

## Save the Poudre drops opposition to River District project

Written by Pat Ferrier  
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**The move clears the way for Encompass Technologies' new office, restaurant and apartment project to move forward.**



Zoom

**This rendering shows Encompass Technologies' proposed 37,000-square-foot office space, apartment and restaurant development to be built at 418 Linden St. in downtown Fort Collins. / Courtesy of [au]workshop architects+urbanists**

Environmental group Save the Poudre will not appeal the city's approval of Encompass Technologies' office, restaurant and apartment project to be built along the Poudre River, the group said Monday.

The announcement clears the way for the project to move forward in

downtown Fort Collins.

In an email to city planning officials, Save the Poudre spokesman Gary Wockner said the group would not appeal the decision of an administrative hearing officer and wished developers luck. "I hope the food is as good as the view," he said. Wockner told the Coloradoan land use code allows for this type of development in the city's River District, "creating both opportunity for developers and the public, and responsibility to appreciate, protect and restore the river.

"The Poudre is a beautiful but endangered river and so people dining at the restaurant overlooking its banks will have a unique opportunity and responsibility to appreciate the beauty as well as to protect and restore the river for future generations of people, wildlife and natural processes flowing through downtown Fort Collins."

Encompass Technologies' 37,000-square-foot building will include a 4,100-square-foot restaurant with three outdoor decks overlooking the river, 7,000 square-feet of first-floor office space, a second story that will house Encompass' offices, and about a dozen apartments above.

Rich Shannon of Pinnacle Consulting, a member of the project team, said the team was "always confident the project met all of the city's criteria and stated goals."

The project at 418 Linden St. sits next to the bridge that carries Linden across the Poudre River, on land called Block 1, its designation in the original plat of the city.

It sits in the city's fledgling River District, an industrial area city officials hope will redevelop in the years to come and attract a variety of commercial uses, including restaurants and art galleries.

The \$9 million project has the backing of the Downtown Development Authority, which awarded \$564,799 in financial incentives to help with the building's facade, improvements to the public right of way and riverbank stabilization, along with \$64,570 for Linden Street enhancements in front of the property. That money would come from savings on a project that rebuilt Linden Street last year.

The Encompass project is expected to generate about \$1.2 million in additional tax revenue through 2031.

Shannon sees it as a catalyst project that will spur River District redevelopment.

“A lot of very exciting things are happening in the River District and in the next five to 10 years Fort Collins will have another unique component to its downtown,” he said. “One way of looking at it is it represents our version of LoDo in Denver. It’s an older industrial area right next to downtown going through urban renewal.”

Construction is expected to begin in August or September and take a year to complete. A restaurant operator has not been chosen yet, Shannon said.