

Mixed-use loft projects

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Archie Solsky is moving forward with plans to build a six-story loft and commercial building on an Old Town lot that currently houses Perkins Restaurant.

The owner of Lee's Cyclery had a preliminary meeting with the city's planning department last week and is working on formal plans for his 78,000-square-foot loft project at the southeast corner of College Avenue and Olive Street.

Solsky hired Fort Collins-based Vaught Frye Architects to design the building and Fort



SOLSKY

Collins-based Dohn Construction to build it.

"A loft really denotes an old warehouse," Solsky said. "These are upscale homes."

Solsky's project will include 10,000 square feet of commercial space on the first floor and about 16,000 square feet of office condo units on the second floor.

The 52,000 square feet on the remaining floors will be devoted to 31 residential lofts, ranging in

size from about 900 square feet to 2,000 square feet. The building will include about 54 underground parking spaces, said Solsky, who has not yet estimated the full cost of the building.

"The first two stories will be a brick and limestone combination," he said. "The thought is to have the streetscape view tie in with downtown."

Solsky bought the 35,000-square-foot lot in Old Town from Perkins franchisee Eric Spanier for \$2 million late last year.

Perkins has signed a five-year

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advancing in Fort Collins

In the works

■ **Archie Solsky's loft project**, 301 S. College Ave. — A six-story, 78,000-square-foot building with one story of commercial, one story of office space and four stories of lofts. Status: preliminary planning phase.

■ **Old Town Lofts**, 200 S. College Ave. — A three-story, 7,000-square-foot residential and office building, including 17 lofts. Prices range from \$160,000 for a 700-square-foot unit to \$260,000 for a 1,000-square-foot loft. Status: about to start construction with

completion expected in August.

■ **Cortina**, corner of Howes Street and Canyon Avenue — A seven-story loft and office building, including 23,000 square feet of primarily office space and 20 lofts. Prices range from \$350,000 for a 1,200-square-foot unit to \$925,000 for a 4,000-square-foot loft. Status: under construction, to be completed next year.

■ **Mason Street North**, 403 Mason Court — Three multistory buildings, including 18,000 square feet of office and com-

mercial space and 20 lofts. Prices range from \$175,000 for a 630-square-foot unit to \$400,000 for an 1,800-square-foot loft. Status: close to starting construction; will take a year to build.

■ **Pine Street Lofts**, 261 Pine St. — Three-story building with 14 lofts. Status: in framing stage with a spring opening planned.

■ **Cherry Street Lofts**, 325 Cherry St. — Three-story, 12,000-square-foot building with nine lofts and commercial space. Status: in development phase.

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lease to continue operating in the building at 310 S. College Ave., but Spanier has said the company is actively looking for another location in Fort Collins.

Solsky doesn't plan to tear down the Perkins building after the restaurant moves out. He said he might use it for additional residential or retail space.

Solsky joins a growing number of developers building lofts in Fort Collins, many of whom are combining homes with commercial space. Of the five loft projects in the works in Fort Collins, two are under construction.

Developer Bill Coulson broke ground early last year on Cortina, a seven-story loft and office building at the corner of Howes Street and Canyon Avenue.

The project is scheduled to be completed next year and will include 20 lofts and about 23,000 square feet of primarily office space.

Pine Street Lofts, under construction at 261 Pine St., will include 14 lofts in a three-story building.

At a conceptual review meeting early last week, city planning officials recommended that Solsky be aware of the impact of traffic generated from the project's underground parking and consider street lighting near the building.

The Downtown Development Authority will meet with Solsky on Thursday to take an initial look at the project. It will decide later whether it can provide funding help, said Chip Steiner, executive director of the DDA.

The DDA is a quasi-autonomous body of nine volunteers appointed by the Fort Collins City Council. It has authority to levy a property tax of up to 5 mills for its operations.

The DDA is providing funding for all of the loft projects currently under way in Fort Collins, including \$1.7 million for Cortina and about \$500,000 for Mason Street North, a three-building project with 20 lofts.

The DDA helps pay for the facade of the buildings by establishing an easement on the property. It also helps to fund right-of-way improvements such as street curbs and gutters.

"They're residential projects, and residential is the key component we've been trying to get down here for the last 23 years," Steiner said.