



land planning ■ landscape architecture ■ urban design ■ entitlement

September 24, 2014

# River District Block 8 Mixed-Use Development

## Project Development Plan - Planning Objectives

### Introduction

The River District Block 8 Mixed-Use Development Project Development Plan is a mixed use project located on a 1.2-acre site at the southwest corner of Linden Street and Willow Street in Old Town. The site falls within River Downtown Redevelopment District. The 70,841 square foot building includes a distillery, retail space, a restaurant/pub, banquet room and office space. The main building is 52.5 feet tall with a tower element that reaches to 80 feet tall. The proposed development takes a comprehensive approach to the use of the site, with a special focus on enhancing the street, providing for efficient functional site requirements and utilizing high quality and enduring materials.

The new building reflects traditional development patterns and aligns with historic buildings at the street edge. A south facing alley-like area between the old Depot (currently Mawson Lumber) and the new building is celebrated as a link to the restaurant and pub component of the distillery.

The buildings architecture grows from the pedestrian nature of Linden and the celebration of existing historic buildings including the Depot next door. The proposed multi-use building respects the one-story nature of the Depot ,following the transitional height requested by the district guidelines, with a similar one story building as a plinth for a crescendo of heights as we get farther from the Depot. The façade along Linden incorporates a porous retail front with human scale elements, similar in proportions to Old Town facades.

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Thinking outside of the box for over two decades.

As the building turns the corner along Willow there is an entry to subterranean catacombs, planned to house a music/event venue. The spirits barrel vault is placed at the base of an iconic tower that houses the tall stills of the distillery. Along Willow, the factory side is expressed by a traditional two-story factory made of brick and large windows.

The facility, as a whole evokes, a sense of history influenced by Old Town as well as the industrial nature of the grain silos, the railroad tracks and other buildings/sites being redeveloped. The interior of the building follows a chronological discovery that articulates a reference to the commerce of spirits. Beginning with a small distillery building that grows over time, inviting the entrepreneurial spirit to connect with community and bring other uses to the neighborhood that include a pub, a fine dining restaurant, retail, a banquet room, and office space for the distillery and the other building amenities.

The exterior materials include brick, with stone trim, metal panels, soft awnings, storefront, and industrial looking windows. The building façade will include a water tower, a smokestack, and grain silos to help define the nature of the building use.

*(i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.*

The River District Block 8 Mixed-Use Development project is supported by many City Plan Principles and Policies including:

- Economic Health Policies having to do with job creation, diversifying the local economy, leveraging the Fort Collins brand, and supporting local, unique and creative businesses.
- Environmental Health Policies that promote energy efficiency, waste management, recycling, hazardous materials management, water quality and storm water management.
- Community and Neighborhood Livability Policies having to do with compact urban development, redevelopment in infill areas, community appearance and design, streetscapes and public spaces, ecologically sound landscape practices, commercial developments that contribute to Fort Collins visual quality and uniqueness, enhancement of historic resources, bicycle and pedestrian access, Downtown activity center goals and the Poudre River District design objectives.
- Culture, Parks, and Recreation Policies that encourage art and culture as economic drivers for the Downtown, cultural education, and diverse cultural and artistic experiences.
- Transportation Policies that encourage pedestrian mobility, bicycle facilities, and alternative modes of travel

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*(ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.*

The site is highly urban and does not contain any natural habitats or features. The site design includes streetscapes along Linden and Willow with an alley-like pocket park on the south side adjacent to the Depot building. The outdoor spaces are designed to be consistent with the Fort Collins River District Design Guidelines. Some of the key site design features that are used to enhance the street edge are pedestrian-oriented entries, windows facing the street, small public spaces linked to the sidewalk, urban streetscape design and landscaping, and street furniture. The ultimate design for these outdoor spaces will also include special paving, water features, enhanced pedestrian scale lighting and other unique decorative features.

*(iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.*

360 Linden LLC will own and maintain the private outdoor spaces inside the property line.

*(iv) Estimate of number of employees for business, commercial, and industrial uses.*

Old Elk Distillery will have around 35 employees, the restaurant could have 50 or more depending upon the shifts. The project as a whole will likely push to 100 total employees at some point in the future with the management groups for the other venues, etc.

*(v) Description of rationale behind the assumptions and choices made by the applicant.*

See introduction.

*(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.*

All land uses proposed in the project are permitted uses in the zone district and no modifications or engineering variances are being requested.

*(vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.*

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The project does not affect any wetlands or natural habitats or features.

*(viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.*

The uses proposed in the building are all Type I uses and a neighborhood meeting is not required. However, the applicant has voluntarily scheduled a neighborhood meeting for October 1<sup>st</sup> to provide an opportunity for neighboring property owners to see the proposal, ask questions and provide comments.

*(ix) Name of the project as well as any previous name the project may have had during Conceptual Review.*

River District Block 8 Mixed-Use Development (Old Elk Distillery at PDR)

*(e) Response Letter (27 copies) addressing each of the applicable issues raised in the conceptual review letter.*

The project was presented at a Preliminary Design Review (PDR) meeting on August 27<sup>th</sup>. See comment responses attached.

*(f) A complete list of the new street names requested in the proposed development. (2 copies) The Larimer County Street Inventory System can be accessed to determine the availability of street names. The Web site is: [www.co.larimer.co.us/streets](http://www.co.larimer.co.us/streets).*

No new streets are being proposed.

*(g) Legal description of the site.*

See attached

*(h) The name and address of each owner of property within the boundaries of the development plan area.*

**360 Linden, LLC**

Manager: Kurt Hoeven  
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*(i) A list of names of all general and limited partners (if a partnership), all managers and directors (if a limited liability company) and/or officers and directors (if a corporation) involved as either applicants or owners of the project development plan.*

**360 Linden, LLC**

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Manager: Kurtis A. Hoeven

Officer: None

Member/Owner: Blue Ocean Holdings I Real Estate, LLC (Kurt is also the Manager of this entity)

*(j) A development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed, including the proposed phasing of construction of public improvements and recreational and common space areas.*

Construction is expected to begin in early Spring of 2015 and be completed late Fall of 2015.

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