



**TO:** DDA Board of Directors  
**FROM:** Todd Dangerfield  
**DATE:** August 9, 2018

**RE: Preliminary Design Review: CA Ventures Residential Project (223 Willow Street)**

CA Ventures, developer of Uncommon residential project at 302 South College Avenue, plans to purchase multiple parcels on the south side of Willow Street between Millhouse Apartments and the Union Pacific Railroad spur. The land, currently owned by Wayne Schrader and Schrader Oil Development Company, will be assembled into a two acre parcel to be addressed as 223 Willow Street. CA Ventures proposes to build two five-story, multi-family apartment buildings with 193 market-rate dwelling units.

The development plans are attached. The information is purposely presented in the absence of cost estimates and a funding proposal so the Board can focus entirely on the proposed design and provide feedback to the owners and architect.

The project is located within the River Downtown Redevelopment (RDR) Zone District bordered on the southern edge by the Union Pacific Railroad spur connection to the Burlington Northern rail line. The district contains an eclectic inventory of buildings representing a rich history of commercial/industrial uses and architectural styles.

A conceptual review of the project occurred at the May Board meeting. The project is currently in its second round of City Project Development Plan review and received conceptual review comments from the Landmark Preservation Commission on April 18.

Staff has established the eligibility of the northeast (Willow Street) facades as well as public improvements in the right-of-way along this frontage. It is the owner's intent to request a DDA tax increment investment once the project has completed the City's Type 2 Planning and Zoning approval process.

### **Staff Comments**

Board members were given an early opportunity to review the conceptual designs in May and offer feedback that reflects the Board's desire to see a contemporary diversity of architectural style in proposals that will:

- Be appropriate to the context of the different sub-areas of the DDA district;
- Be enduring with regard to building materials for quality and durability;
- Be looked at by future generations as recognizable and representative of a building style that is unique in its own era of development; and
- Avoid the blending of architectural styles or designs that result in architectural elements that are faux-historic in appearance or inaccurate for the present era of building.

There were several specific Board member comments related to the designs and requests for consideration by the owner:

- Ground the “floating” façade materials in a masonry product (strong base/lighter materials above). In accordance with the 2014 RDR guidelines, ground face CMU and other masonry materials would be acceptable base materials. Suggestion to create visual interest at the ground level with unique mortar patterns.
- Support the floating brick masonry material at the second story with a “C” channel edge at the bottom (same suggestion made with Uncommon project and adopted).
- Create more distinction with predominant building corner elements.
- Avoid “canyon feel” along this side of the Willow Street block. Create a unique rhythm in the longest façade of the two buildings (west building).
- Maintain a feeling of “edginess” in the designs that speaks to the River District as different from the Old Town Historic District.

The team has incorporated the suggestions from the Board. These revisions are reflected in the elevations drawings included in the packet.

It is staff’s opinion that this proposed development appears aligned with the goals outlined in the RDR Zone District guidelines adopted by City Council in 2014. This project represents the thirteenth public-private project to be considered for a partnership by the DDA in the River District over the past decade. Past project investments in the River District include:

- 131 Lincoln Avenue (Harmony Mill)
- 200 Jefferson Street (Rodizio Grill)
- 210 Jefferson Street (Union)
- 220 Willow Street (Rooftops on the River)
- 311 Willow Street (Millhouse Apartments)
- 316 Willow Street (Wolverine Farm Letterpress)
- 320 North College (Schrader Oil Company)
- 351 Linden Street (Sears-Tröstel)
- 359 Linden Street (Ginger and Baker)
- 401 Linden Street (Confluence)
- 420 Linden Street (Block 1)
- 430 North College Avenue (Engines & Energy Conversion Lab)

### **Requested Board Action**

Provide the project owners with comments on the proposed designs in anticipation of a future funding request to the Board.





# 223 WILLOW

DDA PRESENTATION  
07.24.18



# As we embark on another project in the River District core of Fort Collins,

on a site that brings so much transitional history to the city, the vision for redevelopment of the site is to bring residential market-rate dwelling units on a site located on one of the oldest sections of the River District on the edge of Old Town (currently a dirt parking lot for utility vehicles). With the current enhancements and growth of the downtown towards the river along Linden: restaurants, hotel, parking garage, retail shops and offices; the residential units bring people to the urban core activating the pedestrian focus of the storefront nature of downtown. The site permits for residential users to be located just outside of the retail/commercial activated streets, as well as providing the future residents the connection to the Rec Center, the recreational trails along the river, as well as the museum just couple of blocks away.

The proposed development follows the guidelines of the River Development District and respects those of the Old Town Center. The building mass is articulated to reduce its impact on the neighbors and the pedestrians along Willow Street, following the citizens vision for increasing the density in the urban core and activation of pedestrian engagement in downtown. The building facades take their cues from existing buildings in the district as well as the

proposed new infill and redevelopment projects contemporarily approved by the community for current development. The buildings use exterior materials readily found on other neighboring buildings. The new buildings allow a defined demarcation of the street right away by enhancing the proposed City Willow Street Improvements to the street parking and sidewalks, by augmenting to the width from curb to building, creating storefront for all common amenities located on the buildings ground floor, articulating engaging porches for all ground units facing Willow as well as creating small pocket parks along willow at the Pine Street intersection. Vehicular parking is hidden from street view by placing it under the buildings and allows a second level roof deck amenity facing south with abundance of sun light and extraordinary views of both downtown and the foothills.

The exciting renaissance of the River District will be pleasantly encouraged by this proposed development on a blighted site. Following the revitalization of a very eclectic neighborhood with industrial and agricultural roots living in tandem with the trains that also shape the site, this new development encourages the visual articulation of buildings as defined by the community vision for an active and energetic downtown of which the River District is an important part of.

Address: **223 Willow St.**

Zoning District: **R-D-R River District Redevelopment Division 4.17**

Zoning District Overlay: **Old Town Historic District Division 3.4.7 | TOD Transit Oriented Development Overlay Zone Division 3.10**

Site Area: **88,851 SF. (2.040 Acres)**

Existing Land Use: **Industrial, Storage and Truck Parking**

Proposed Land Use: **Multi-Family Apartments**

Proposed Height: **5 Stories**

Dwelling Units: **195 | Combination of Studio, 1 Bedroom and 2 Bedroom for a total of 233 Beds**

Parking Stalls Required: **156 Stalls**

Parking Stalls Provided: **165**

Parking Ratio Provided: **.85 Stalls per Unit**

Ground Floor Building Footprint: **Approx. 12,650 SF**

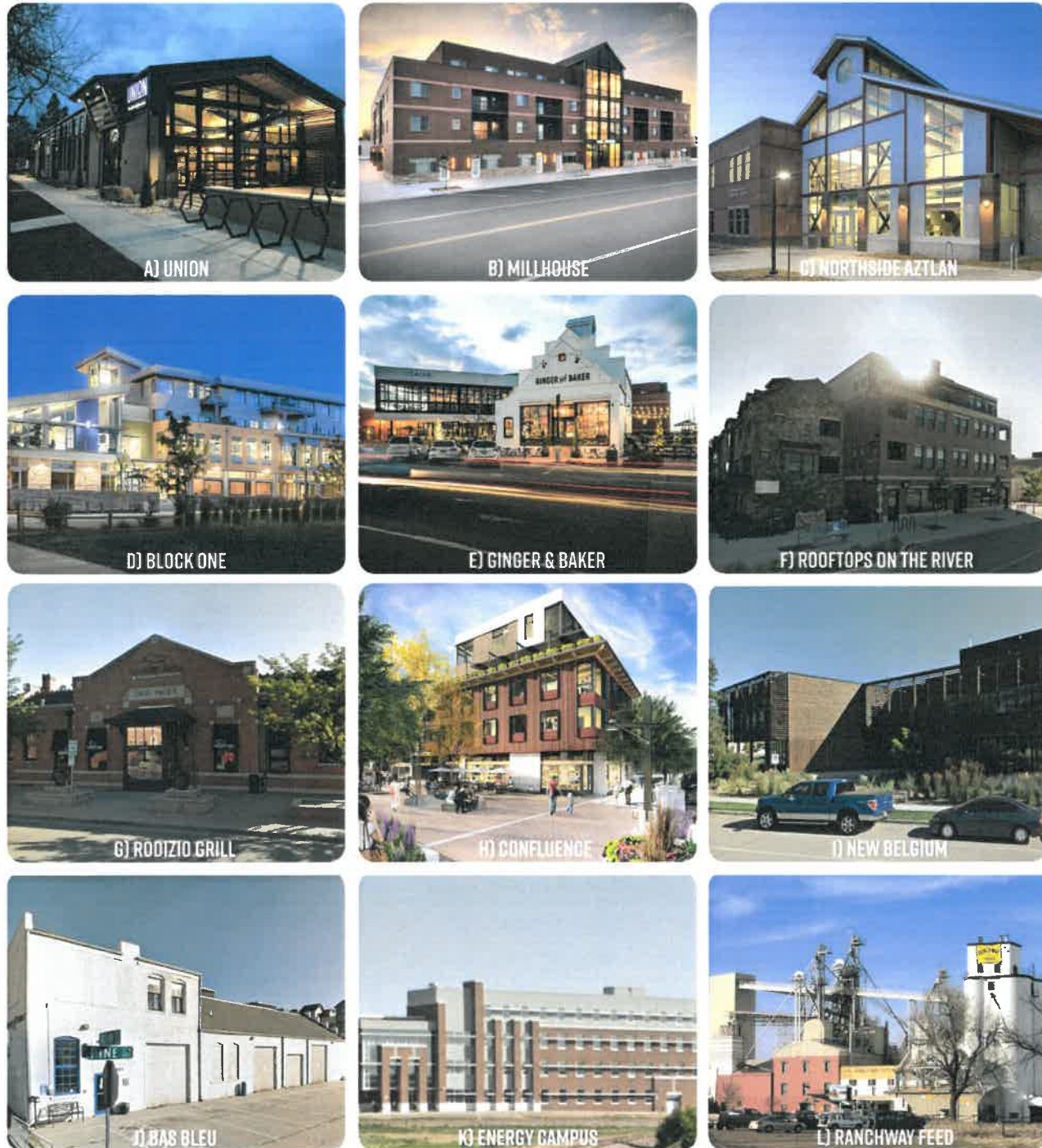
Ground Floor Tuck Under Parking: **Approx. 27,000 SF**

Surface Parking and Drive Aisles: **Approx. 32,500 SF**

Open Space / Landscape Area: **Approx. 16,600 SF**

Gross Square Footage (Including Outdoor Amenities, Parking Deck, Etc): **Approx. 156,400 SF**

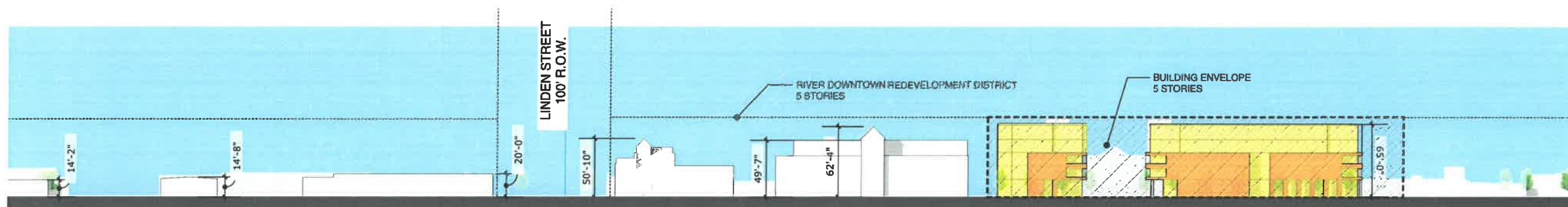




- A) UNION
- B) MILLHOUSE
- C) NORTHSIDE AZTLAN
- D) BLOCK ONE
- E) GINGER & BAKER\*
- F) ROOFTOPS ON THE RIVER
- G) RODIZIO GRILL\*
- H) CONFLUENCE
- I) NEW BELGIUM
- J) BAS BLEU\*
- K) ENERGY CAMPUS
- L) RANCHWAY FEED\*

\* HISTORICAL  
 > 200' AREA OF ADJACENCY





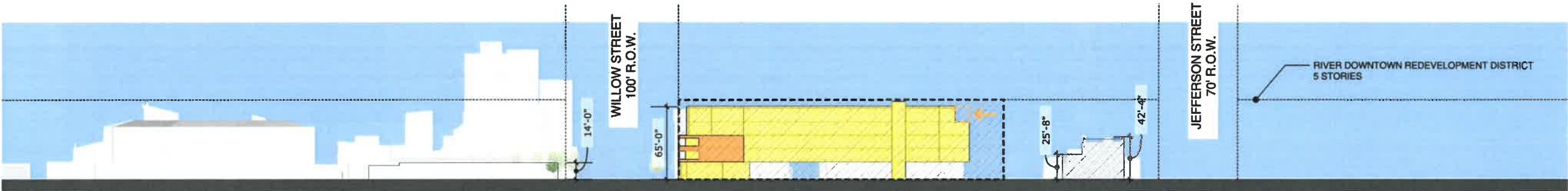
WILLOW STREET STREET SECTION LOOKING SOUTHWEST



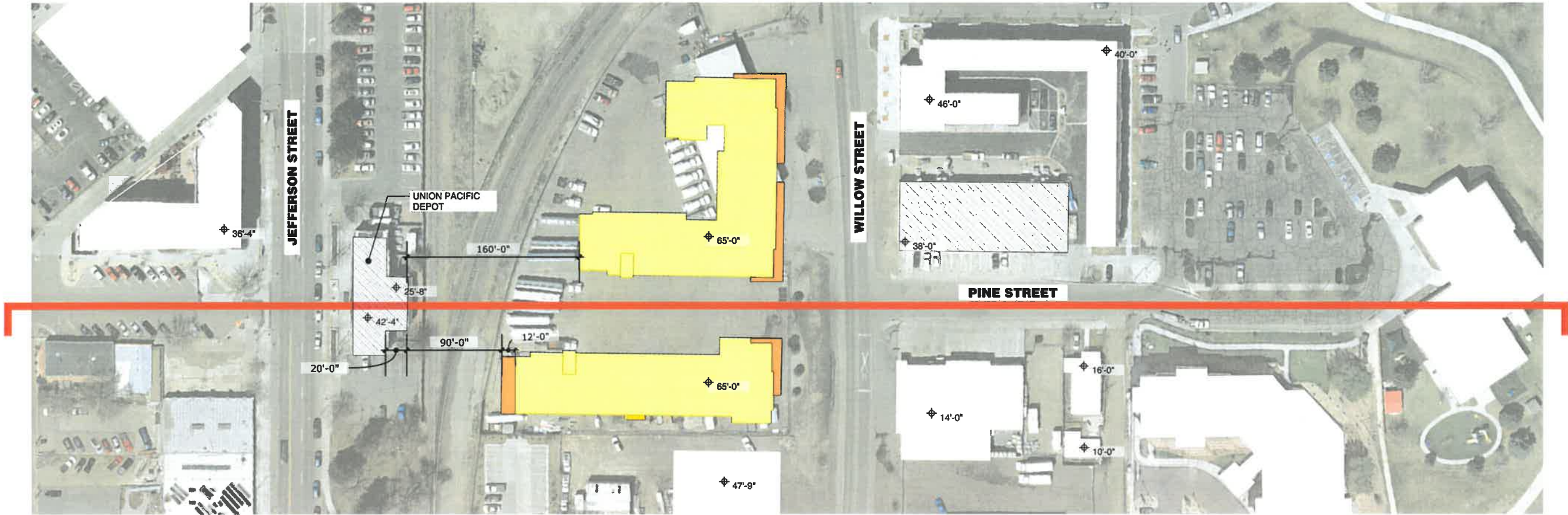
NOTE: BUILDING HEIGHTS AND DIMENSIONS ARE APPROXIMATE AND BASED OFF FORT COLLINS SKETCHUP MODEL







PINE STREET STREET SECTION LOOKING NORTHWEST



NOTE: BUILDING HEIGHTS AND DIMENSIONS ARE APPROXIMATE AND BASED OFF FORT COLLINS SKETCHUP MODEL





EXTERIOR MATERIALS LEGEND		
1. BRICK-RUNNING BOND, COLOR: RED	11. GROUND FACE CMU, COLOR: DARK GREY	A. STEEL CHANNEL
2. BRICK-RUNNING BOND, COLOR: DARK	12. CEMENT LAP SIDING, COLOR: RED	B. BRICK ROWLOCK SLOPED SILL
3. CORRUGATED METAL, COLOR: MEDIUM GREY	13. CORRUGATED METAL, COLOR: DARK GREY	C. HUNG BALCONY
4. CEMENT PANEL-RAINSCREEN, COLOR: LIGHT GREY	14. CEMENT PANEL-RAINSCREEN, COLOR: DARK GREY	D. JULIET BALCONY
5. CEMENT PANEL-RAINSCREEN, COLOR: MEDIUM GREY	15. CEMENT LAP SIDING, COLOR: DARK GREY	E. PORCH
6. CEMENT LAP SIDING, COLOR: LIGHT GREY		F. TRASH / RECYCLING ROOM
7. CEMENT LAP SIDING, COLOR: MEDIUM GREY		G. LINTEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL
8. VINYL WINDOWS		H. INFILL PANEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL
9. STOREFRONT WINDOWS		J. ENTRY FEATURE
10. PAINTED CMU, COLOR: GREY		K. 3 COURSES BRICK, RECESSED 1/2"
		L. LATTICE FLEMISH BOND BRICK
		M. RECESSED BALCONY
		N. STEEL CHANNEL +/- 4' CANOPY
		O. CORNICE



2 SOUTHWEST ELEVATION



1 NORTHEAST ELEVATION



EXTERIOR MATERIALS LEGEND		
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9. STOREFRONT WINDOWS		J. ENTRY FEATURE
10. PAINTED CMU, COLOR: GREY		K. 3 COURSES BRICK, RECESSED 1/2"
		L. LATTICE FLEMISH BOND BRICK
		M. RECESSED BALCONY
		N. STEEL CHANNEL +/- 4' CANOPY
		O. CORNICE



2 NORTHWEST ELEVATION - BUILDING A



1 SOUTHEAST ELEVATION - BUILDING A



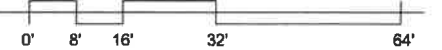
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		O. CORNICE



2 SOUTHEAST ELEVATION - BUILDING B



1 NORTHWEST ELEVATION - BUILDING B







**6 VINYL WINDOW PERSPECTIVE**  
CEMENT PANEL



**5 VINYL WINDOW PERSPECTIVE**  
CORRUGATED METAL



**4 VINYL WINDOW PERSPECTIVE**  
BRICK - 2ND & 3RD FLOOR

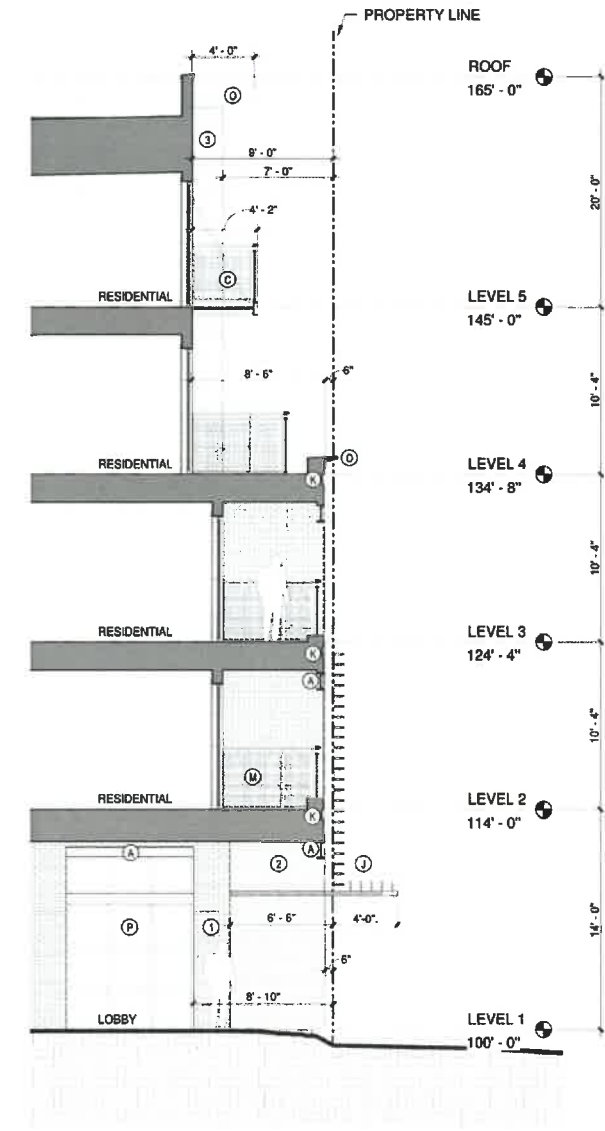


**3 STOREFRONT PERSPECTIVE**  
BRICK - 1ST FLOOR

EXTERIOR MATERIALS LEGEND			
1. BRICK-RUNNING BOND, COLOR: RED	11. GROUND FACE CMU, COLOR: DARK GREY	A. STEEL CHANNEL	K. 3 COURSES BRICK, RECESSED 1/2"
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8. VINYL WINDOWS		H. INFILL PANEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL	
9. STOREFRONT WINDOWS		J. ENTRY FEATURE	
10. PAINTED CMU, COLOR: GREY			



**2 ENLARGED PERSPECTIVE ELEVATION - FRONT**  
NTS



**1 ENLARGED WALL SECTION AT ENTRY**  
3/16" = 1'-0"





3 STOREFRONT WINDOW PERSPECTIVE  
CEMENT PANEL

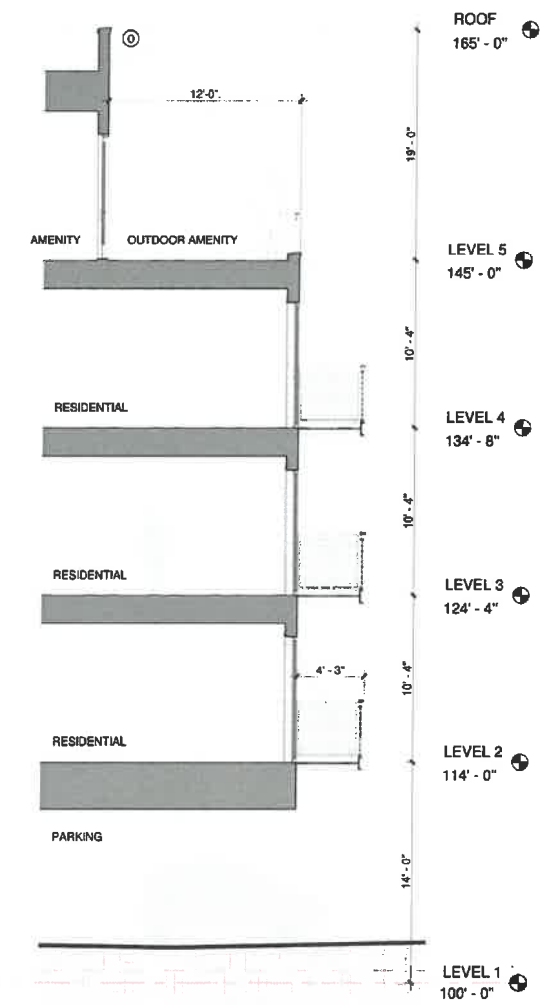


3 VINYL WINDOW PERSPECTIVE  
CEMENT LAP SIDING

EXTERIOR MATERIALS LEGEND			
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9. STOREFRONT WINDOWS		J. ENTRY FEATURE	
10. PAINTED CMU, COLOR: GREY			



2 ENLARGED PERSPECTIVE ELEVATION - FRONT



1 ENLARGED WALL SECTION AT GARAGE  
3/16" = 1'-0"



PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN





PREVIOUS DESIGN



CURRENT DESIGN

