



Planning, Development and  
Transportation  
Current Planning  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522-0580  
970.221.6750  
[www.fcgov.com/developmentreview](http://www.fcgov.com/developmentreview)

November 30, 2012

Dear Resident / Property Owner:

On Monday, December 17, 2012, at 5:15 p.m., in Conference Room A, 281 North College Avenue, a City of Fort Collins Hearing Officer will conduct a public administrative hearing to consider a new mixed-use building consisting of Otterbox offices and a restaurant at 331 South Meldrum (see map on reverse).

The project is proposing to demolish the mixed-use building at the northwest corner of South Meldrum Street and West Magnolia Street. In its place, the applicants propose to construct a new five-story, 54,000 square foot building consisting of brick and stone façade with architectural metal cladding and steel sunshades. The site is zoned Downtown (D) Canyon Avenue Subdistrict and offices and restaurants are permitted subject to an administrative review and approval (Type 1).

We value comments from the community and your input is an important part of the City's review of this proposal. For more information regarding this proposed project, please go to <http://www.fcgov.com/developmentreview/agendas.php>. There you will find this letter, a vicinity map, and the proposed site plans. Additionally, you may find it helpful to review the Citizens' Development Review Guide, available at <http://www.fcgov.com/developmentreview/citizenreview.php>. This guide may aid you in understanding your role in the development review process and how to provide effective input at the December 17<sup>th</sup> public hearing.

Additionally, the hearing notification list is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail them to me in word document format at [slorson@fcgov.com](mailto:slorson@fcgov.com).

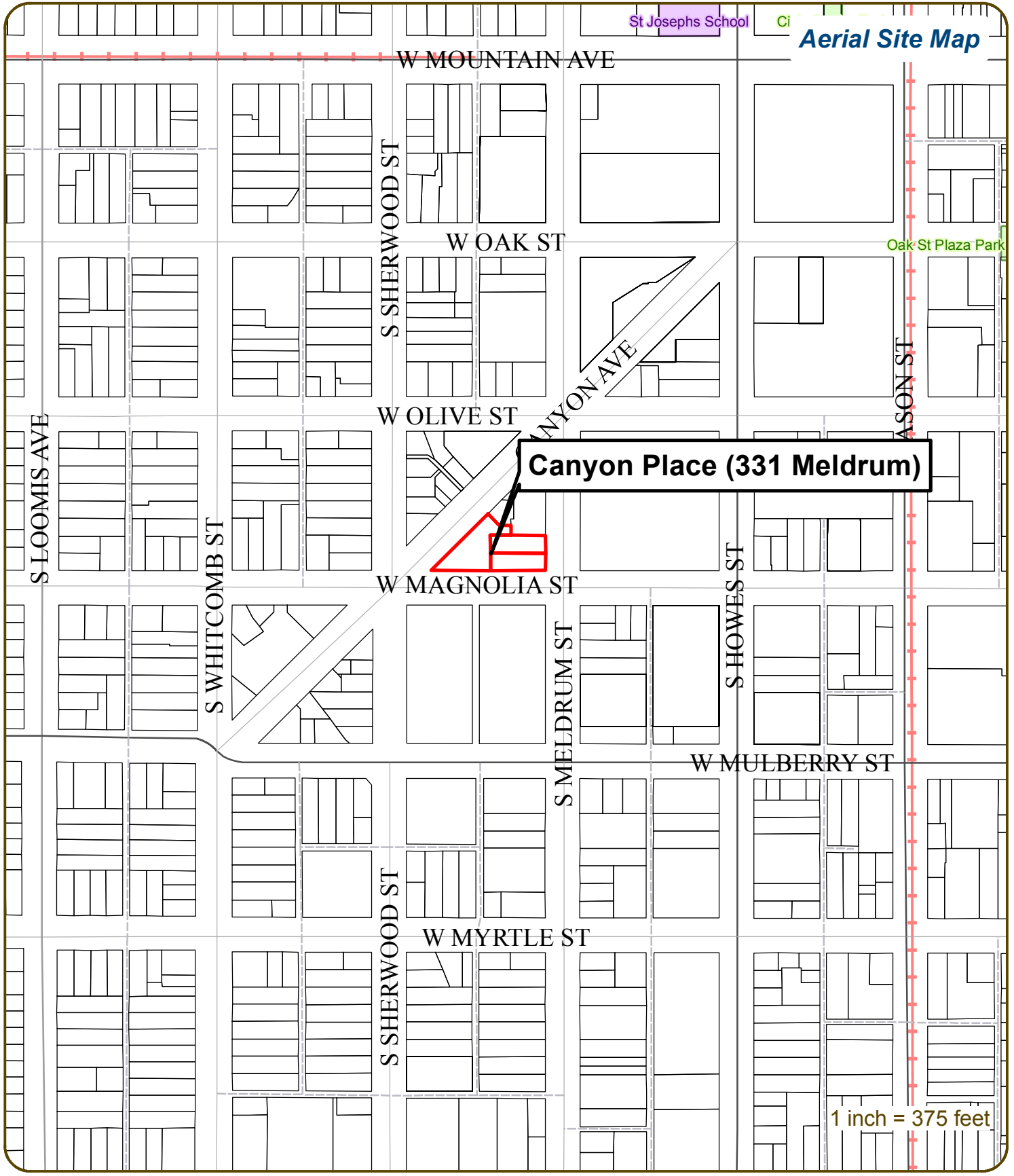
Sincerely,



Seth E. Lorson, AICP  
City Planner

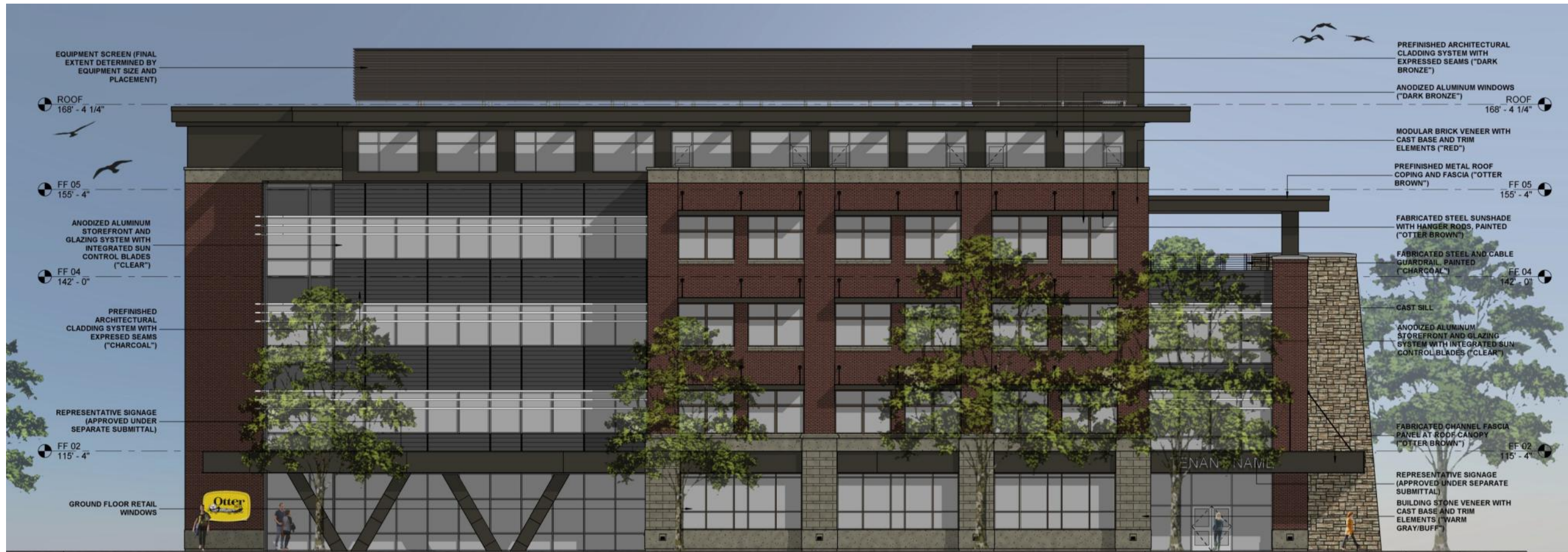
*\*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-221-6750 for assistance.*

# Canyon Place (331 Meldrum)



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SOUTH (MAGNOLIA STREET) ELEVATION



CANYON  
PLACE  
FORT COLLINS, CO

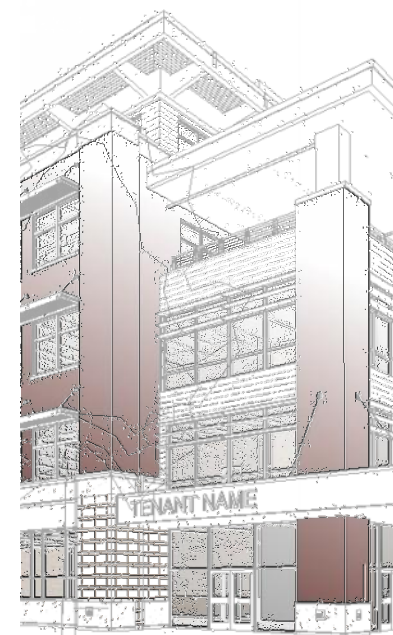
25 OCTOBER 2012

Building facades will utilize a palette of high quality, durable and timeless materials, including:

- Clay brick veneer with cast stone cornices, sills and trim units
- Native sandstone
- Prefinished architectural metal cladding systems
- Anodized aluminum storefront & curtainwall systems
- Steel and aluminum sunshades



EAST (MELDRUM STREET) ELEVATION



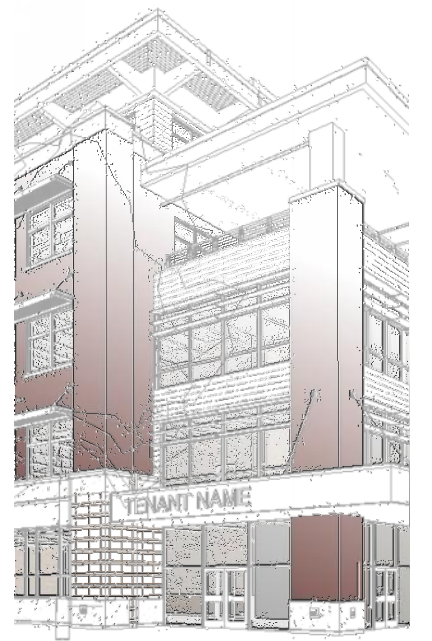


STREET VIEW FROM SOUTHEAST



**CANYON  
PLACE**  
FORT COLLINS, CO

25 OCTOBER 2012



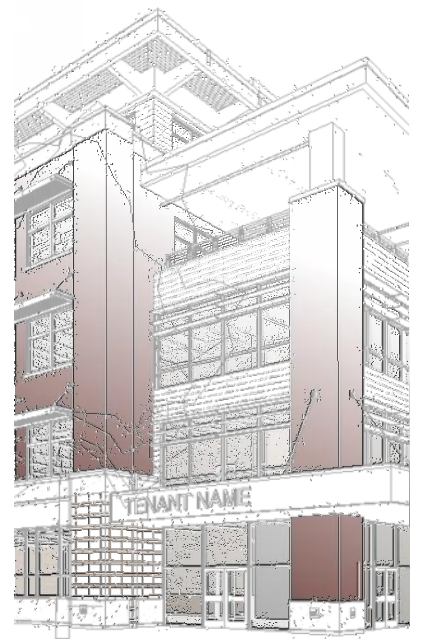


STREET VIEW FROM SOUTHWEST



**CANYON  
PLACE**  
FORT COLLINS, CO

25 OCTOBER 2012



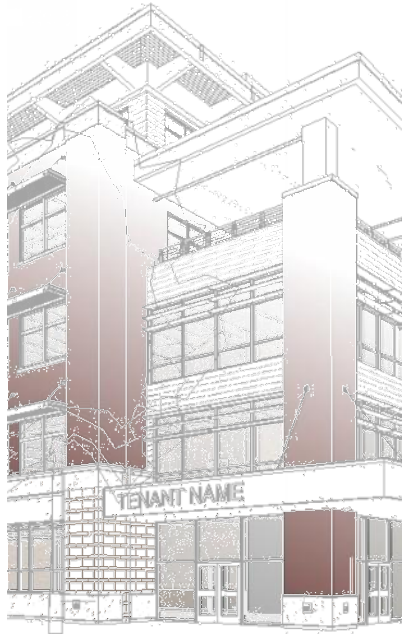


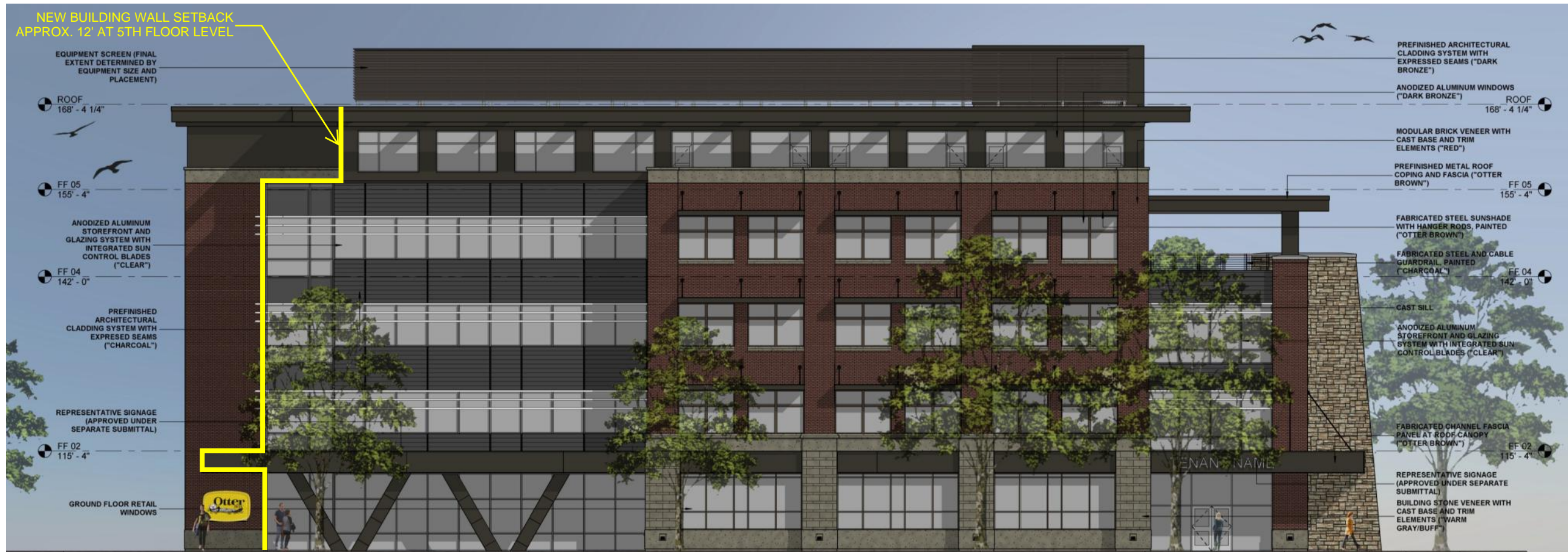
STREET VIEW FROM SOUTHWEST



**CANYON  
PLACE**  
FORT COLLINS, CO

25 OCTOBER 2012





SOUTH (MAGNOLIA STREET) ELEVATION



CANYON PLACE  
FORT COLLINS, CO

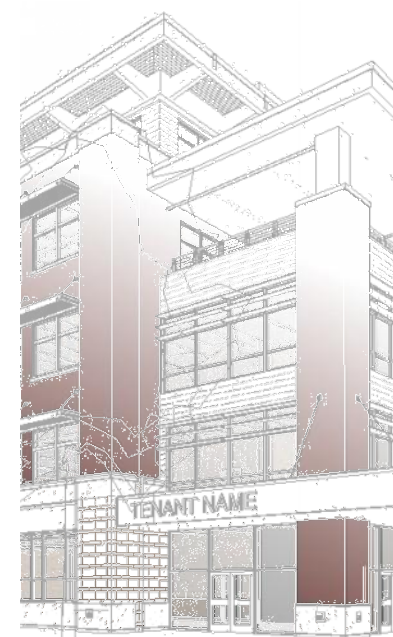
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- Steel and aluminum sunshades



EAST (MELDRUM STREET) ELEVATION



**SITE PLAN INFORMATION**

**GENERAL LAND USE DATA**

Existing Zoning                   NCB  
Proposed Zoning                NCB  
Parcel Size                      26,136 SF (0.6 acres)  
Proposed Land Use            Professional Offices

**ESTIMATED TOTAL FLOOR AREA**

Description	Floor Area	Land Use	FAR (based on 0.6 acres/26,136 SF lot size)
Existing Building at 318 Canyon	17,166 SF	Commercial/Retail (Permitted Use)	0.66
New Building above grade	45,000 SF	Commercial/Retail (Permitted Use)	1.72
New Building Basement	9,000 SF	Commercial Retail (Permitted Use)	0 (not counted toward FAR)
<b>Total =</b>	<b>71,166 SF</b>		<b>2.38</b>

**PROPOSED COVERAGE OF BUILDINGS AND IMPROVEMENTS**

Description	Coverage ("Footprint")	% (based on 0.6 acres/26,136 SF lot size)
Existing Building at 318 Canyon	5,722 SF	22%
New Building above grade	9,155 SF	35%
Open Space/Landscape	5,621 SF	21%
Open Space/Plaza	5,638 SF	22%
<b>Total =</b>	<b>26,136 SF</b>	<b>100%</b>

**MAXIMUM BUILDING HEIGHT**

Description	Height
Existing Building at 318 Canyon	16'-0" (4.88 m)
New Building	16'-0" (4.88 m)

**IMPROVEMENTS IN R.O.W.**

Description	Area
Existing Landscape and Paving	5,179 SF
Proposed Landscape and Paving	7,073 SF
<b>Total =</b>	<b>12,252 SF</b>

**PARKING DATA**

Existing Parking Spaces  
Proposed Parking Spaces

**BICYCLE PARKING AND STORAGE**

Existing Bicycle Parking  
Proposed Bicycle Parking  
Proposed Bicycle Storage

**OWNER'S CERTIFICATIONS**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF COLORADO

COUNTY OF LARIMER

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

ADDRESS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES  
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

ISSUE DATE: September 18, 2012  
DRAWN: CSH REVIEWED: GLW

REV: #	DATE	DESCRIPTION

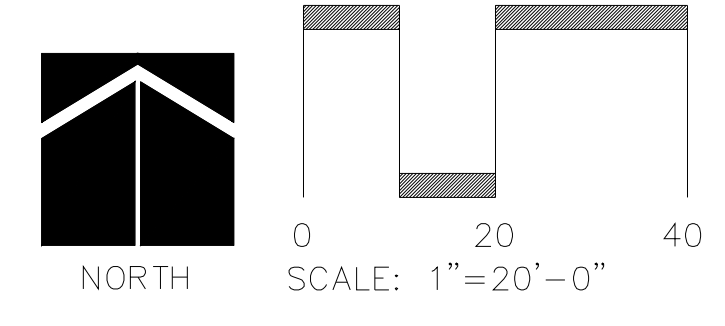
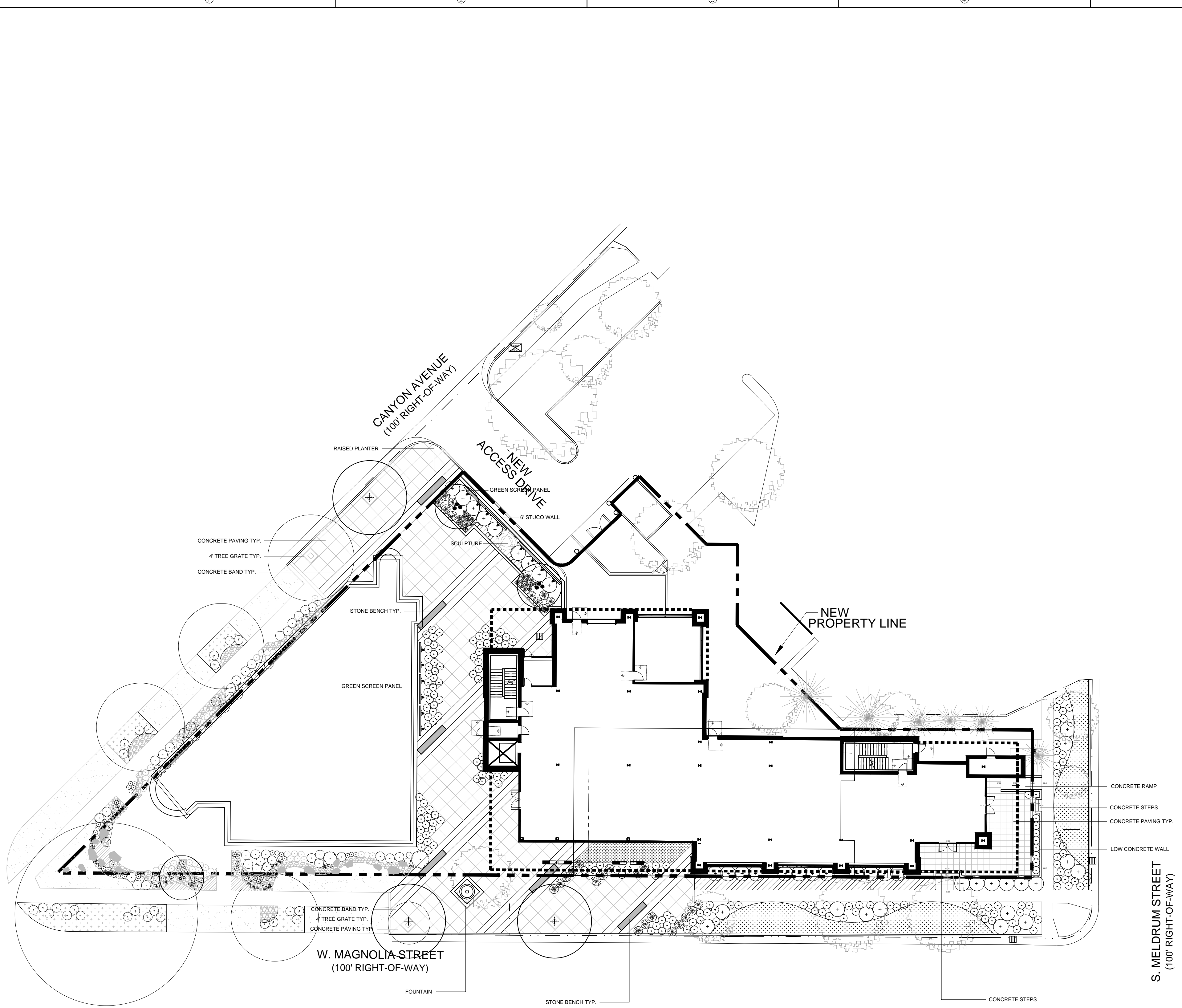
**PRELIMINARY DESIGN**

PROJECT NUM: 1005

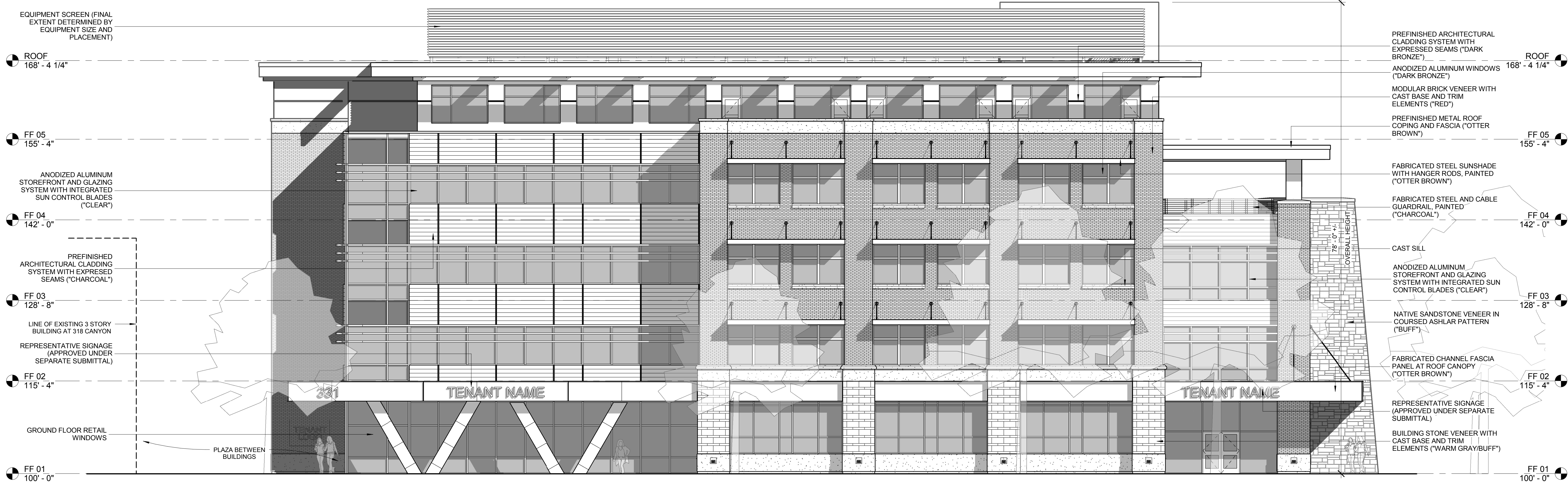
**SITE PLAN**

SHEET NUMBER

**L1-1**







**1 BUILDING ELEVATION - SOUTH**  
A-1 1/8" = 1'-0"



**2 BUILDING ELEVATION - NORTH**  
A-1 1/8" = 1'-0"

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SIGNAGE DEPICTED ON THESE BUILDING ELEVATIONS IS INTENDED TO REPRESENT INTENT AND GENERAL EXTENTS OF SIGNAGE ONLY. FINAL SIGNAGE SIZE AND PLACEMENT SHALL BE SUBJECT TO APPLICABLE ZONING PROVISION AND APPROVED UNDER SEPERATE PERMIT.

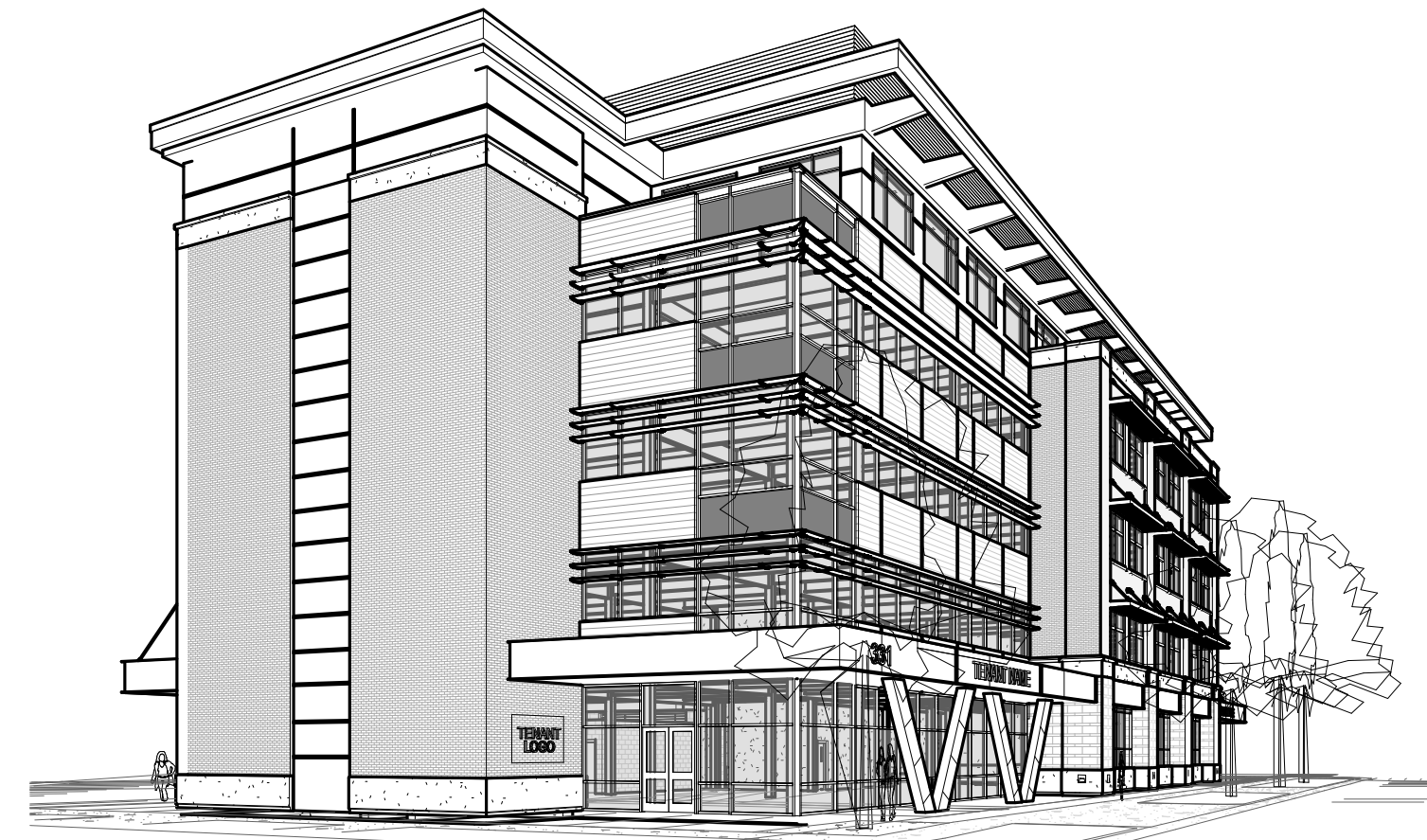
PRELIMINARY DEVELOPMENT PLAN  
**CANYON PLACE**

DRAWING TITLE: ARCHITECTURAL BUILDING ELEVATIONS

The ARCHITECTS' STUDIO, Inc.  
151 West Mountain Avenue  
Fort Collins, Colorado 80524  
970.482.8125  
www.the-architects-studio.com

PROJECT NO:	11-356	SHEET:	A-1
ISSUE DATE:	19 SEP 2012	OF:	2
REVISIONS:			

PROPOSED MATERIALS	
DESCRIPTION	PROPOSED COLOR
<b>GLAZING SYSTEMS</b>	
ALUMINUM STOREFRONT AND GLAZING SYSTEM	"CLEAR ANODIZED"
ALUMINUM STOREFRONT AND GLAZING SYSTEM	"DARK BRONZE ANODIZED"
<b>MASONRY</b>	
MODULAR BRICK VENEER	"RED"
BUILDING STONE (NATURAL OR CAST)	"WARM GRAY/BUFF"
NATIVE SANDSTONE VENEER	"BUFF"
CAST STONE TRIM	"WARM GRAY/BUFF"
<b>METALS</b>	
PREFINISHED ROOF COPING AND FASCIA PANELS	"OTTER BROWN"
PREFINISHED ARCHITECTURAL CLADDING SYSTEM	"CHARCOAL"
PREFINISHED ARCHITECTURAL CLADDING SYSTEM	"DARK BRONZE"



3 SOUTHWEST VIEW FROM MAGNOLIA STREET  
 A-2 EXISTING BUILDING AT 318 CANYON NOT SHOWN IN THIS VIEW FOR CLARITY OF PROPOSED NEW BUILDING ELEMENTS



1 BUILDING ELEVATION - EAST  
 A-2 1/8" = 1'-0"



4 SOUTHEAST VIEW FROM MAGNOLIA STREET  
 A-2



2 BUILDING ELEVATION - WEST  
 A-2 1/8" = 1'-0"

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PRELIMINARY DEVELOPMENT PLAN  
**CANYON PLACE**

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**A-2**  
 OF: 2