

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

4/11/2024 9:15 AM

Project Name

Mixed-Use at Linden St

CDR240021

Applicant

Spencer Long

970-213-8784

spencer@realtycapital.com

Planner: Kai Kleer, Kayla Redd

Engineer: John Gerwel

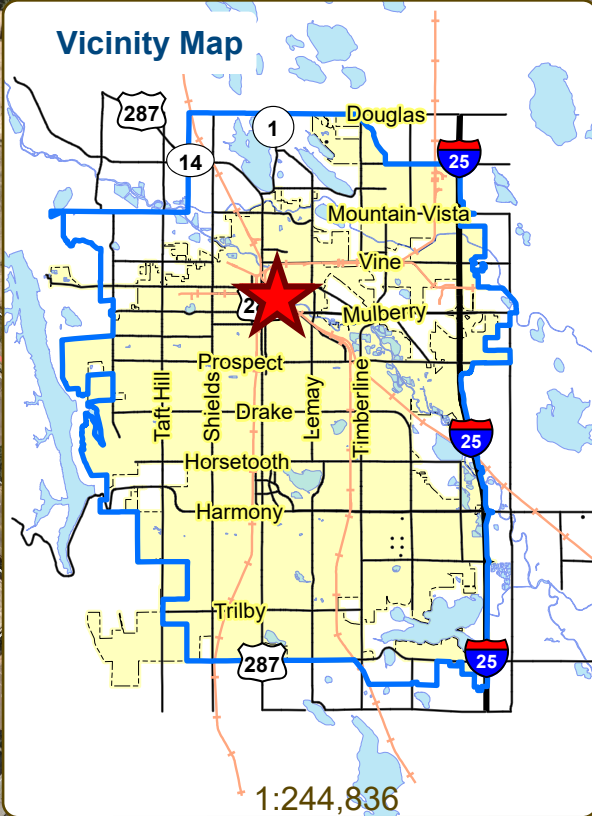
DRC: Seth Goldstein

Description

This is a request to develop a mixed-use building at 360 Linden St (parcel # 9712213016, 9712213023). The applicant proposes a mixed used residential and commercial project. Access is taken directly from Linden St. The site is directly south of Linden St and 0.23 mi east of N College Ave. The property is located in the Downtown River District and subject to an Administrative (Type 1) Review.

Mixed-Use at 360 Linden St - Mixed-Use

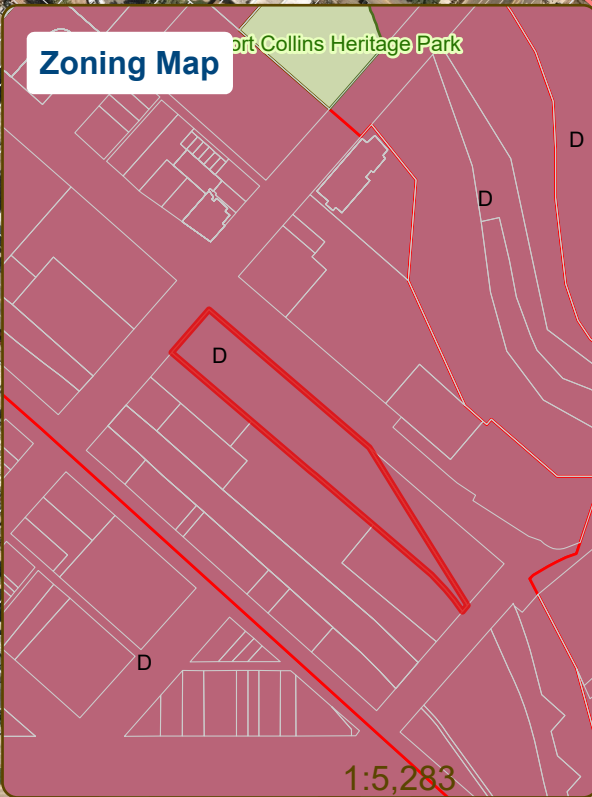
Vicinity Map



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?





10FT MTN STATES TELEPHONE & TELEGRAPH CO EASEMENT (REC. NO. 90027035) TO BE KEPT PER CLIENT DIRECTION

SITE PLAN-EXISTING



EXTERIOR PLAZA WILL REQUIRE HOSE LENGTH PULL THROUGH

BUILDING SET BACK 5FT FROM PROPERTY LINE TO ALIGN WITH REQUIRE 19FT FROM CURB AS WILLOW IS ZONED AS MIXED-USE STREET FRONTAGE

"GATEWAY" CREATED WITH PROPOSED FIRE LANE TO ACCOMODATE BOTH LENGTH REQUIREMENTS FOR BUILDING (1)

ON-STREET PARKING - REFER TO UNIT MATRIX

PROPOSED WATER QUALITY POND AS NEEDED

SITE PLAN-PROPOSED

ADDRESS: 360 LINDEN STREET

ZONING: DOWNTOWN DISTRICT

HEIGHT: 5 STORIES, 75FT

SETBACK ALONG LINDEN ST: 9FT FROM CURB (STOREFRONT DESIGNATION)

SETBACK ALONG WILLOW ST: 19FT FROM CURB (MIXED USE DESIGNATION)

SETBACK ALONG LINCOLN AVE: 24FT FROM CURB (GREEN EDGE DESIGNATION)

SETBACK REAR: 5FT FROM PROPERTY LINE (MIXED USE DESIGNATION)

FRONTAGE ALONG LINDEN ST / WILLOW STREET: 90% (0-5FT / 75% (5-10FT)

ACTIVATION ALONG LINDEN ST / WILLOW STREET: 60% / 40%

LVL 01 REQUIREMENTS LINDEN ST / WILLOW STREET: 25% MAX RES/ NONE

STEPBACK REQUIREMENTS LINDEN ST / WILLOW STREET: NONE / 10FT AVG

SITE PLANS: EXISTING & PROPOSED

PROJECT NO: TBD
 ISSUE DATE: 03.27.2024
 SCALE: 1" = 50' (1:600)



A-101



DAVIS
 PARTNERSHIP
 ARCHITECTS

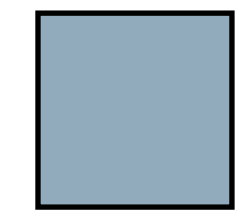


LVL 01 (EL: 100'-0")

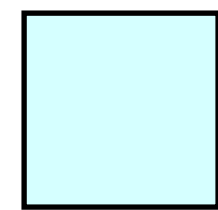


LVL 02 (EL: 111'-0")

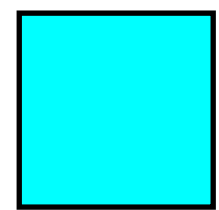
KEYNOTES:



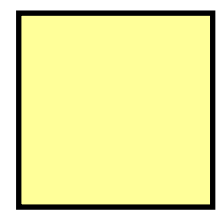
STUDIO



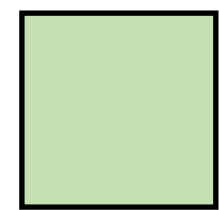
1-BEDROOM



2-BEDROOM



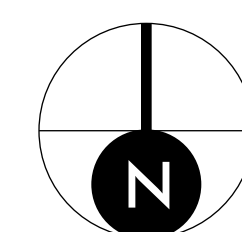
LOBBY/AMENITY



FUTURE RESTAURANT/BUSINESS/RETAIL

PLANS: LVLS 01 & 02

PROJECT NO: TBD
 ISSUE DATE: 03.27.2024
 SCALE: 1" = 30' (1:360)



A-102

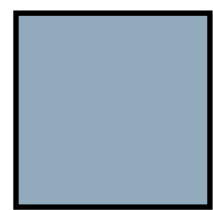


LVL 03 (EL: 133'-0")

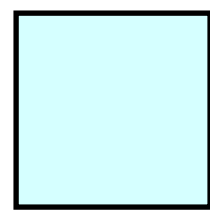


LVL 04 (EL: 144'-0")

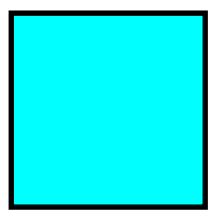
KEYNOTES:



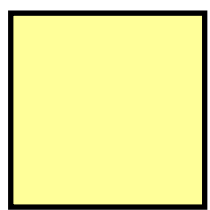
STUDIO



1-BEDROOM



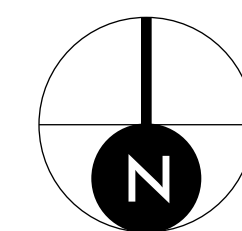
2-BEDROOM



LOBBY/AMENITY

PLANS: LVLS 03 & 04

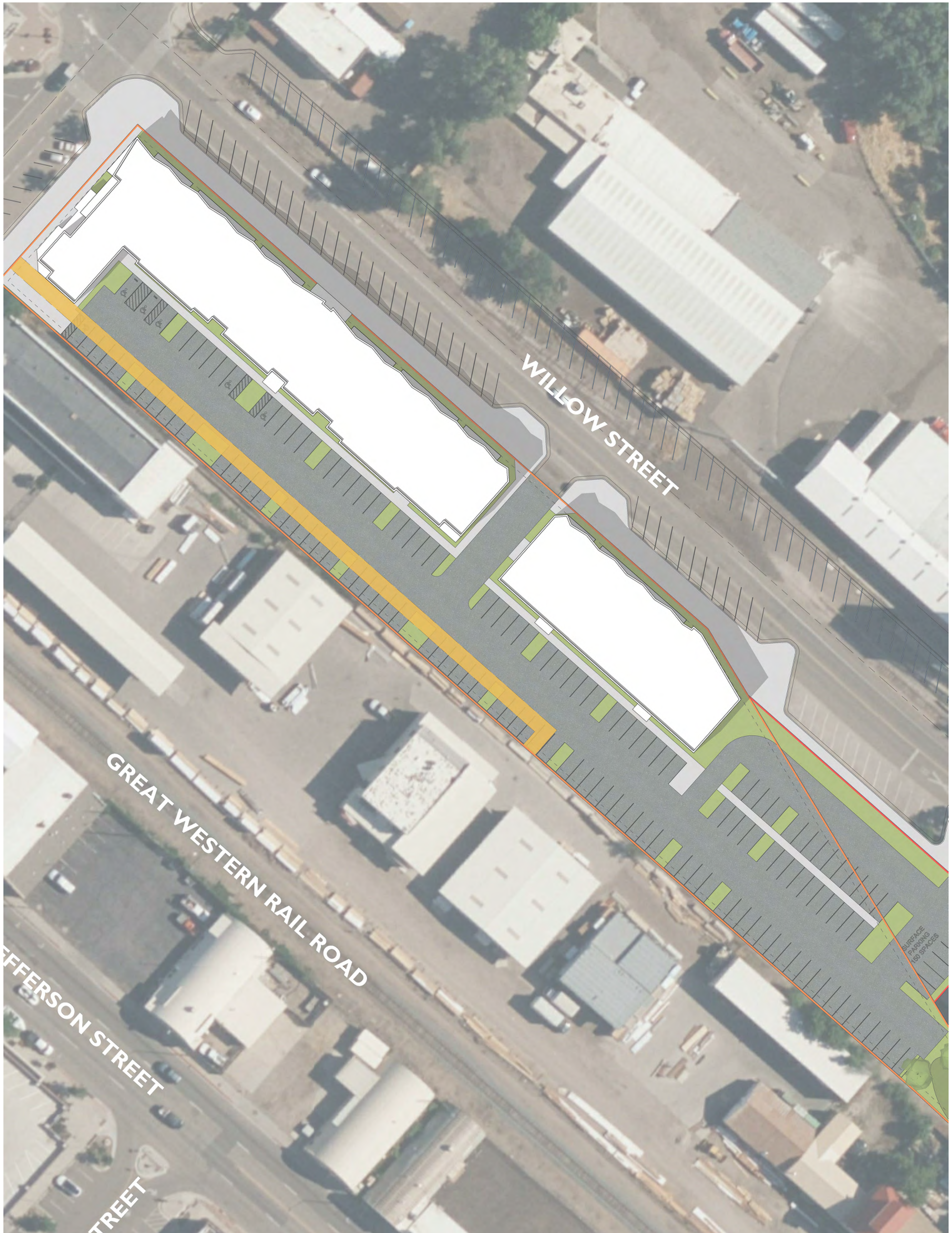
PROJECT NO: TBD
 ISSUE DATE: 03.27.2024
 SCALE: 1" = 30' (1:360)



A-103



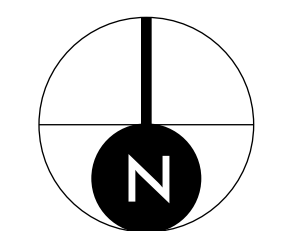
LVL 05 (EL: 155'-0")

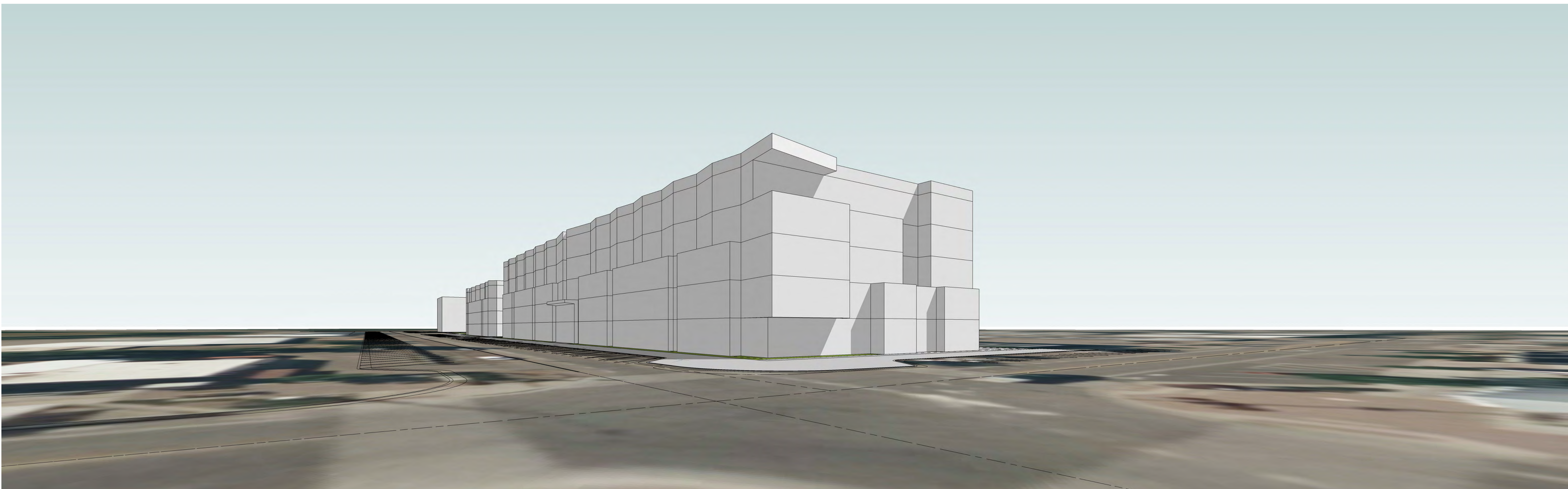


ROOF PLAN (EL: +166'-0")

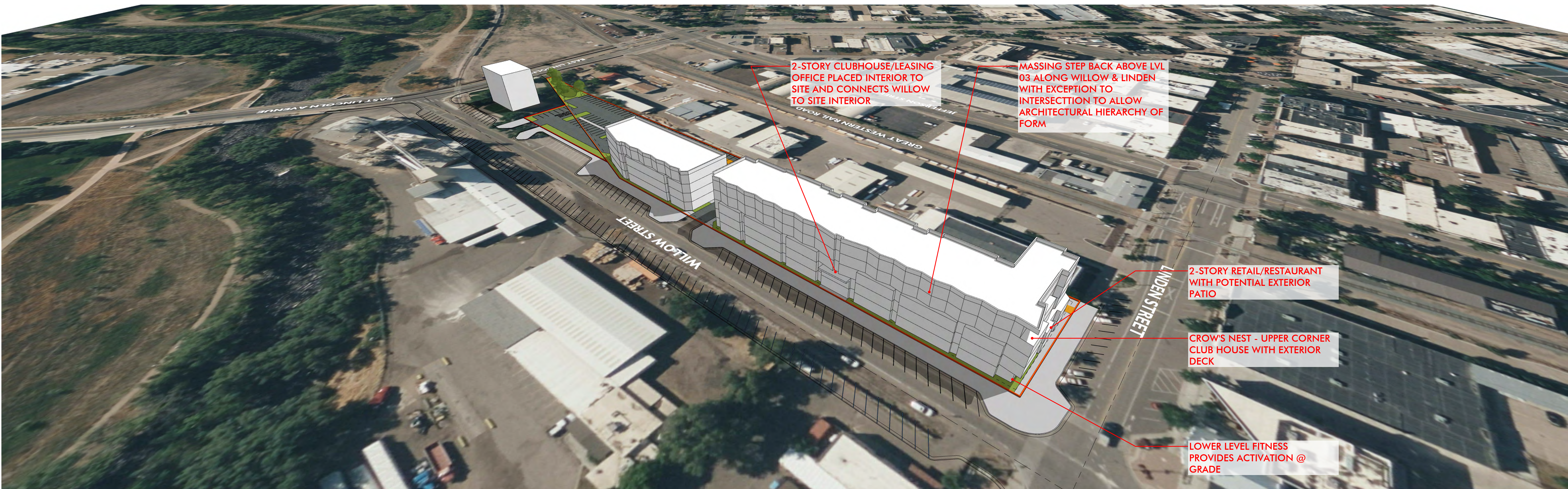
KEYNOTES:

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- LOBBY/AMENITY





PERSPECTIVE AT THE CORNER OF LINDEN ST. & WILLOW ST. LOOKING SOUTH



AERIAL LOOKING SOUTH

KEYNOTES:

2-STORY CLUBHOUSE/LEASING OFFICE PLACED INTERIOR TO SITE AND CONNECTS WILLOW TO SITE INTERIOR

MASSING STEP BACK ABOVE LVL 03 ALONG WILLOW & LINDEN WITH EXCEPTION TO ALLOW ARCHITECTURAL HIERARCHY OF FORM

2-STORY RETAIL/RESTAURANT WITH POTENTIAL EXTERIOR PATIO

CROW'S NEST - UPPER CORNER CLUB HOUSE WITH EXTERIOR DECK

LOWER LEVEL FITNESS PROVIDES ACTIVATION @ GRADE



PERSPECTIVE AT FIRE ACCESS OFF LINDEN ST LOOKING EAST



AERIAL LOOKING EAST

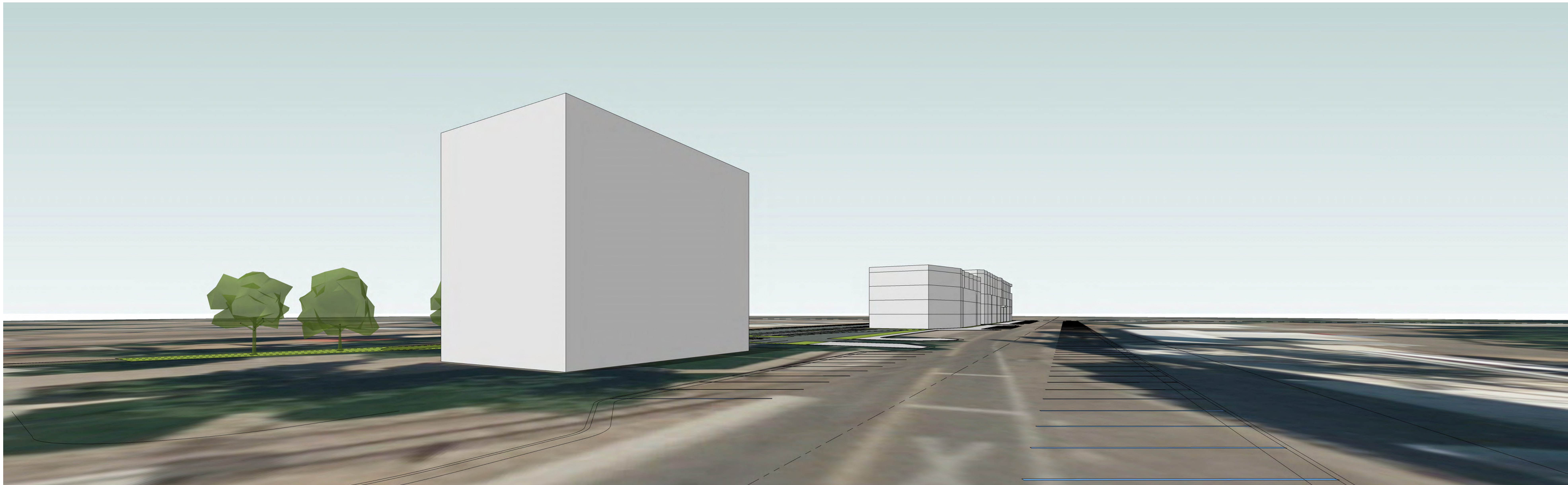
KEYNOTES:



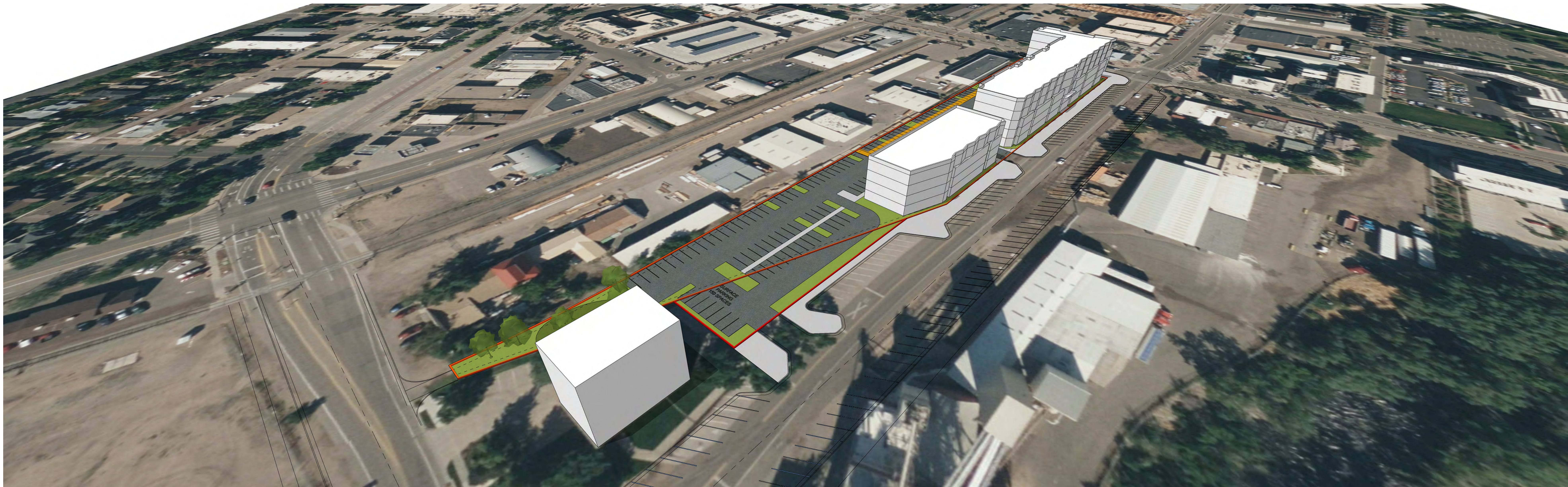
PERSPECTIVE FROM EAST LINCOLN AVENUE LOOKING NORTHWEST



AERIAL LOOKING NORTH



PERSPECTIVE FROM THE INTERSECTION OF WILLOW STREET & EAST LINCOLN AVENUE LOOKING WEST



AERIAL LOOKING WEST

360 LINDEN STREET: MIXED-USE MULTI-FAMILY

| Building (1) TYPE 3A | RETAIL/ REST (GSF) | LOBBY/ AMENITY (GSF) | URBAN | | | | | | 1-BED | | | | | | 2-BED | | | | | TOTAL UNITS | UNIT RENTABLE (GSF) | TOTAL GSF | EFF | | | | | | | | | | | |
|-------------------------|-----------------------|----------------------------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------------|---------------------------|--------------|----------|----------|-----|--------|---------|-----|--|--|--|--|--|--|
| | | | A | A(L) | B | B(L) | C | C(L) | D | A | A(L) | B | B(L) | C | D | E | F | A | B | | | | | B(L) | C | D | E | | | | | | | |
| 01 | 11'-0" | 2,373 | 3,210 | 427 GSF | 469 GSF | 414 GSF | 456 GSF | 397 GSF | 477 GSF | 631 GSF | 645 GSF | 717 GSF | 630 GSF | 702 GSF | 681 GSF | 702 GSF | 785 GSF | 645 GSF | 1041 GSF | 1000 GSF | 1051 GSF | 1042 GSF | 1062 GSF | 1009 GSF | 21 | 12,749 | 21,156 | 60% | | | | | | |
| 02 | 11'-0" | | | | 2 | | 2 | 6 | 1 | 1 | | 4 | | 2 | | 1 | | | 1 | | 1 | | | 2 | 22 | 15,744 | 18,341 | 86% | | | | | | |
| 03 | 11'-0" | | | | 2 | | 2 | 1 | 2 | 1 | | 4 | | 2 | 1 | | 1 | 4 | 1 | | 1 | 1 | 1 | 2 | 26 | 18,361 | 21,045 | 87% | | | | | | |
| 04 | 11'-0" | | | 2 | | 2 | | 1 | 2 | 1 | 4 | | 2 | | 1 | | 1 | 4 | 1 | 1 | | 1 | 1 | 2 | 26 | 17,710 | 20,436 | 87% | | | | | | |
| 05 | 11'-0" | | 711 | 2 | | 2 | | 3 | | 1 | 4 | | 2 | | 1 | | 1 | 4 | 1 | 1 | | | 1 | 2 | 25 | 16,507 | 19,899 | 83% | | | | | | |
| | | 2,373 | 3,921 | 4 | 6 | 4 | 6 | 11 | 6 | 4 | 8 | 12 | 4 | 6 | 3 | 1 | 4 | 16 | 4 | 2 | 3 | 3 | 3 | 10 | 120 | 81,070 | 100,877 | | | | | | | |
| | | | | 41 | | | | | | 54 | | | | | | 25 | | | | | | | | | | | | | | | | | | |
| | | | | 34% | | | | | | 45% | | | | | | 21% | | | | | | | | | | | | | | | | | | |

| Building (2) TYPE 2B WALK-UP | RETAIL/ REST (GSF) | LOBBY/ AMENITY (GSF) | URBAN | | | | | | 1-BED | | | | | 2-BED | TOTAL UNITS | UNIT RENTABLE (GSF) | TOTAL GSF | EFF | | | | | | | | | | | | |
|---------------------------------|-----------------------|----------------------------|-------|-------|------|-------|------|------|-------|-------|------|-------|------|-------|----------------|---------------------------|--------------|--------|--------|-----|--|--|--|--|--|--|--|--|--|--|
| | | | E(W) | F(LW) | F(W) | G(LW) | G(W) | H(W) | E(W) | F(LW) | F(W) | G(LW) | G(W) | H(W) | | | | | F(W) | | | | | | | | | | | |
| 01 | 11'-0" | | | 1 | 1 | | 1 | | 1 | 1 | 1 | | 5 | | 1 | 1 | 13 | 8,316 | 9,848 | 84% | | | | | | | | | | |
| 02 | 11'-0" | | | 2 | 1 | | 1 | | 1 | 2 | 1 | | 5 | | 1 | | 14 | 8,473 | 9,848 | 86% | | | | | | | | | | |
| 03 | 11'-0" | | | 2 | 1 | | 1 | | 1 | 2 | 1 | | 5 | | 1 | | 14 | 8,473 | 9,848 | 86% | | | | | | | | | | |
| 04 | 11'-0" | | | 2 | | 1 | | 1 | 1 | 2 | | 1 | 3 | 2 | 1 | | 14 | 8,287 | 9,662 | 86% | | | | | | | | | | |
| | | | | 7 | 3 | 1 | 3 | 1 | 4 | 7 | 3 | 1 | 18 | 2 | 4 | 1 | 55 | 33,548 | 39,205 | | | | | | | | | | | |
| | | | | 19 | | | | | | 35 | | | | | 1 | | | | | | | | | | | | | | | |
| | | | | 35% | | | | | | 64% | | | | | 2% | | | | | | | | | | | | | | | |

| SUMMARY | RETAIL/ REST (GSF) | LOBBY/ AMENITY (GSF) | URBAN | 1-BED | 2-BED | TOTAL UNITS | UNIT RENTABLE (GSF) | TOTAL GSF |
|---------|-----------------------|----------------------------|----------------|----------------|-----------------|----------------|---------------------------|--------------|
| | 2,373 | 3,921 | 60 | 89 | 26 | 175 | 114,618 | 140,081 |
| | | | 34% | 51% | 15% | | | |
| | | | AVG. SQFT: 456 | AVG. SQFT: 681 | AVG. SQFT: 1024 | | | |

OVERALL AVG UNIT SQFT: 655 GSF

General Notes:

1) Overall Average Square Footage will be fine tuned as Unit Mix is developed

| Program | Ratio | Req. | Bike (Int/Ext) | Req. |
|--------------------------------|-----------|------|----------------------|------|
| Restaurant: | 5.0/1000 | 12 | 1/1000 (0/100) MIN 4 | 4 |
| Business | 2.0/1000 | 5 | 1/4000 (20/80) MIN 4 | 4 |
| Retail: | | | | |
| PODIUM | | | | |
| Multi-Family | 0.75/Unit | 132 | 1/BED (60/40) | 201 |
| TOTAL | | | | |
| Restaurant & Multi-Family | | 144 | Bike (Int/Ext) | 205 |
| Retail/Business & Multi-Family | | 137 | Bike (Int/Ext) | 205 |

| SURFACE PARKING | |
|-----------------|----|
| WEST PARKING | 53 |
| EAST PARKING | 98 |

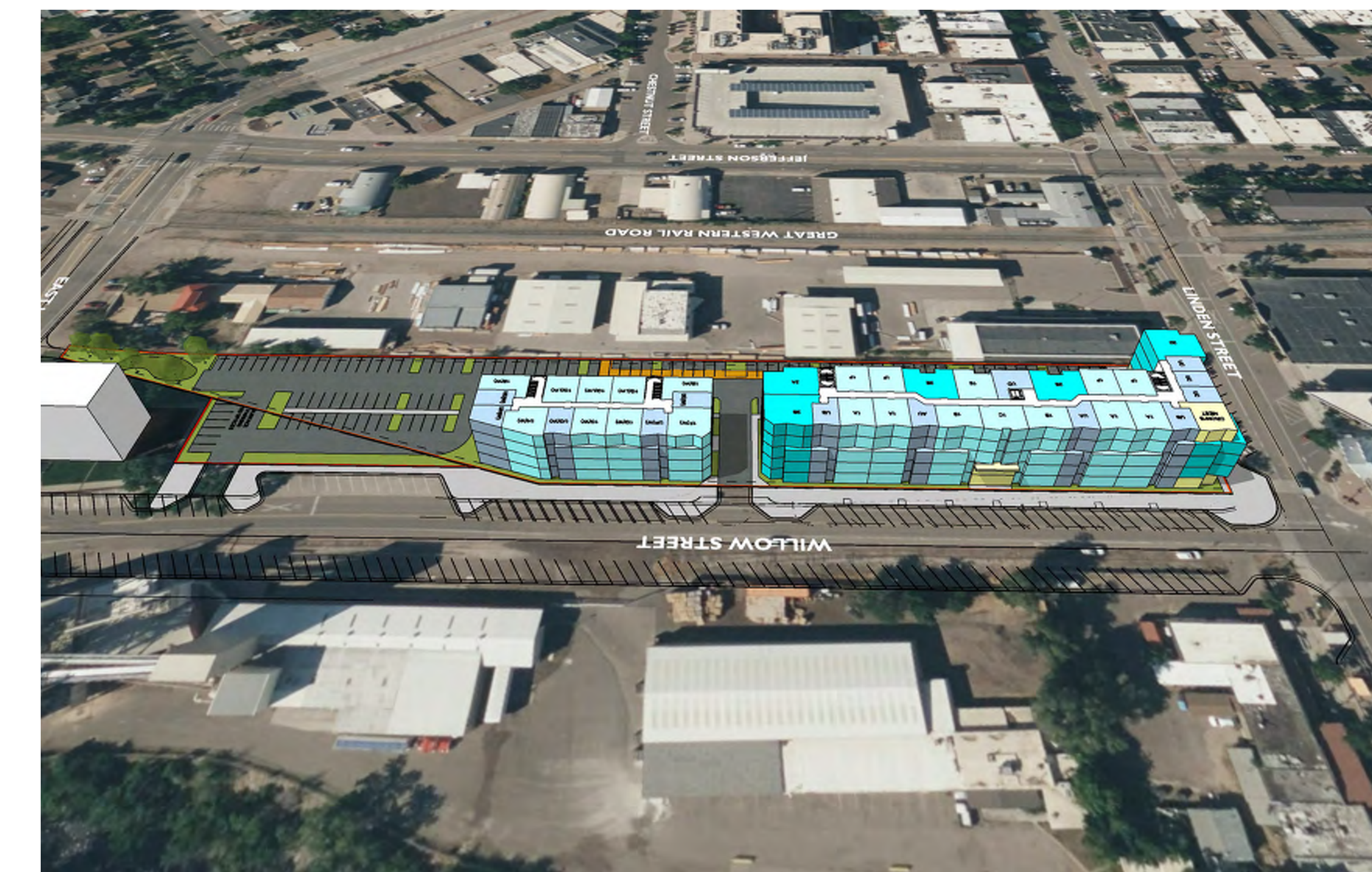
| ON-STREET PARKING | |
|-------------------|----|
| WILLOW | 38 |
| LINDEN (APPROX.) | 8 |

| TOTAL PARKING PROVIDED | PARK RATIO ACHIEVED |
|------------------------|---------------------|
| 151 | 0.86 |

| TOTAL PARKING W/ON-STREET | PARK RATIO ACHIEVED |
|---------------------------|---------------------|
| 197 | 1.13 |

Parking General Notes:

- 1) Total Parking Includes 6 ADA Spots (2 Van/4 Standard ADA)
- 2) EV Spots (Tier 1: 10% Installed / 20% EV-Ready / 40% EV-Capable) TBD



AERIAL LOOKING SOUTHWEST AT GATEWAY ENTRANCE (UNIT MASSING)



AERIAL LOOKING SOUTHWEST AT GATEWAY ENTRANCE

KEYNOTES:



PROGRAM SUMMARY

PROJECT NO: TBD
 ISSUE DATE: 03.27.2024
 SCALE: NTS

Project Narrative | 360 Linden St Mixed-Use

Conceptual Review

03/27/2024

Introduction

Realty Capital is a property development firm founded in 1987. They have developed or acquired more than 200 projects in Texas and Colorado, including over 10,000 residential units. Currently, over 30 projects are overseen by the Realty Capital team of developers and property managers, including multi-family, single-family, retail, office, mixed-use, and large master-planned communities.

Realty Capital has had a presence in the Western Slope of Colorado since 2011, primarily developing workforce housing in the Roaring Fork Valley between Aspen and Glenwood Springs. Realty Capital has completed four projects in this area and is under construction on two more projects, totaling over 550 residential units.

Their vision for this particular project is to develop, own and manage a quality, for-rent residential community with a ground floor retail component in vibrant downtown Fort Collins. With the increased demand for housing in Fort Collins, the infill development of the site at 360 Linden St. seeks to provide more units in the housing stock while making efficient use of limited urban land, and on a property that is uniquely challenging to develop for any use. The mixed-use aspect of this project will enhance the character of the area, while contributing to a community where people can live, work and play. Consistent with all of Realty Capital's projects, they intend to build a community that improves people's lives and stands the test of time.

Project Site and Existing Conditions

The project site is approximately 2.08 acres, consisting of one parcel located at 360 Linden St. and is situated at the southeast corner of Linden St. and Willow St. The site is approximately 700 feet long and 130 feet wide, and configured in a manner that limits unusable land area. The project is located in the Downtown (D) Zone District, River Subdistrict and in the Transit-Oriented Development (TOD) Overlay Zone. There are a mix of uses surrounding the site. To the north and west are high-density multifamily residences including Willow Street Residences and Confluence, as well as many restaurants, including Ginger and Baker, and other commercial businesses. To the south and west, there are industrial and commercial uses and several restaurants. Directly to the east is a warehouse building and the historical Ranch-way Feeds Mill.

The site currently contains a small office building and 2 storage warehouse buildings, and the rest of the site is being used as a gravel parking lot. The existing buildings are proposed to be removed to accommodate the parking requirements for this site.



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Proposed Development and Design Considerations

The applicant is currently proposing to develop two buildings with approximately 175 total dwelling units at 84.13 du/ac. The first building is planned to be a five-story mixed-use building with frontage on Linden St. and wrapping around to Willow St. It is proposed to have approximately 2,300 square feet of restaurant/retail space facing Linden St., 120 dwelling units, as well as a lobby/leasing office and a fitness/amenity space with an exterior deck overlooking Linden St. The second building is currently planned to be a four-story multifamily building, fronting on Willow St and includes 55 dwelling units.

The preliminary building design provides a unique serrated edge at the fourth story along Willow Street. The serrated edge step back ranges from 2ft to 4ft. The entire first floor, however, is pulled back 5ft from the property line to accommodate the 19ft curb requirement, thereby the serrated edge is 7ft to 9ft from the property line. Likewise, as the property line along Willow begins to angle back from the ROW towards East Lincoln Avenue, the applicant is hoping that the gap between buildings and the measurable distance along the entire property line will assist in the overall 10ft average requirement. Along Linden the step back is provided at the third and fourth stories with average step back being 10'.

To align with the River Subdistrict, design considerations for this project will include building materials and landscaping that are compatible and enhance the character of the surrounding area. With Willow St. being considered mixed-use street frontage, there will be a 19 ft building setback from the curb. Buildings will also front the streets and there will be careful thought to utilize plants and landscape materials native to the River corridor.

Revitalizing this challenging site would further the vision for the River Corridor by complementing the Historic Core Subdistrict with more intensive redevelopment of housing, businesses and workplaces and create a link to the River with a pedestrian-oriented street front and lively spaces.

Site Circulation and Parking

There are currently two points of vehicular access to the site located along Willow St. that lead into the parking lot and main entrance. On-site surface parking is located internal to the site so the structures can front the public right-of-way. The south side of the site would have parking visible from Willow St. but would be screened from the street with landscaping. There are 151 proposed surface parking spaces off-street internal to the project site (including ADA spots), with the opportunity to add an additional 46 on-street spaces adjacent to the development (38 on Willow St. and 8 on Linden St.). If allowed to count on-street parking in the parking totals, this would increase the parking count to a maximum of 197 total spaces.

Because this site is located in the Transit-Oriented Development (TOD) Overlay Zone, there is a minimum parking requirement, so with 175 units there would be 147 total parking spaces required.



Stormwater Strategy

We are anticipating that extended detention is not required for this site because all site runoff will be directed into the storm main which directs storm flows to Udall Pond #1 (Regional Water Quality Pond). The majority of site runoff will receive treatment via the underground water quality holding cells located under the parking area.

Questions for Staff:

- Are there any modifications or variances required that we may have missed with this submittal, or any additional considerations to take with the Type 1 review and approval process?
- What are the considerations we need to keep in mind with utility infrastructure in this area?
- Can you please provide us with any current utility infrastructure maps and locations?
- Is there an opportunity to permit the use of on-street parking for this project?
- Is there a capital improvement project planned for Willow Street?
- Will additional right of way on Willow need to be dedicated?
- Are there any Linden Street ROW expansion or improvements that will need to be considered?





Google photo taken from Willow St. of existing buildings at 360 Linden St.