



Strength in **design**. Strength in **partnership**. Strength in **community**.

## Conceptual Review Application

6/28/13

### Description of Proposal

The project will consist of two separate buildings with multiple uses. The first building will be located at 111 Meldrum Street where there is a current office building. This current building will be deconstructed and razed in preparation for a new office building that will be six stories high with a basement and approximately 42,000 SF. The second building will be located directly to the south of this new office building and be built on what is currently an on grade parking lot at the parcel #, *Lots 1-5, Block 81 (a portion of Savings Building Condominiums)*. This new building will be approximately 30,500 SF that will be a 2 story retail/office/restaurant building along Meldrum Street with a useable roof top area. Additionally, a four story parking structure accommodating approximately 450 vehicles at 148,500 SF will be located 'behind' the west of this commercial/mixed use building. The parking structure and the commercial building will share an adjacent wall/structure. In conjunction with these added buildings the streetscape being proposed will be greatly enhanced for a pedestrian friendly feel along the west side of Meldrum Street and wrapping around Oak Street to the west along the frontage of all the new building(s).

The goal of the buildings is to integrate into Fort Collins' downtown fabric. Conceptually, the 111 Meldrum building's design is derived from the idea of an innovative office building (upper floors) being inserted into a historical wrapper (lower brick floors).

#### 111 Meldrum Street Building

- Use: Office
- SF: 42,000
- # of Stories: 6
- Lot Dimensions: 75' x 130'

#### Lots 1-5, Block 81 (a portion of Savings Building Condominiums) Building(s)

- Use: Mixed use consisting of commercial/retail and parking structure
  - Mixed Use:
    - SF: 30,500
    - # of Stories: 2 with a usable roof top area
  - Parking Structure:
    - SF: 148,000
    - # of Stories: 4
- Lot dimensions: 190'x 250'

VAUGHT FRYE LARSON **architects**

401 W. Mountain Ave ■ Fort Collins, CO ■ 970.224.1191  
211 West 19<sup>th</sup> Street ■ Cheyenne, WY ■ 307.635.5710  
[www.theartofconstruction.com](http://www.theartofconstruction.com)

# CONCEPTUAL REVIEW PACKAGE FOR HEADQUARTERS OF BLUE OCEAN ENTERPRISES AND PARKING GARAGE WITH COMMERCIAL BUILDING



BLUE OCEAN  
ENTERPRISES

BLUE OCEAN HEADQUARTERS

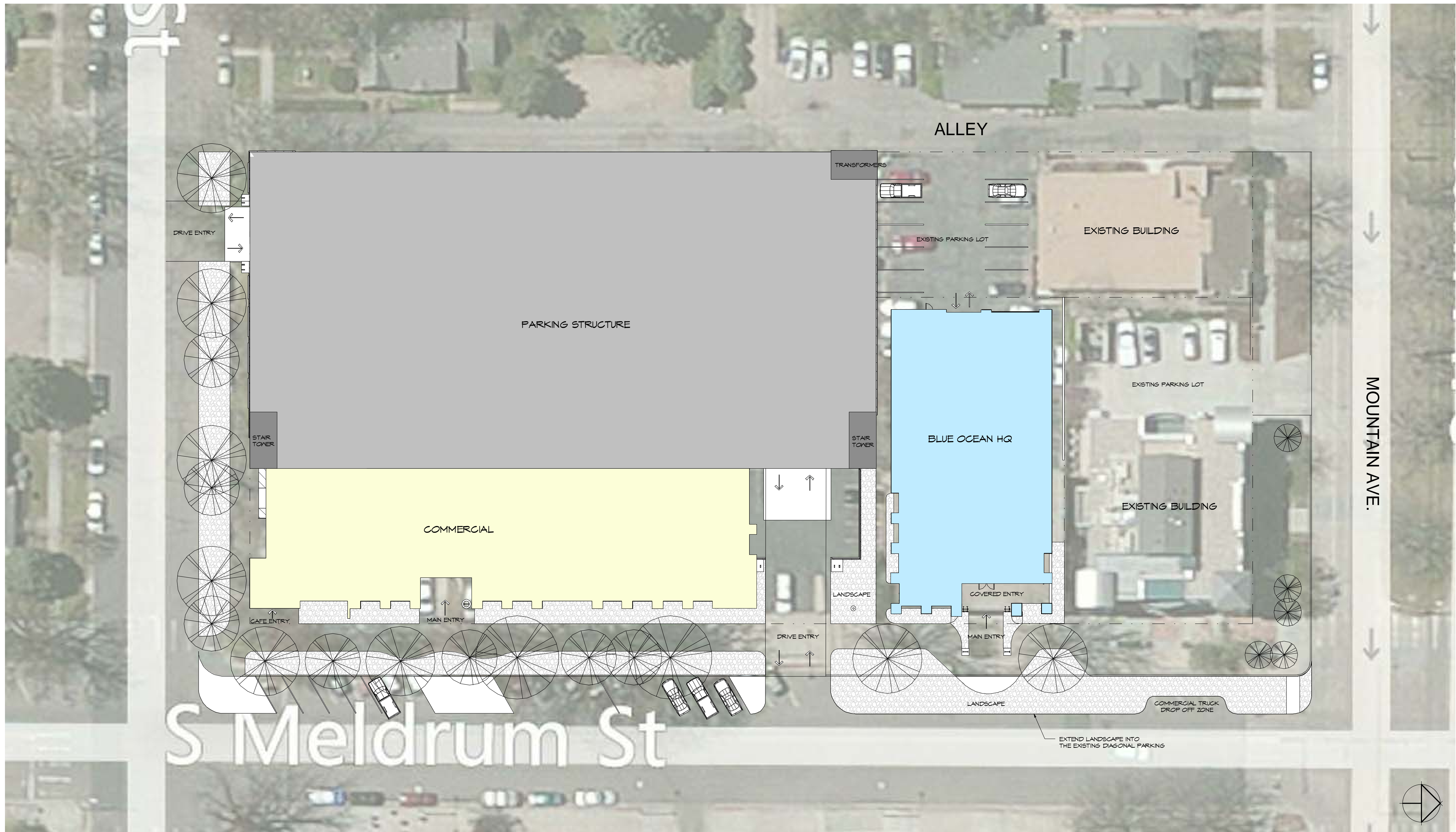


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2013-01 CONCEPTUAL DESIGN DRAWINGS  
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1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

# BLUE OCEAN HEADQUARTERS

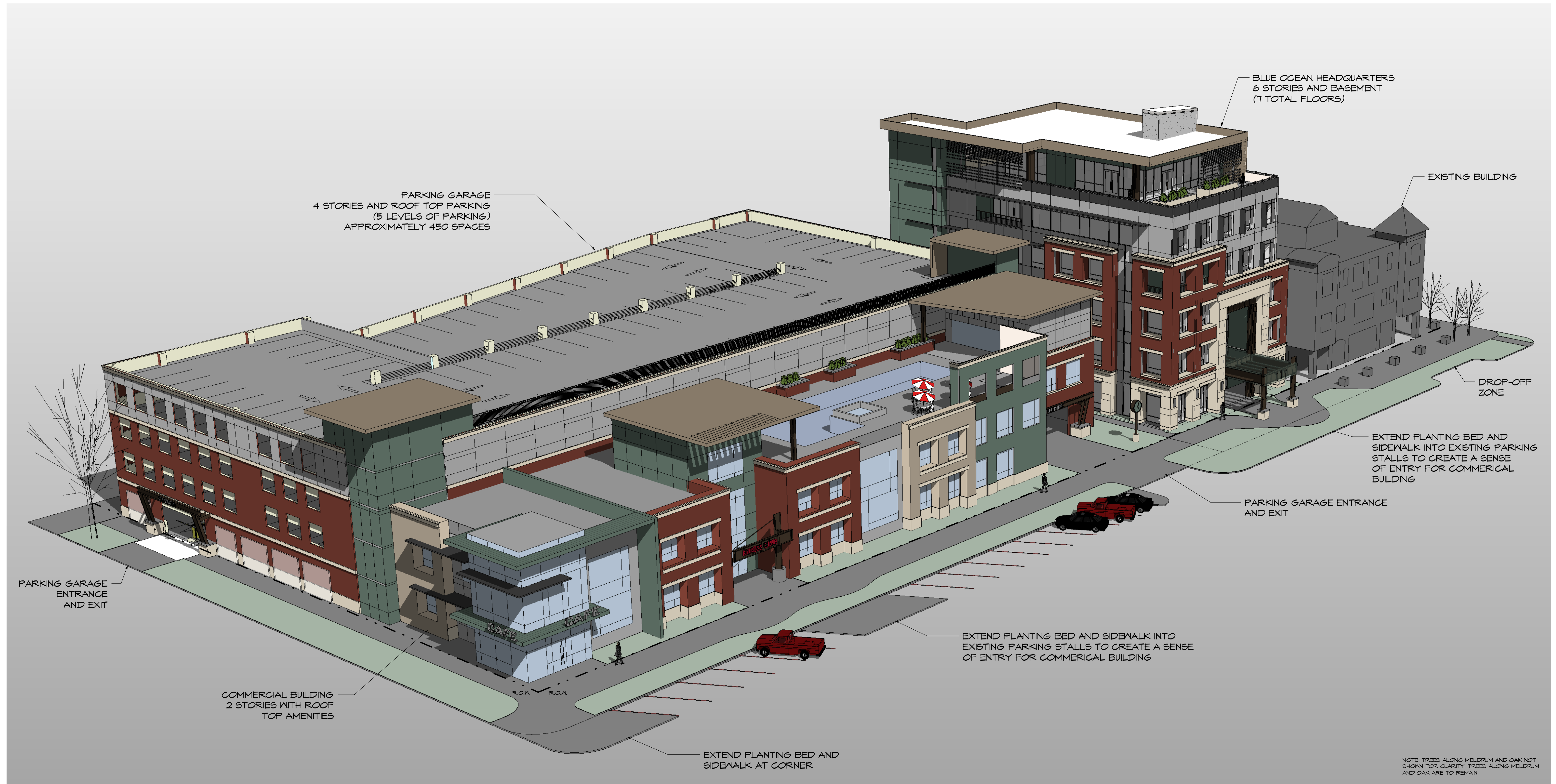


## OVERALL SITE PLAN

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Meldrum - CD MODEL.rvt

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1 SOUTHEAST CORNER

SCALE:

BLUE OCEAN HEADQUARTERS



AERIAL VIEW



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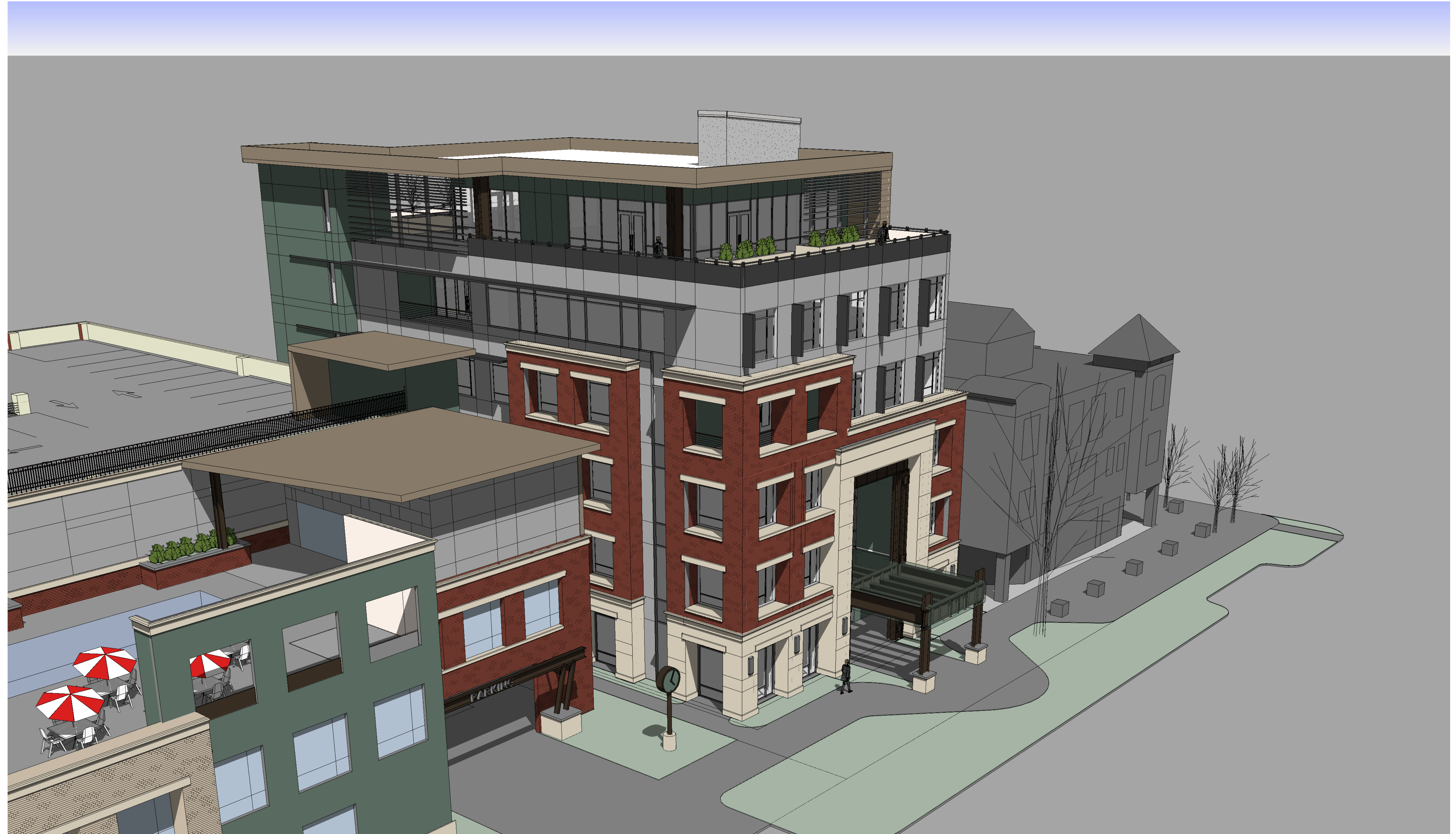
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**BLUE OCEAN HEADQUARTERS**



**LANDSCAPE IMAGE**

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1 SOUTHEAST CORNER

SCALE

# BLUE OCEAN HEADQUARTERS



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## PERSPECTIVES

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## BLUE OCEAN HEADQUARTERS

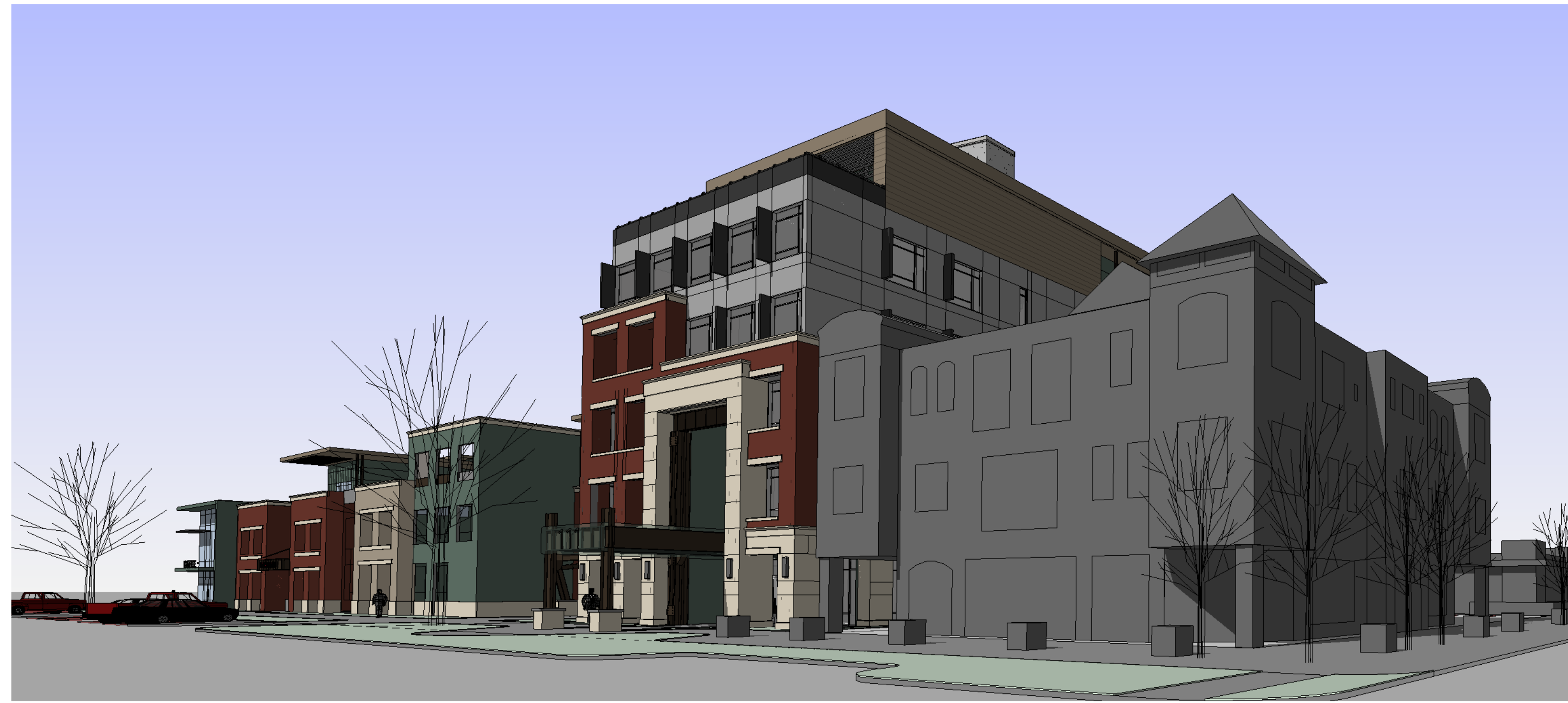


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## LANDSCAPE IMAGE

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3 Concept 3D view 3

SCALE:



1 Concept 3D View 1

SCALE:



2 Concept 3D View 2

SCALE:

# BLUE OCEAN HEADQUARTERS



## PERSPECTIVES



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3 Concept 3D view 7

SCALE:



2 Concept 3D view 6

SCALE:



1 Concept 3D view 4

SCALE:

# BLUE OCEAN HEADQUARTERS



## PERSPECTIVES



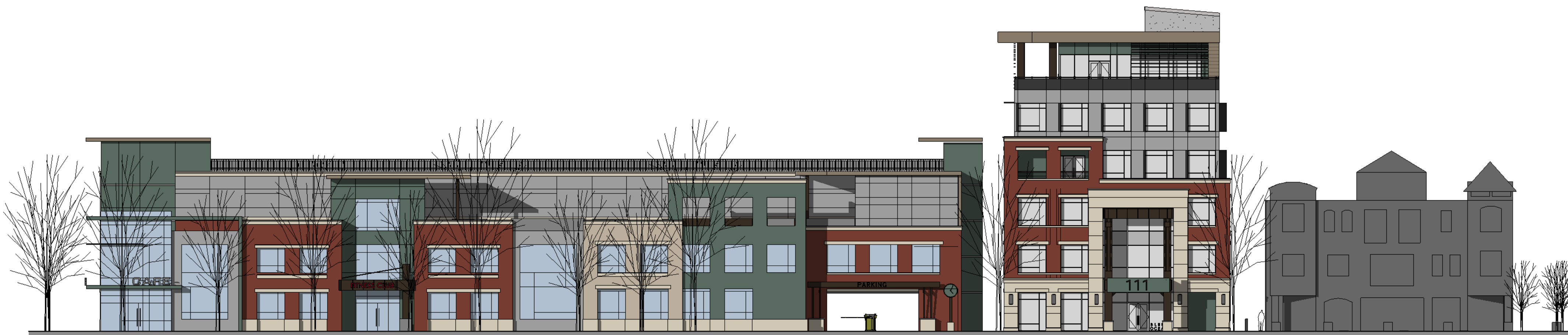
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3 Concept 3D View 8

SCALE:



1 MELDRUM ST. ELEVATION

SCALE: 1" = 20'-0"



2 EAST ELEVATION

SCALE: 1" = 10'-0"

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