

Bohemian Foundation plans new downtown digs

Space at Mountain, Walnut will double foundation's offices

FORT COLLINS — A four-story building at the northwest corner of Mountain Avenue and Walnut Street in Old Town Fort Collins will provide new space for the Bohemian Foundation, the non-profit charitable group founded by philanthropist Pat Stryker.



REAL ESTATE

Tom Hacker

Bohemian will take about 25,000 square feet in the yet-unnamed 35,000-square-foot building, occupying most of the second, third and fourth floors of the project that Everitt-MacMillan Development Inc. has steered through the city's planning process for the past year. That share would be more than double the space Bohemian has at its current location on the southwest corner of College and Mountain avenues.

"I think in so many ways Pat continues to demonstrate her commitment to the city of Fort Collins," said Joe Zimlich, CEO of Bohemian Cos., the commercial twin of the Bohemian Foundation. "You see it all the time in the foundation and what

they're involved with. This is where she wants her company and her foundation to be located."

Project developers had originally planned five stories, but agreed to settle for four when objections surfaced during a hearing before the city's Landmark Preservation Commission.

"It was just too much mass sitting on that corner, they thought," developer Stu MacMillan said. "We're not in the historic district, but we're right next door. We took it to the LPC as a courtesy, and we ended up pulling back, going four stories."

With the endorsement of the preservation commission, and a subsequent approval by the Zoning Board of Appeals, the project appears set on a fast track that will first require the demolition of two existing buildings that occupy the triangular 10,000-square-foot site.

One building, a chalet-style, two-story frame structure widely regarded as a downtown eyesore, was once scheduled to become the home for Otterbox Products. But Everitt-MacMillan's \$900,000 purchase of that building after Otterbox founder Curt Richardson changed his plans set in motion an assemblage of the rest of the property on the block.

The Benedict-Campbell Insurance Agency, the Farmer's Insurance Group affiliate on the corner, will also give way, with principal Craig Campbell taking space in the new building when it's ready for occupancy.

Fort Collins preservation planner Karen McWilliams said once the building height



Photo illustration courtesy The Neenan Co.

BOHEMIAN HOME — An architectural rendering depicts a four-story building that will rise on the northwest corner of Mountain Avenue and Walnut Street in Old Town Fort Collins, destined to be the new home for philanthropist Pat Stryker's Bohemian Foundation.

issue was settled it was easy to get behind the project.

"I think the development team and the architect have come up with a very nice plan for this," McWilliams said of Everitt-MacMillan and The Neenan Co. architect Bob Hosana.

"They worked hard to come up with a really good building. They went a lot further than most other developers do. We're also just delighted to have such a wonderful supporter of Fort Collins take space at that location."

The project will be the first step in

framing the entrance to Old Town at the Mountain-Walnut intersection. The Everitt-MacMillan connection is also at work on the northeast corner of the intersection, with the January purchase of the Armadillo restaurant by MacMillan partner David Everitt and Dan Eckles, partner in Realtec Commercial Real Estate Services.

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