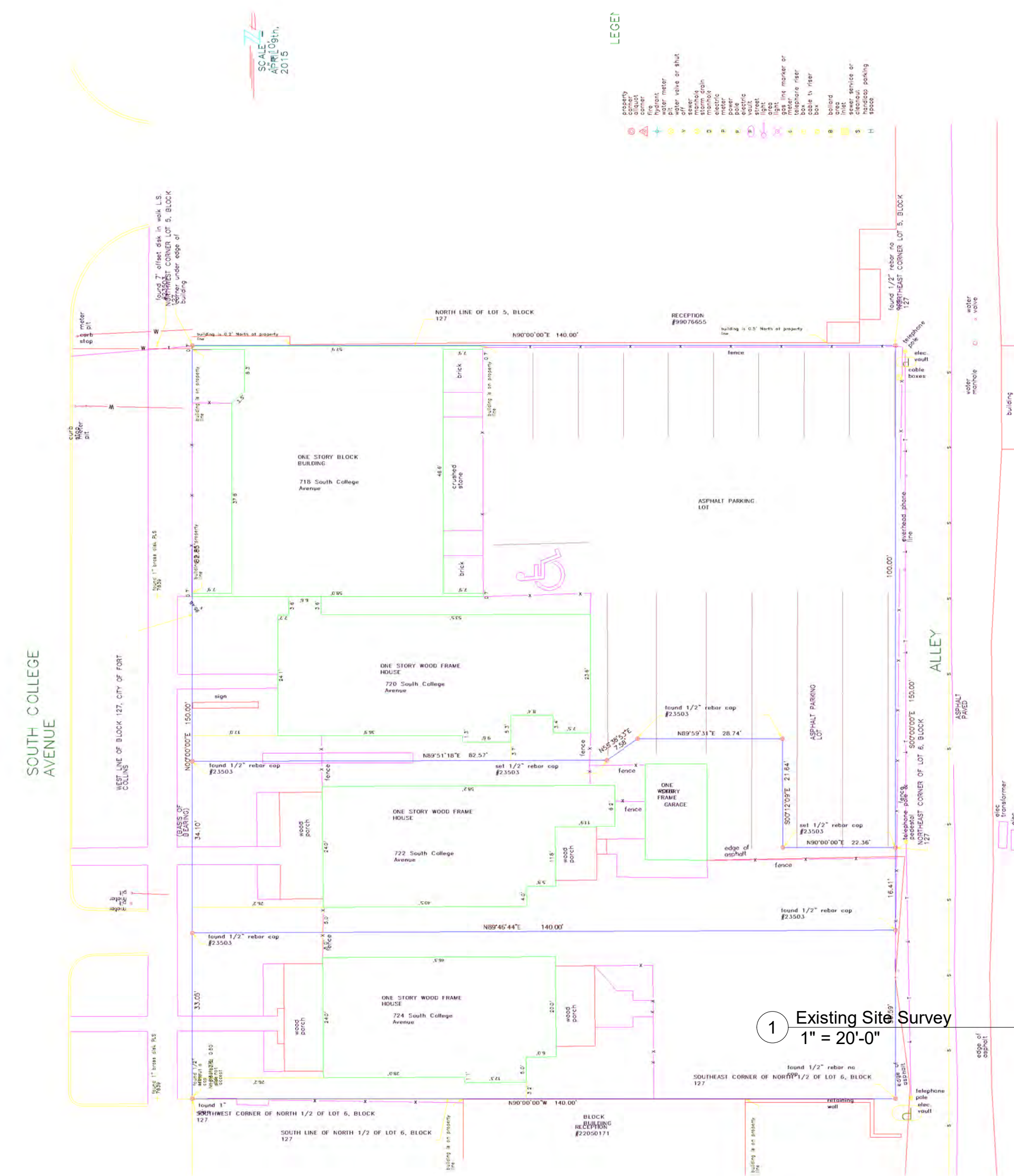
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



2 Site Aerial
 1" = 1'-0"



1 Existing Site Survey
 1" = 20'-0"

Project Issuance

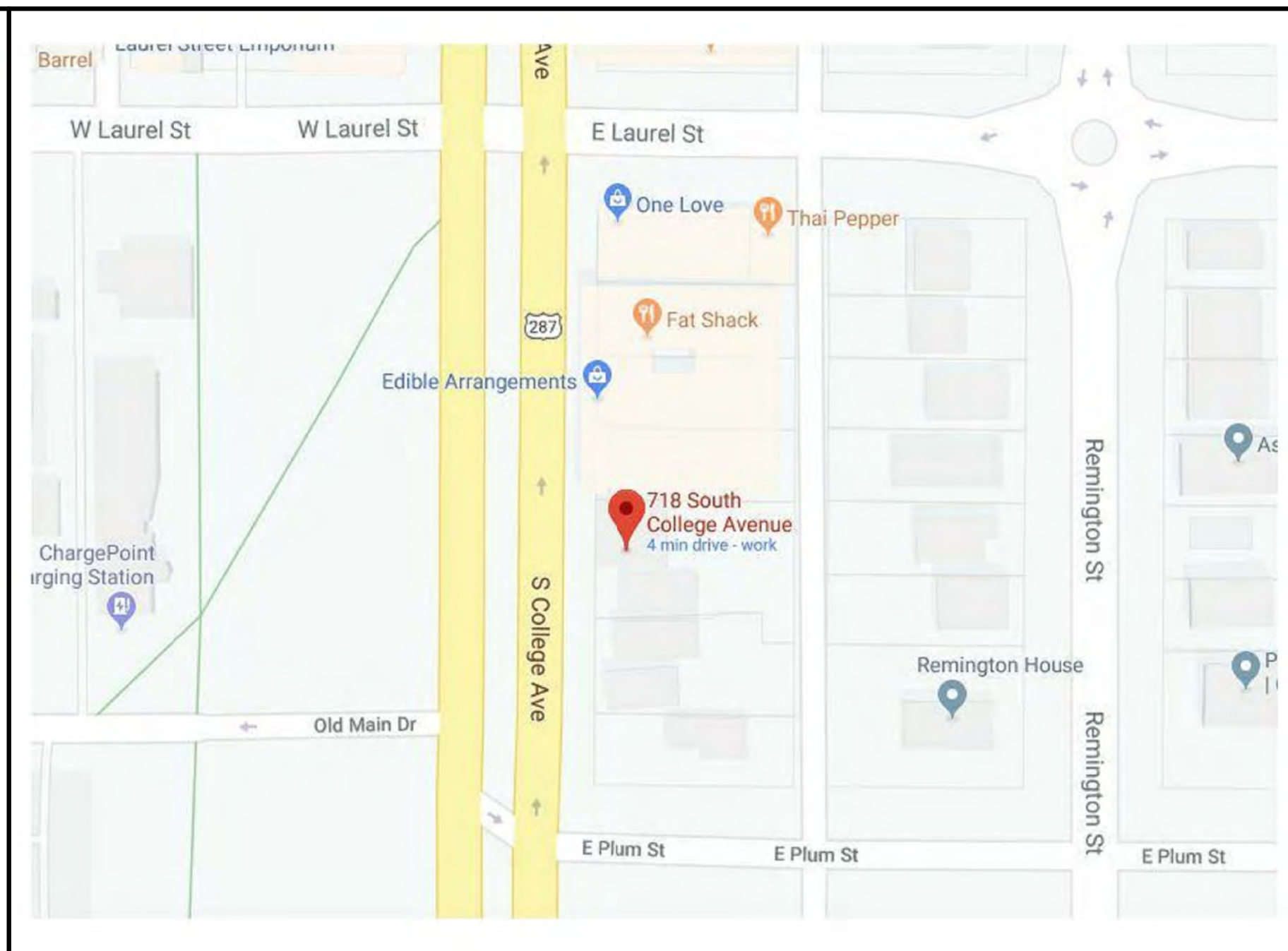
No.	Description	Date
1	Concept Review Submittal	Nov. 25, 2019

PROJECT SCOPE

The 718 South College project is a proposed, 3-story, mixed-use project consisting of structured parking, medical office (Dental Clinic) and short-term rental units on three floors. The site(s) are currently owned by a single entity and 718 and 720 are occupied by Alpine Dental. Proposed development plans shall include the following:

- The project shall include the demolition of 718, 720, 722 and 724 South College business and single family occupancies. The subject sites shall be replatted to a single lot.
- Construction of a new, 3-story project to include:
 - Ground floor parking, bike parking, public space and building entry/circulation and services.
 - Parking shall include forty-two (42) parking stalls including:
 - forty-one (41) full-size parking stalls including two (2) handicapped, van accessible stalls and
 - one (1) Compact parking stall.
 - Bike parking including 4 secured bike storage lockers
 - Public amenity space
 - Building access and vertical circulation components
 - Building services to include electrical, water and fire suppression rooms
 - Trash / Recycling
 - 2nd Level
 - Medical Office: 6,081 GSF dental clinic for Alpine Dental
 - Building circulation
 - Three (3) 1-bedroom short term rental units
 - Two (2) 2-bedroom short term rental units
 - 3rd Level
 - Building circulation and services
 - Five (5) 1-bedroom short term rental units
 - Four (4) 2-bedroom short term rental units
- Parking and Bike Parking shall be provided as represented and outlined on the architectural site plan contained here-in.
- Occupancy Types:**
 - R1 - Short term transient rental
 - B - Office (Dental Clinic)
 - S-2 Open Parking garage
- Construction Type:**
 - 2nd and 3rd Level: Type V-B, fully sprinkled over 2-hr platform framing
 - 1st Level: Type II-B, fully sprinkled

VICINITY PLAN

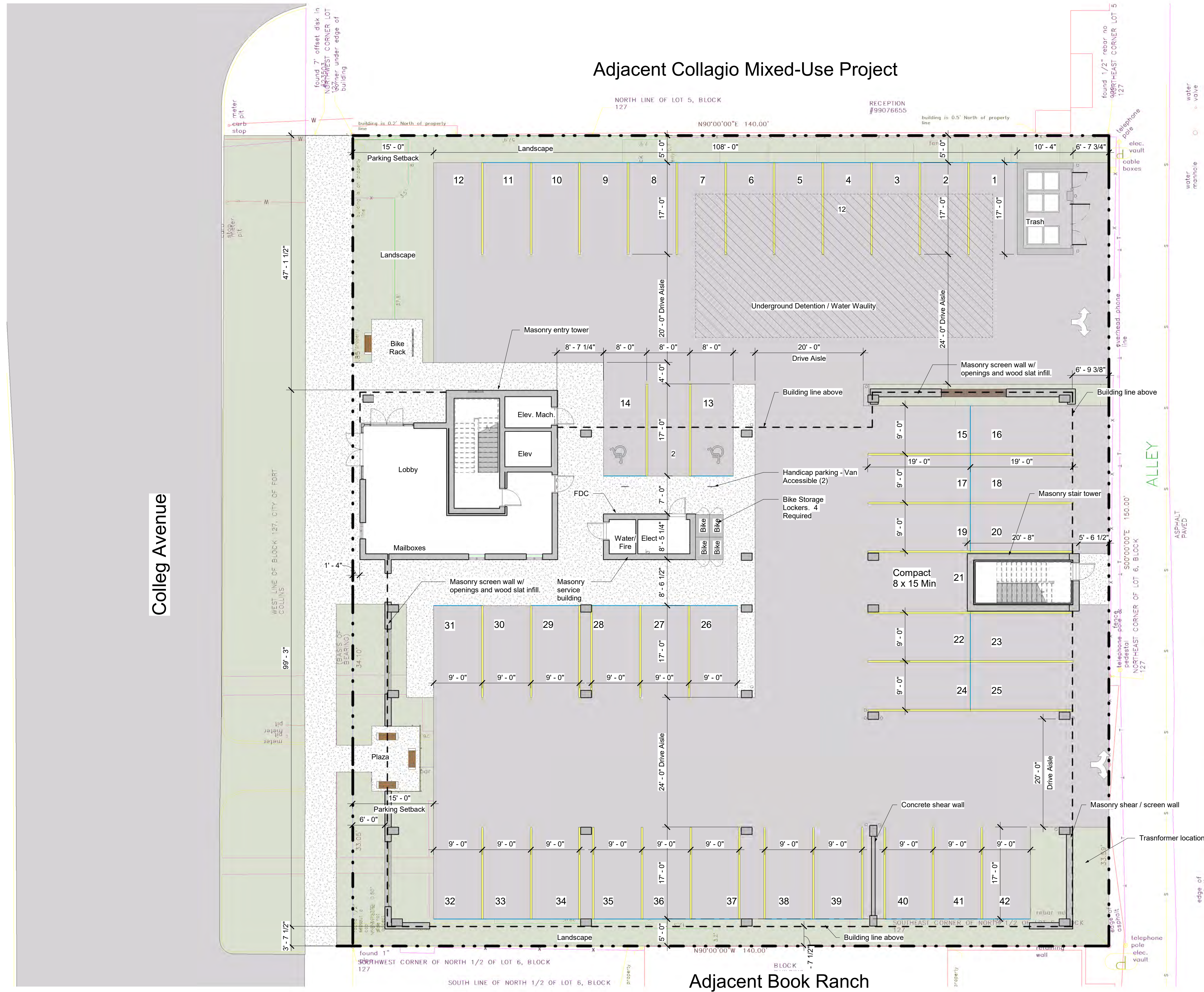


718 S College Mixed-Use

718 South College Avenue
 Fort Collins, CO 80524

Concept Review
 Nov. 25, 2019

Adjacent Collagio Mixed-Use Project



Offstreet Parking Requirements

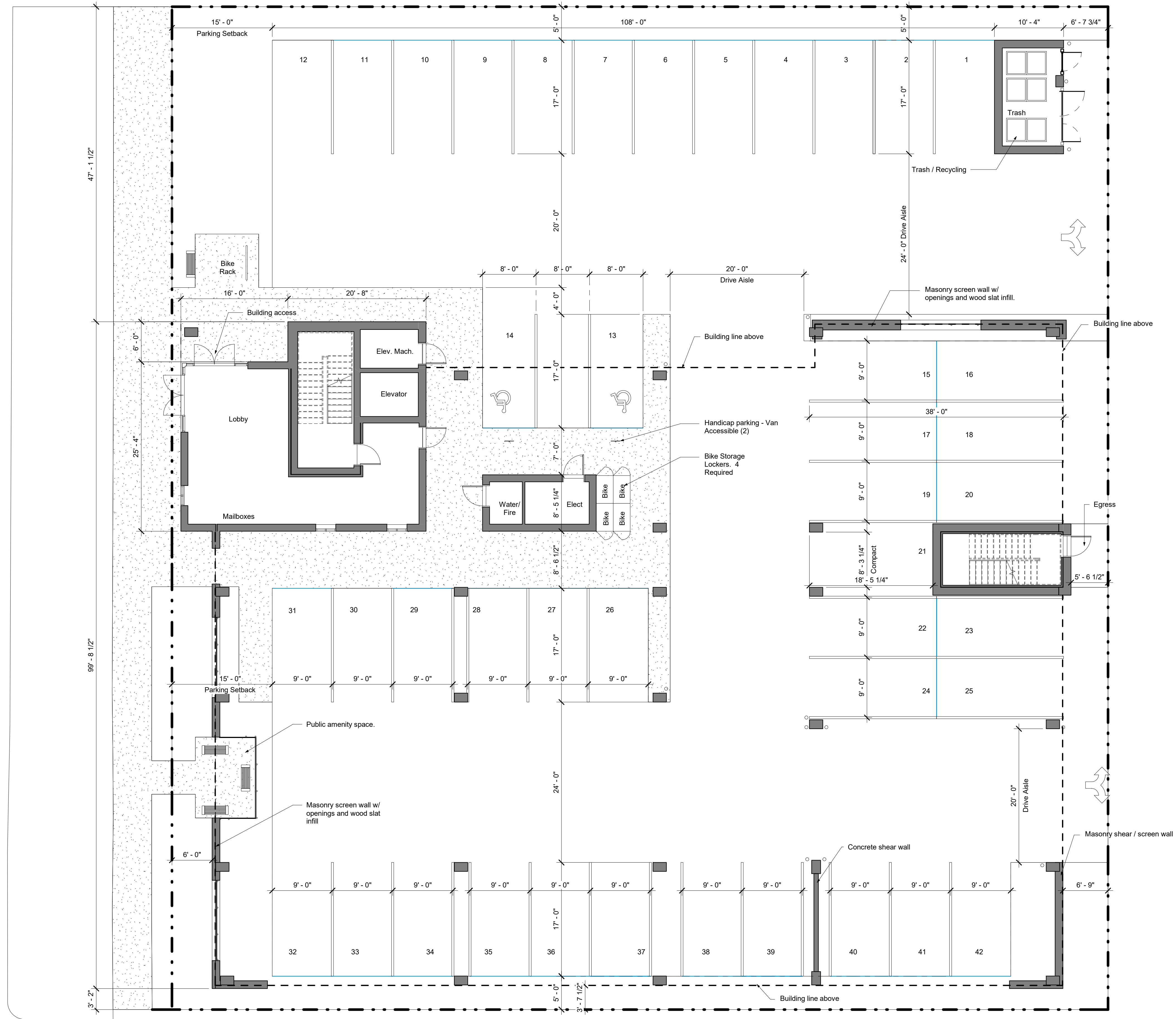
	Secured	Regular
Bikes:		
• Lodging 1 space per 4 units:		
• 14 units/4 = 4 Spaces Required	3	1
• 60% / 40%		
• Medical Office 1 space per 4,000 SF w/ Min 4		
• 6081/4000 = 1.52 4 Spaces Required	1	3
• 20% / 80%		
TOTAL	4 Secured	4 Regular

Parking:

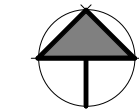
	Required	Provided
• Short Term Rental: 1-2 bedrooms = 1 Required	14	14
• 14 1&2 Bedroom Units		
• Medical Office: 2 / 1,000 s.f. Min OR 4.5 / 1,000k Max	13	28 (4.44 / 1,000)
• 6081 SF Office		
TOTAL	27	42 provided

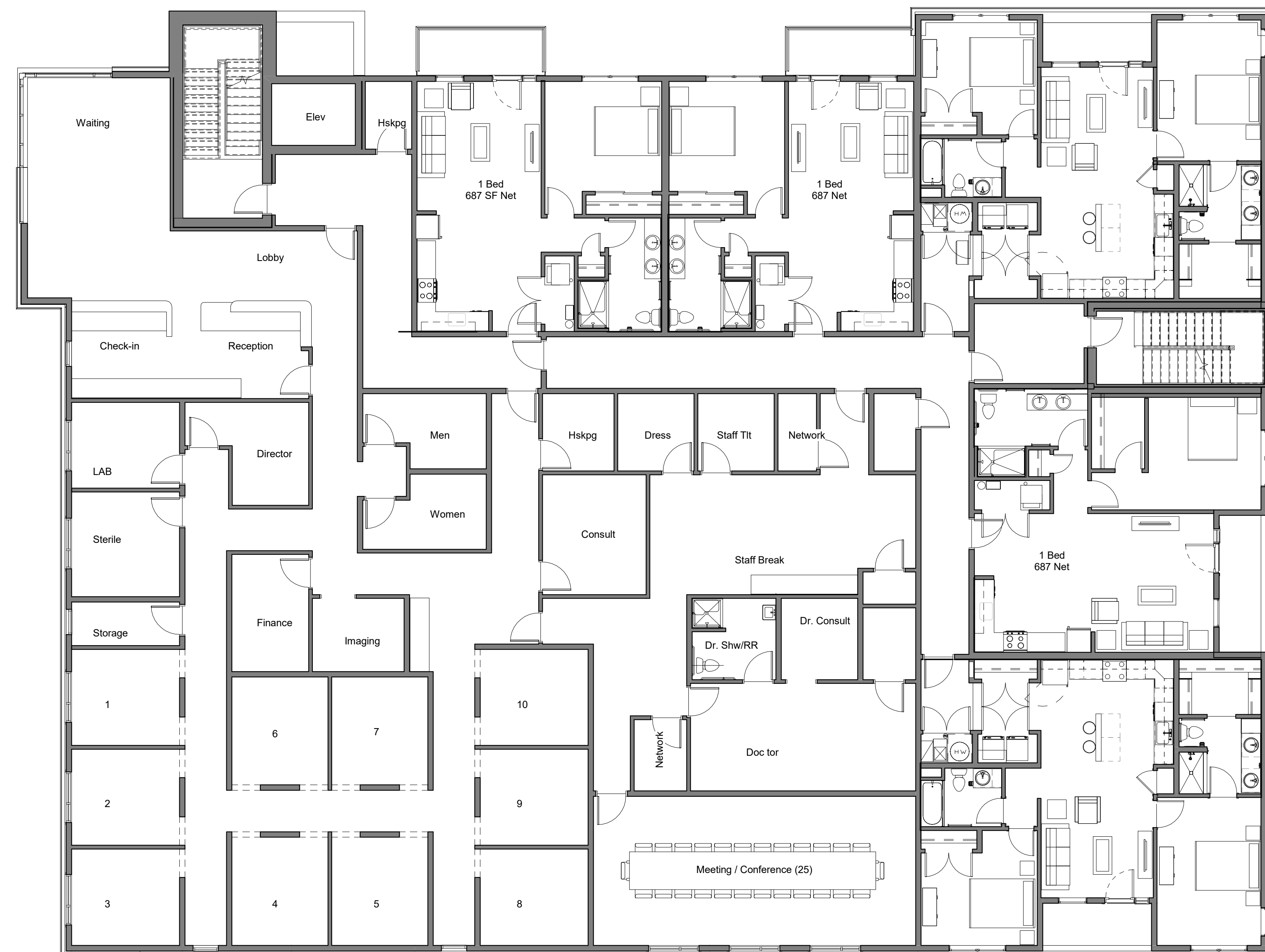
○ Off-Street Parking Requirements
12" = 1'-0"

1 00 - Architectural Site Plan
1" = 10'-0"



1 01 - First Floor Plan
1/8" = 1'-0"



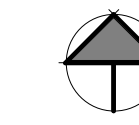


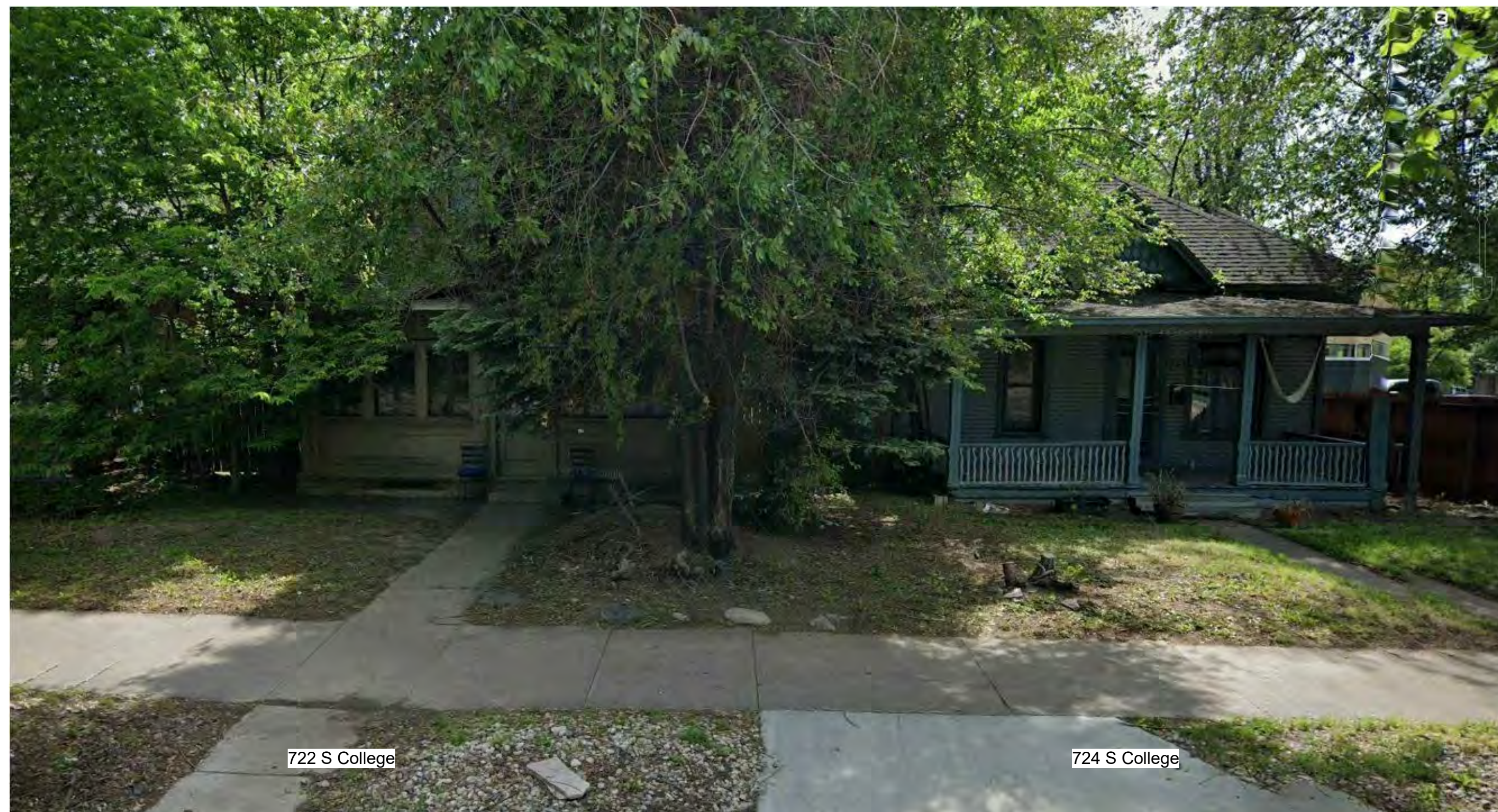
① 02 - Second Floor Plan
1/8" = 1'-0"





① 03- Third Level
1/8" = 1'-0"

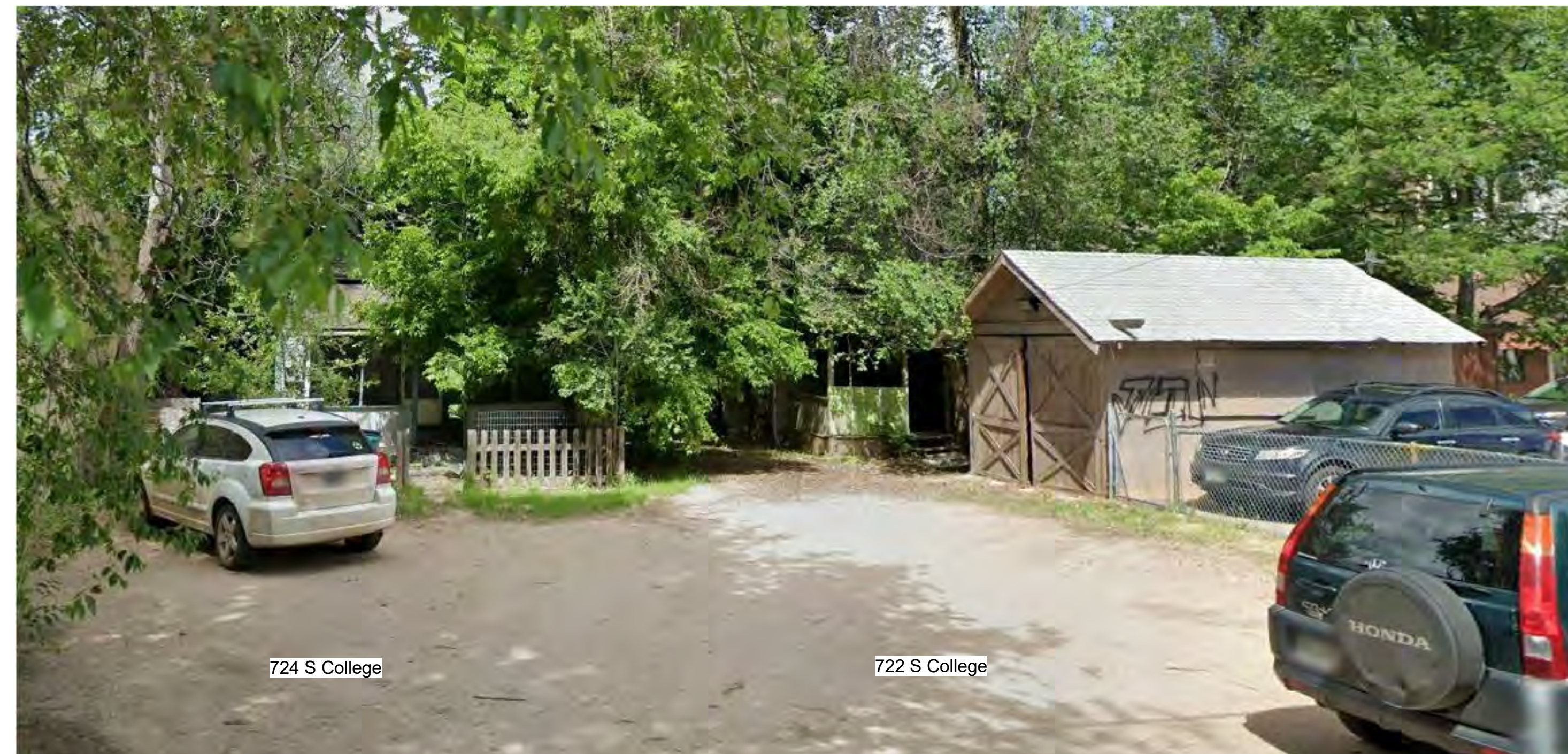




3 722 and 724 Front Elev
1/2" = 1'-0"



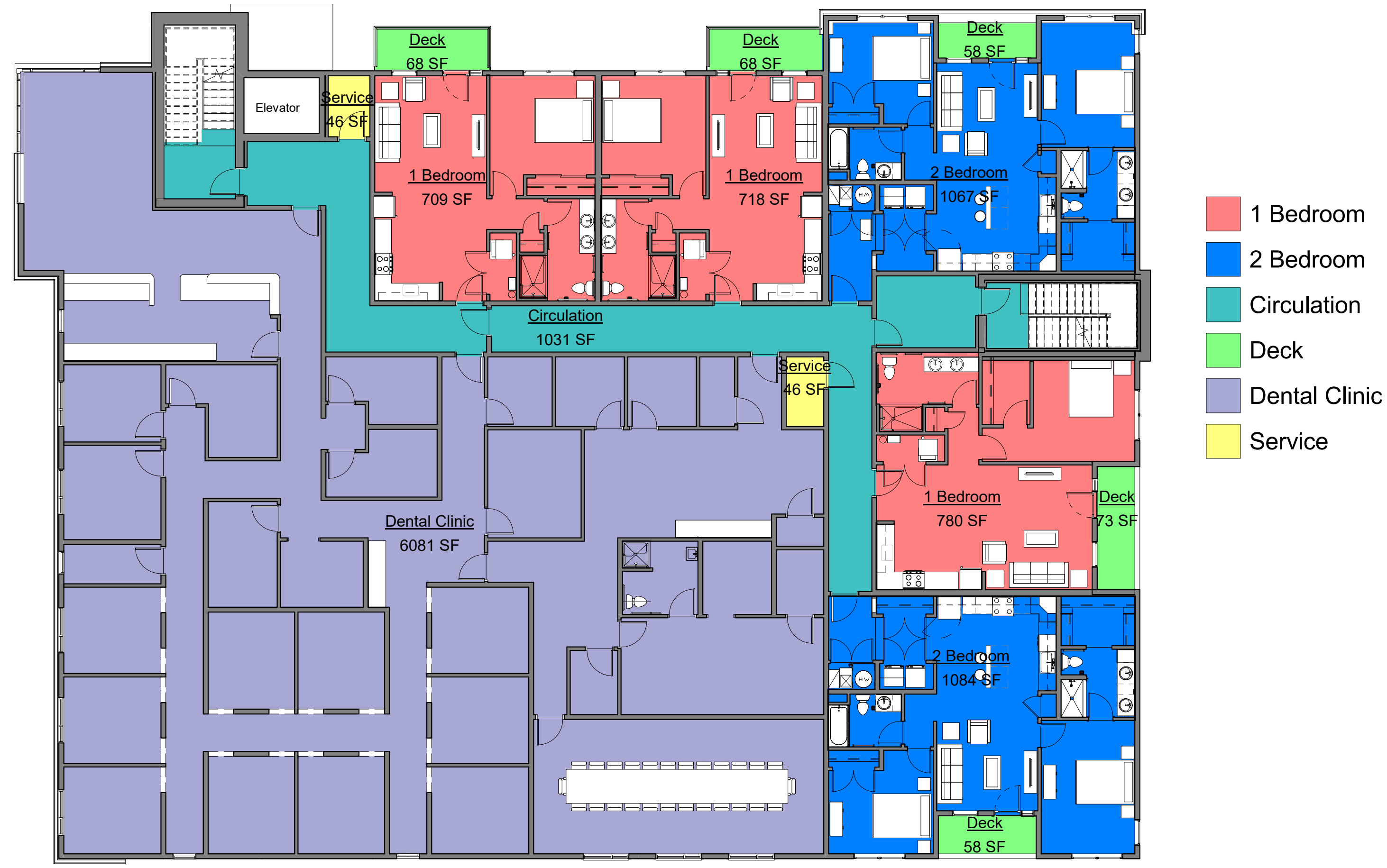
1 718 and 720 Front Elevation
1/2" = 1'-0"



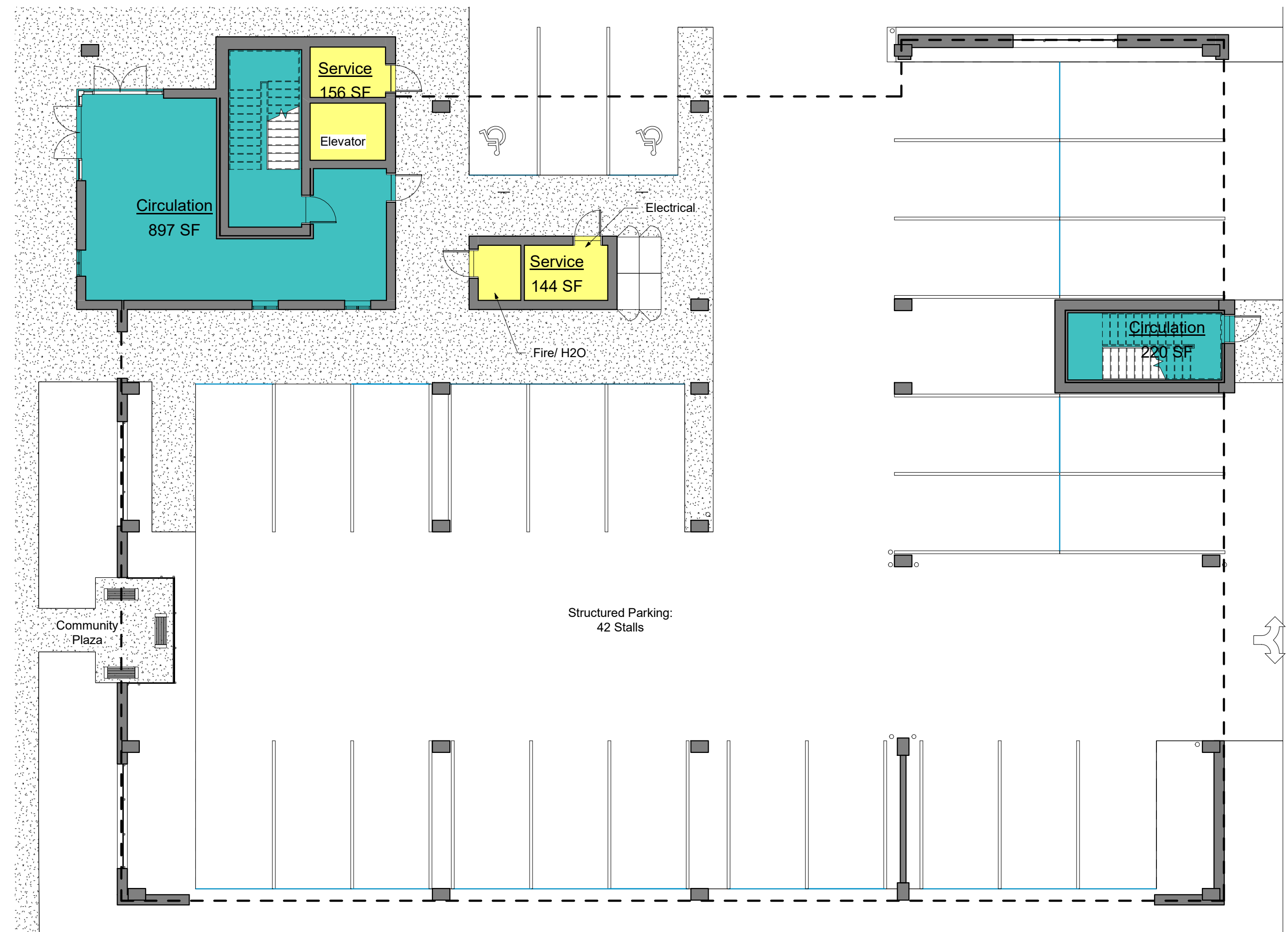
4 722 and 724 Back Elevation
1/2" = 1'-0"



2 718, 720 and 722 Back Elevation
1/2" = 1'-0"



02 - Second Floor Plan
3/32" = 1'-0"



01 - First Floor Plan
3/32" = 1'-0"

- 1 Bedroom
- 2 Bedroom
- Circulation
- Deck
- Dental Clinic
- Service

Area Schedule (Gross Building)		
Level	Name	Area
01 - First Floor Plan	Circulation	897 SF
01 - First Floor Plan	Service	144 SF
01 - First Floor Plan	Circulation	220 SF
01 - First Floor Plan	Service	156 SF
02 - Second Floor Plan	Dental Clinic	6081 SF
02 - Second Floor Plan	Circulation	1031 SF
02 - Second Floor Plan	Service	46 SF
02 - Second Floor Plan	1 Bedroom	709 SF
02 - Second Floor Plan	1 Bedroom	718 SF
02 - Second Floor Plan	2 Bedroom	1067 SF
02 - Second Floor Plan	1 Bedroom	780 SF
02 - Second Floor Plan	2 Bedroom	1084 SF
02 - Second Floor Plan	Deck	73 SF
02 - Second Floor Plan	Deck	58 SF
02 - Second Floor Plan	Deck	58 SF
02 - Second Floor Plan	Deck	68 SF
02 - Second Floor Plan	Deck	68 SF
02 - Second Floor Plan	Service	46 SF
03- Third Level	Circulation	1275 SF
03- Third Level	1 Bedroom	709 SF

Area Schedule (Gross Building)		
Level	Name	Area
03- Third Level	1 Bedroom	718 SF
03- Third Level	2 Bedroom	1067 SF
03- Third Level	1 Bedroom	740 SF
03- Third Level	1 Bedroom	740 SF
03- Third Level	1 Bedroom	780 SF
03- Third Level	2 Bedroom	1093 SF
03- Third Level	2 Bedroom	1091 SF
03- Third Level	2 Bedroom	1093 SF
03- Third Level	Service	45 SF
03- Third Level	Service	88 SF
03- Third Level	Deck	73 SF
03- Third Level	Deck	58 SF
03- Third Level	Deck	59 SF
03- Third Level	Deck	58 SF
03- Third Level	Deck	68 SF
03- Third Level	Deck	68 SF
03- Third Level	Deck	68 SF
03- Third Level	Deck	68 SF
03- Third Level	Deck	58 SF
Grand total:	39	23320 SF



03- Third Level
3/32" = 1'-0"



718 S College Mixed-Use

Project Number: 2019-53

Concept Review Application



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