Planning and Zoning Board Hearing Agenda

Jeff Hansen, Chair
Michelle Haefele, Vice Chair
Per Hogestad
David Katz
Jeff Schneider
Ted Shepard
William Whitley

City Council Chambers - City Hall West
300 Laporte Avenue
Fort Collins, Colorado

Virtual (Zoom or Telephone)
Cablecast on FCTV Channel 14 & Channel 881
on the Comcast cable system

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Regular Hearing
October 15, 2020
6:00 PM

Participation for this remote Planning and Zoning Board meeting will be available online, by phone, or in person.

Public Participation (Online): Individuals who wish to address the Planning & Zoning Board via remote public participation can do so through Zoom at https://zoom.us/j/98360941149. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 5:45 p.m. on October 15, 2020. Participants should try to sign in prior to 6:00 p.m. if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to address the Board.

In order to participate:
Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone will greatly improve your audio).
You need to have access to the internet.
Keep yourself on muted status.
If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (Phone): If you do not have access to the internet, you can call into the hearing via phone. Please dial: 253-215-8782 or 346-248-7799, with Webinar ID: 983 6094 1149.
(Continued on next page)

The meeting will be available beginning at 5:45 p.m. Please call in to the meeting prior to 6:00 p.m., if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time – phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Committee. Once you join the meeting: **keep yourself on muted status.** If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (In Person): To participate in person, individuals should come to City Hall and be prepared to follow strict social distancing, sanitizer and facial covering guidelines. Staff will be present to provide guidance.

Documents to Share: If residents wish to share a document or presentation, City Staff needs to receive those materials via email by 24 hours before the meeting. Please email any documents to smanno@fcgov.com.

Individuals uncomfortable or unable to access the Zoom platform or unable to participate by phone are encouraged to participate by emailing general public comments you may have to smanno@fcgov.com . Staff will ensure the Board or Commission receives your comments. If you have specific comments on any of the discussion items scheduled, please make that clear in the subject line of the email and send 24 hours prior to the meeting.

ROLL CALL

- **AGENDA REVIEW**

- **CITIZEN PARTICIPATION**

Individuals may comment on items not specifically scheduled on the hearing agenda, as follows:

- Those who wish to speak are asked to sign in at the podium if they are in person, or use the raise hand function if they are on Zoom or on the phone.
- The presiding officer will determine and announce the length of time allowed for each speaker.
- Each speaker should state their name and address and keep their comments to the allotted time.
- Any written materials should be provided to the Secretary for record-keeping purposes.
- In person participates will hear a timer beep once and the time light will turn to yellow to indicate that 30 seconds of speaking time remains and will beep again and turn red when a speaker's time to speak has ended. Phone and Zoom participants will be told verbally when their allotted time has ended.

- **CONSENT AGENDA**

The Consent Agenda is intended to allow the Planning and Zoning Board to quickly resolve items that are non-controversial. Staff recommends approval of the Consent Agenda. Anyone may request that an item on this agenda be "pulled" for consideration within the Discussion Agenda, which will provide a full presentation of the item being considered. Items remaining on the Consent Agenda will be approved by the Planning and Zoning Board with one vote.

The Consent Agenda generally consists of Board Minutes for approval, items with no perceived controversy, and routine administrative actions.

1. **Draft Minutes for the P&Z September Hearing**

The purpose of this item is to approve the draft minutes of the September 17, 2020, Planning and Zoning Board hearing. – *This has been moved to the November 19, 2020 Hearing.*

2. **Draft Minutes for the P&Z Special September Hearing**

The purpose of this item is to approve the draft minutes of the September 3, 2020, Planning and Zoning Board Special hearing.

3. **CSU Raw Water Site Plan Advisory Review (Smith)**

This is a request for a Site Plan Advisory Review (SPAR) for a raw water utility main.

4. **Affordable Housing Fee Waiver Process Update (Currell, Shaw, Beck-Ferkiss)**

This is a request to modify the Land Use Code language in relation to Affordable Housing Fee Waiver administration by the City.

5. **Maple Hill Park Minor Amendment (Kimberlin)**

This is a request for a Minor Amendment to expand the existing pump house in Maple Hill Public Neighborhood Park, also known as Crescent Park.

- **DISCUSSION AGENDA**

6. **Sun Communities Modifications of Standard**

PROJECT DESCRIPTION:	This is a request for two stand-alone modifications to the City of Fort Collins Land Use Code for a proposed manufactured home project (The Foothills) located east of S College Ave and south of E Trilby Rd at 6750 S College Avenue.
APPLICANT:	Nikki Jeffries Sun Land Development Two Towne Square, Ste 700 Southfield, MI 48034
STAFF ASSIGNED:	Meaghan Overton, City Planner

7. **Block 23**

PROJECT DESCRIPTION:	This is a request for a Project Development Plan (PDP) to develop a 4-story mixed use building and three level parking garage at 300 N. Mason St, 303, 331 and 343 N. College Avenue.
APPLICANT:	Cathy Mathis TB Group 444 Mountain Ave Berthoud, CO 80513
STAFF ASSIGNED:	Jason Holland, City Planner

8. **Manufactured Housing**

PROJECT DESCRIPTION:	This is a City-initiated request to rezone six properties containing manufactured housing communities from the Low Density Mixed-Use Neighborhood (LMN) zone district to the Manufactured Housing (MH) zone district.

APPLICANT: City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

STAFF ASSIGNED: Ryan Mounce, City Planner
Cameron Gloss, Long Range Planning Manager

9. Annual Land Use Code Update

PROJECT DESCRIPTION: This is a request for a Recommendation to City Council regarding an update to the Land Use Code. There are proposed revisions, clarifications and organization to the Code that address specific subject areas that have arisen since the last update in the Fall of 2019.

APPLICANT: City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

STAFF ASSIGNED: Noah Beals, Interim Development Review Manager

- **OTHER BUSINESS**
- **ADJOURNMENT**

AGENDA ITEM SUMMARY

Planning and Zoning Board

October 15, 2020

STAFF

Shar Manno, Customer and Administrative Manager

SUBJECT

MINUTES OF THE SEPTEMBER 17, 2020 P&Z HEARING

EXECUTIVE SUMMARY

The purpose of this item is the consideration and approval of the draft minutes of the September 17, 2020 Planning & Zoning Board hearing.

ATTACHMENTS

1. Draft September 17, 2020 P&Z Minutes

DRAFT MINUTES FROM SEPTEMBER 17, 2020 HEARING

TO BE APPROVED

NOVEMBER 19, 2020 HEARING

AGENDA ITEM SUMMARY

Planning and Zoning Board

October 15, 2020

STAFF

Shar Manno, Customer and Administrative Manager

SUBJECT

MINUTES OF THE SEPTEMBER 3, 2020 P&Z SPECIAL HEARING

EXECUTIVE SUMMARY

The purpose of this item is the consideration and approval of the draft minutes of the September 3, 2020 Planning & Zoning Board special hearing.

ATTACHMENTS

1. Draft September 3, 2020 P&Z Minutes

Planning and Zoning Board Minutes

Jeff Hansen, Chair
Michelle Haefele, Vice Chair
Per Hogestad
David Katz
Jeff Schneider
William Whitley

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Regular Hybrid Hearing
September 3, 2020

Chair Hansen called the meeting to order at 6:00 p.m.

Roll Call: Haefele, Hansen, Hogestad, Katz, Schneider, Whitley

Absent: None

Staff Present: Everette, Claypool, Stephens, Yatabe, Virata, Bzdek, Betley, Overton and Manno

Chair Hansen provided background on the board's role and what the audience could expect as to the order of business. He described the following procedures:

- While the City staff provides comprehensive information about each project under consideration, citizen input is valued and appreciated.
- The Board is here to listen to citizen comments. Each citizen may address the Board once for each item.
- Decisions on development projects are based on judgment of compliance or non-compliance with city Land Use Code.
- Should a citizen wish to address the Board on items other than what is on the agenda, time will be allowed for that as well.
- This is a legal hearing, and the Chair will moderate for the usual civility and fairness to ensure that everyone who wishes to speak can be heard.

Agenda Review

Planning Manager Everette reviewed the items on the Consent and Discussion agenda, stating that all items will be heard as originally advertised.

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Public Input on Items Not on the Hearing Agenda:

Eric Sutherland, resident, commented regarding dissatisfaction regarding The Wyatt project on Harmony and not being in compliance with the Land Use Code. He feels that the City does do not follow the Land Use Code and that we could do better.

Lewis Pintkowski, 200 S. College, #305, commended everyone for the great job during the pandemic. He spoke to the noise mitigation and the time and levels at which are acceptable. He is unhappy with the cruising happening and would like to know what can be done. Why is there ordinance in place, but nothing is happening?

Consent Agenda:

None noted

Public Input on Consent Agenda:

None noted

Discussion Agenda:

2. Oak 140 Affordable Housing- PDP 200009

Project Description: This is a request for a Project Development Plan (PDP) to develop a 5-story mixed-use building with ground floor office, commercial spaces, and affordable housing units.

Recommendation: Approval

Secretary Manno reported that a letter of support was received from KGB Holdings, LLC, separate emails of support were received from Jim and Carey Hewitt from the Cupboard, Housing Catalyst submitted a project purpose document and a letter of support was received from Steve Kuehnemann of Housing Catalyst.

Staff and Applicant Presentations

Planner Overton gave a brief verbal/visual overview of the project.

Kristin Fritz of Housing Catalyst and Chad gave a verbal/visual overview of the project.

Public Input (3 minutes per person)

Lewis Pintkowski commented on the height of the building and how it effects the view. He does not want to see building heights increase.

Trisha Deal, 5962 Snowy Clover Ct., previous owner of 143 Remington St. and Poudre Garage. She is appreciating the collaboration and cooperation with the Housing Catalyst and the DDA. She supports the project and the people building the project.

Nicole Stodinger, 5310 E. County Rd 42E, serves as the Chair for the Housing Catalyst Board of Commissioners and President of First Bank of Northern Colorado. They have a close property and are in support of this proposed development. The collaboration between the Housing Catalysts and the DDA exemplifies the benefit of a strong community partnership and relationship that have been intentionally built over may years.

Peter Erickson, 600 Block of Remington St., supports the project. He feels there was an opportunity missed at the neighborhood review session, a number of people advocated moving the parking off-site and he feels if parking on - site were decreased, it would increase livable square footage by about 60%.

Mike Vildebil, 200 S. College, He has a couple concerns, 1) There were requests for variances on height and

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setbacks, as more land was acquired, and they are still requesting variances. It feels to him like the game is to ask for as much as you can. The setback over the alley is significant and does encroach. The alley is already crowded. 2) The height has a negative impact and takes away the view and openness.

John Wolschleiger, 200 S. College, he echoes the concerns of Lewis and Mike. He does not feel he has been adequately addressed in the process to this point.

Jennifer Vildebil, 200 S. College, commented that she does not disagree with the purpose and use of the building and is thrilled that this is happening in Ft. Collins, but does feel there has been adequate ability to give input. Feels this is being crammed thorough. This will destroy the view and is concerned.

Staff Response

Planner Overton addressed the height of the building. Allowable height in the downtown zone is 56' or 4-stories. The applicants are request a 5-story building that has a height of 57'9". This is the modification request. At the neighborhood meet the original request was for a 6-story building that was 13' higher. This is the reason for the acquired space. The other variance has not changed. The building will not be encroaching on the width of the alley as it currently exists, that alley is 20' wide per City requirements and will continue to be 20' wide. The request is to have the building set less than 5' away and be moved to set directly on the lot line.

Neighborhood meetings are laid out in the staff report. Conceptual review meeting was held on May 21st. The neighborhood meeting was held on June 9th, virtually using Zoom platform.

Mrs. Fritz to citizen question; underground parking as a solution. This was explored, and due to underground water, this was not a feasible solution. Building height as it relates to a 4-story building and how tall a 4-story building is; code does stipulate a limit on stories and feet. The proposed building will be 5-stories, but at the 4-story height plus just over a foot. Notification for meetings; notifications were sent to property owners in the notification zone.

Planner Overton responded to off-site parking, commenting turning the Oak and Remington lot into a parking structure or adding additional levels onto the parking structure across Remington, and this was not feasible as it is a very expensive capital project to create a parking structure that is not currently planned for either location. Comments toward parking policy are well taken. Chair Hansen asked if there was a code for maximum parking. Planner Overton responded that there is a minimum and maximum. This project falls in between, it does not meet either the minimum or maximum. Why does parking have to occur on the second level, there is a concern of speeding and adding to building height? Mrs. Fritz responded that to achieve the appropriate number of affordable units and maintain ground level activation, the options for parking were either underground or on the second floor.

Chair Hansen asked how does the height of the building compare to adjacent buildings, and is this appropriate? Chad responded that the code and downtown design standards set it up in a way that it is a natural fit to be contextual and from a massing and density standpoint to complement the other resources around the structure. They were also being mindful during design of the sets of relationships as they will contribute.

Chair Hansen questioned the 30 to 80% AMI and hopes that someone would enter the project at lower income levels would use the opportunity to improve their situation and find themselves at the 80% AMI threshold. Do you have any programs to help with that transition? Mrs. Fritz explained how the qualifiers worked and that there is a potential that individuals would be able to stay if their income increases above the 80% AMI.

Member Haefele asked what the rational for the various targeted rent levels? Mrs. Fritz explained that there are two reasons why; the financing that allows you to serve up to 80% AMI, the requirements dictate that the average cannot exceed 60% of AMI. The second is that based on studies there is a saturation of 60% AMI, so this level was avoided. The units were balanced to achieve the 60% average in order to be in compliance with the financing.

Board Questions / Deliberation

Member Hogestad is concerned about 4.16 and how the height was calculated and how the parapet was not included? Chad responded that the calculation is a construct of the code. As it relates to, is it an architectural

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feature? The idea was to hold it low in context to the height constraints. There are two parts to the parapet, the ribbon and the masonry. Member Hogestad would have rather seen the height stated at 58'10". Member Hogestad commented and questioned being early in design and the possibility for it to change. Chad responded that he would not anticipate changes and that they are fairly far along in the design process.

Member Haefele asked if the modification for the height is an increase in the height? Planner Overton responded that if the building were taller than the maximum measurement in feet, that would require a modification, the code is fuzzier when it comes to fitting a 5-story building in 56' and if that is more than the 4-stories allowed does that also requires a modification. It is not unusual for staff to err on the side of caution and require a modification for that as well. Member Haefele questioned the modification on the alley setback, will this affect access in the alley for large trucks, will tall vehicles be able to pass through with the overhang? Chad responded that turning templates were run with the civil engineer to ensure that delivery trucks can make the corners. Planner Overton responded that there is a turning feature.

Member Katz asked, regarding 3.5.1(e) Building Materials, can you elaborate how staff considered all the metal paneling to comply with the context and compatibility of the neighborhood? Planner Overton responded that staff analysis for the metal was trying to address the possibility of expected glare more than anything. 4.16 is more specific and is what applies. The analysis was focused on the ground floor level materials and the historic compatibility. The metal analysis was talking about whether it would create expected glare, the matte finish is not expected to create excessive glare. Because it is on the s\upper stories, it is not expected to interact much with the pedestrian areas. Chad responded that the fenestration ideas and the window groupings were based on similar buildings found on College Ave. and elsewhere in downtown as well as the horizontal banding and the stratification of the panel forms and bands. Member Katz's concern is the trendy metal paneling.

Member Hogestad asked for a description of the materials panels. Chad responded that there is a change from floor to floor, this was the intention. The detailing is intricate and around openings and at floor lines. There is a relief on the alley side that is more pronounced than it is on the right-of-way facing sides. The right-of-way sides have the deep setbacks and the terrace and the advantage of the masonry holding the visual line. The alley has the horizontal elements as a shadow line and a break to the metal panels. Each floor is slightly different in terms of the profile of the panel. The panels are corrugated with varying width and depth profile. Member Hogestad struggles with the metal panels such as these as they are scaleless and represent 30% of the building. The stucco is 20% of the building with a sand finish, the graphics are just cut in. His concern is that the graphics have the ability to give a much finer grain to the building, more scale giving. Chad responded that the scale is by virtue of the scale of the area of the property. Member Hogestad likes the masonry and feels this is what the downtown code is talking about.

Member Hogestad asked if the parking was paid parking or if it was part of the rent. Mrs. Fritz responded that it is part of the rent. There is no additional fee for parking. It will be access controlled.

Chair Hansen asked about the parapet and it being 1'1" tall, is this at the minimal height or its maximum, and is there any equipment that is on the roof that needs to be screened? Chad responded that they will be doing something else to screen the equipment. The parapet is 1'1" higher than the roof plane from the grade plane. There is mechanical equipment on the roof and stair doghouses for fire access and a boiler room that will be attached to one of the doghouses. The rooftop equipment will be screened. The equipment is located in the center of the roof area in order to minimize the impact.

Member Hogestad wanted to know what material was being used on the doghouses. Chad responded that they are intending to match the metal panel to make them visually discrete.

Member Katz is excited about the project and what Housing Catalyst does for the community. His issue is with the metal in the context of the community. It is not compatible with old town Fort Collins. Member Hogestad agrees, he is concerned that they are not giving scale to the building and it is a material that we do not see in the historic core.

Chair Hansen wanted an idea of the range of sizes for the corrugated metal. Chad responded that there is 7/8", 2 ½ to 3" and one right in the middle with varied ribbing and waving. The depth and width do vary a bit as well allowing the casting of different shadows. The ribbon goes all the way around the building with the distinction being

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the detail at the edge on the North and West facades. Member Haefele questioned what other material could be used. She feels it would be nice to have something other than corrugated metal. Chair Hansen wanted to know what the finish would be. Chad responded that it is a painted finish using a matte paint, factory applied. As for the options, the next viable option would be stucco. It was felt that this option would be less scalable. Member Katz questioned if it could be done through masonry. Chad responded that the struggle is the budget. Member Hogestad wanted to know if they had priced out non-insulated metal panels. Chad responded that they are well over twice the price. Member Schneider asked member Katz if he was concerned with the amount of metal or with the details. Member Katz responded he is concerned with the material. Chair Hansen feels the application of the material and the level of detail goes along way towards its appropriateness in the location. Member Hogestad spoke to material compatibility and the code.

Member Hogestad likes the planters in the ventilation windows in the parking garage. Will this plant material last, how much maintenance does it require? Chad responded that the material selection is taken from what the DDA already does in the alley. The plantings will have nice structure.

Chair Hansen comment on the building height, wherein he disagrees with how the code is written. It gives both a maximum story and a maximum height. This is not an interchangeable language. Another deficiency in the code is how height is measured. In this instance it is not significant.

Member Schneider went back to Member Katz's comments on the material choice. Member Schneider wanted to know if Member Katz would feel more comfortable if there was less metal and more stucco. Member Katz responded that he does not have a problem with the material, just the material in this context. He would feel more comfortable if it were broken up. Member Haefele feels personally that brick is more appealing but not for a 5-story building and cost constraints. Mrs. Fritz responded that they would like to keep the metal panels on the building as well as the drip edge addition.

Member Schneider made a motion that the Fort Collins Planning and Zoning Board approve the modification of standard, section 4.16(b)(1) as proposed with the application requirements in Section 2.82(h)(2) in granting the modification would not be detrimental to the public good. This is based on the materials that have been presented in the staff packet, at the work session, throughout this hearing and Board discussion. Member Katz seconded. Vote 6:0

Member Schneider made a motion that the Fort Collins Planning and Zoning Board approve modification of standard to Section 4.16(c)(1) proposed in this PDP that it meets Section 2.82(h)(2) and (4) in granting this modification would not be detrimental to public good. This is based on the agenda materials, staff presentation, staff packet, the work session, this hearing, and Board discussion. Member Katz seconded. Vote: 6:0

Member Katz made a motion that the Fort Collins Planning and Zoning Board approve Oak 140 - PDP 200009 based on the agenda materials, the information presented and the discussion of the Board. Member Schneider seconded. Member Schneider feels this is an important project. Member Katz recognizes the importance of this project. Chair Hansen recognizes the need for affordable housing. He feels the design team has done a great job. **Vote: 6:0**

Other Business

None noted

Adjournment

Chair Hansen moved to adjourn the P&Z Board hearing. The meeting was adjourned at 10:25 p.m.

Minutes respectfully submitted by Shar Manno.

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Minutes approved by a vote of the Board on: _____.

_____
Paul Sizemore
Interim Director CDNS

_____
Jeff Hansen, Chair

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Development Review Staff Report

Agenda Item 3

Planning and Zoning Board Hearing: October 15, 2020

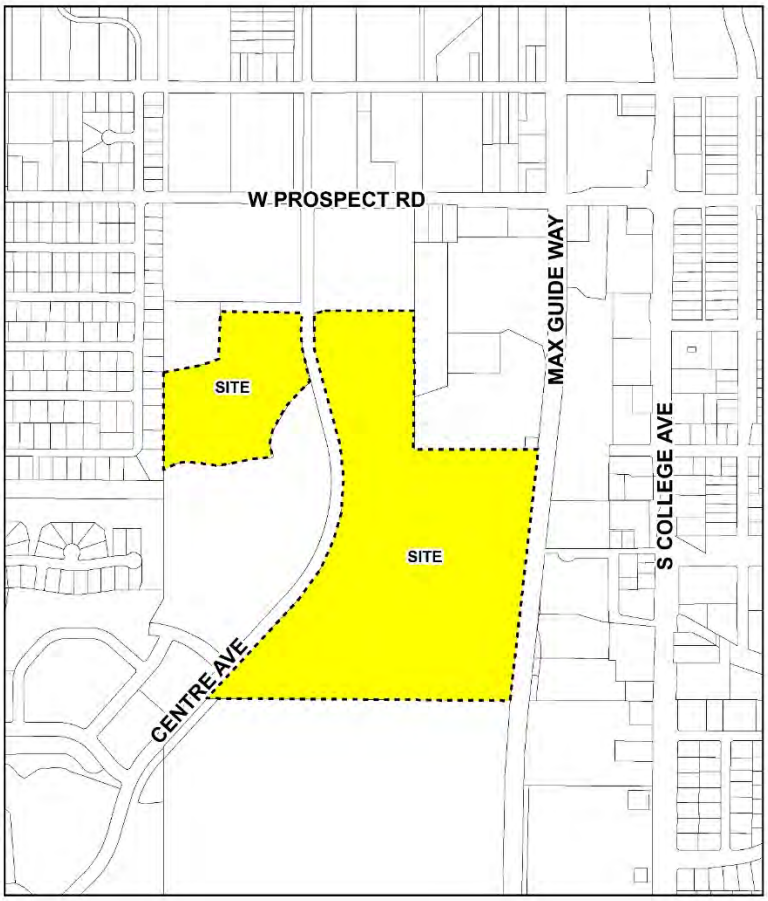
CSU Raw Water Utility Extension-South Campus Site Plan Advisory Review SPA200001

Summary of Request

This is a request for a Site Plan Advisory Review (SPAR) for a raw water utility main.

The SPAR process allows the Planning and Zoning Board to provide comments on the plan to the governing body (Board of Governors of the Colorado State University) per State statutes.

Zoning Map



Next Steps

If the Planning and Zoning Board is not satisfied with the response to its comments by the governing body, the Planning and Zoning Board can request a hearing before the Board of Governors of the Colorado State University System.

Site Location

The raw water main originates from 1707 Centre Avenue (the CSU Horticulture Center) and goes south to the Sherwood Lateral Ditch, near the CSU Natural Resources Research Center

Zoning

Employment (E)

Property Owner

Board of Governors of the Colorado State University System
01 Administration Building
Fort Collins, CO 80523

Applicant/Representative

Fred Haberecht
Colorado State University
6030 Campus Delivery
Fort Collins, CO 80523

Staff

Kelly Smith, Senior City Planner
(970) 224-6189

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Staff Recommendation

Staff recommends approval.

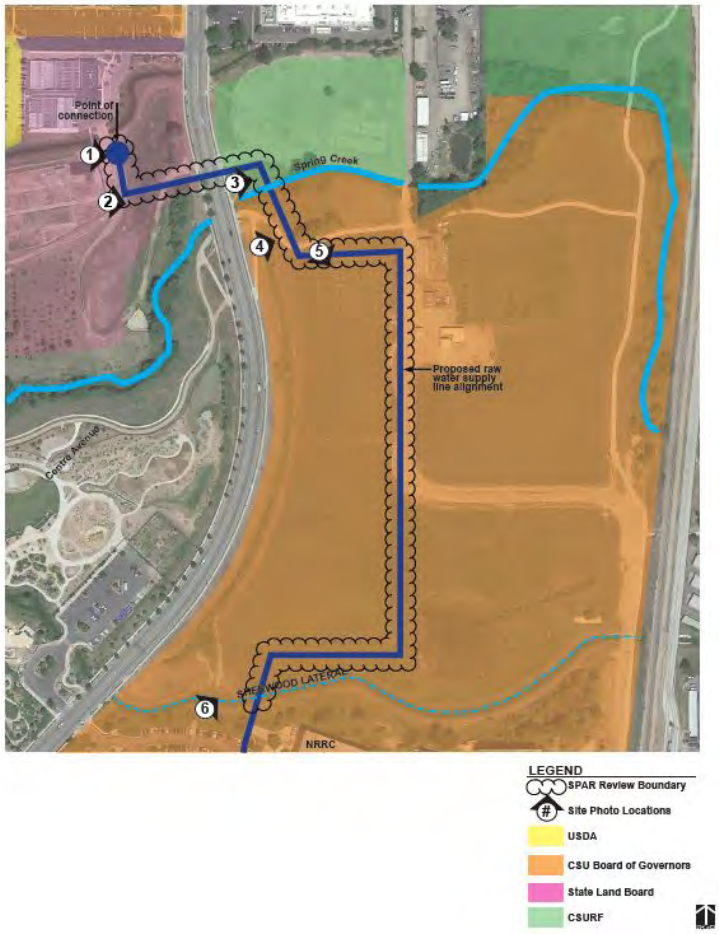
1. Project Introduction

A. PROJECT DESCRIPTION

This is a request to construct a buried 14" raw water main to support the Colorado State University's (CSU) Raw Water Utility, which provides non-potable irrigation water to Colorado State University Foothills, Main and West Campuses. The intent of this project is to provide reliable non-potable water to the Chill Plant at the Veterinary Health Complex at CSU South Campus. The area under SPAR review between Spring Creek and Sherwood Lateral (parcel #'s 9723100902 and 9723100931) has a long-term planned use as recreation fields per the CSU Physical Master Plan. The alignment of the water main through this area accounts for the planned future use.

This project is subject to review by the Planning & Zoning Board because the project area is located on parcels not included in the original Intergovernmental Agreement between the City of Fort Collins and Colorado State University.

The SPAR review contains three parcels that are of different ownership: parcel 9723100930 is owned by the State Land Board, parcel 9723100902 is owned by Colorado State University Research Foundation (CSURF) and parcel 9723100931 is owned by the CSU Board of Governors.



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B. SITE CHARACTERISTICS

1. Development History

a) The project area includes three parcels that were originally annexed in 2002 as part of the College Fourth Annexation.

2. Surrounding Zoning and Land Use

The proposed project expansion includes three parcels in the South Campus. Two parcels are undeveloped; the third contains the CSU Horticulture Center. The zoning and land uses surrounding the property are as follows:

	North	**South**	**East**	**West**
Zoning	CSU Jurisdiction (CSU) High Density Mixed-Use Neighborhood District (HMN)	Employment (E)	Employment (E) CSU Jurisdiction (CSU)	Low Density Residential District (RL) Employment (E)
Land Use	Hotel CSU Horticulture Center	CSU Natural Resources Research Center Gardens on Spring Creek	CSU Bay Farm Greenhouse	Gardens on Spring Creek Single-family housing

C. REVIEW PROCEDURES

1. State Requirements for City Review

Colorado Revised Statutes, as amended (C.R.S.), govern the City's review of development plans for public facilities, these supersede the City's typical processes for development plan review of private land.

- Section 31-23-209, C.R.S. generally governs all public facilities with the following pertinent provisions:
  - "no street, square, park or other public way, ground or open space, public building or structure, or publicly or privately owned public utility shall be constructed or authorized in the municipality or in such planned section and district until the location, character, and extent thereof has been submitted for approval by the commission."
  - "In case of disapproval, the commission shall communicate its reasons to the municipality's governing body, which has the power to overrule such disapproval by a recorded vote of not less than two-thirds of its entire membership."
    - "The failure of the commission to act within sixty days from and after the date of official submission to it shall be deemed approval."

2. Land Use Code Requirements

The Land Use Code incorporates the statutory requirements above into Sections 2.1.3(E) and 2.16(H) under the Site Plan Advisory Review Process ("SPAR"). Following are pertinent excerpts for convenient reference:

"2.1.3(E) Site Plan Advisory Review. The Site Plan Advisory Review process requires the submittal and approval of a site development plan that describes the location, character and extent of improvements to

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parcels owned or operated by public entities. In addition, with respect to public and charter schools, the review also has as its purpose, as far as is feasible, that the proposed school facility conforms to the City's Comprehensive Plan."

"2.16.2 Site Plan Advisory Review Procedures

(H) Standards: [LUC standards are] Not applicable, and in substitution thereof, an application for a Site Plan Advisory Review shall comply with the following criteria:

(1) The site location for the proposed use shall be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.

(2) The site development plan shall conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body. Absent adopted design standards and guidelines, the design character of the site development plan shall be consistent with the stated purpose of the respective land use designation as set forth in the City's Comprehensive Plan.

(3) The site development plan shall identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible."

2. Public Outreach

A. NEIGHBORHOOD MEETING

A neighborhood meeting was waived for this project.

B. PUBLIC COMMENT

No public comment has been received.

3. Procedural Requirements – Land Use Code Article 2

A. SITE PLAN ADVISORY REVIEW PROCEDURAL OVERVIEW

1. Conceptual Review

Conceptual Review meeting was waived.

2. Neighborhood Meeting

Neighborhood meeting was waived.

3. Submittal

The project development plans were submitted on August 25, 2020 and deemed incomplete on August 26, 2020 because the drawings lacked adequate information. The project was resubmitted and accepted on September 3, 2020, and subsequently routed to all reviewing departments.

4. Notice

Posted notice: September 17, 2020, Sign #571
Written notice: October 1, 2020, 105 letters sent.

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4. Staff Evaluation

A. BACKGROUND

The City's review of a public facility is governed by State statutes. Plans are evaluated based on the requirements explained below.

Location Criterion:

(1) The site location for the proposed use shall be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.

Character Criterion:

(2) The site development plan shall conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body. Absent adopted design standards and guidelines, the design character of the site development plan shall be consistent with the stated purpose of the respective land use designation as set forth in the City's Comprehensive Plan.

Extent Criterion:

(3) The site development plan shall identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible."

B. LOCATION

The first criterion for the review of the application is 'location.' This criterion requires that the site location for the proposed public facility be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.

The location and alignment of the underground utility anticipates future development in accordance with the CSU Physical Master Plan.

C. CHARACTER

The second criteria for review is "character" which requires the plan to conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body.

The proposed raw water pipeline meets this requirement by reseeding all disturbed areas in like vegetation to existing conditions.

D. EXTENT

The third criteria for review is "extent" which requires the plan to identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible.

The proposed project meets this requirement through construction methods and ensuring no conflicts with existing underground utilities and trees. Segments of the pipe will be bored under Centre Avenue, Spring Creek, Spring Creek Trail and the Sherwood Lateral. The closest bore pit to the edge of Spring Creek is 90-feet away from top of bank in a disturbed gravel access drive. The closest bore pit to the Sherwood Lateral is approximately 40-feet to the edge of irrigated turf. Additionally, sediment control measures will be taken around sensitive aquatic resources. The siting of bore pits and piping alignment will minimize adverse impacts to environmental resources and public infrastructure.

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5. Staff Conclusions and Recommendation

Staff recommends Planning and Zoning Board approve with the following motion:

The Fort Collins Planning and Zoning Board finds that the location, character, and extent of the proposed development plan for the CSU Raw Water Utility Extension-South Campus #SPA200001, is consistent with the City's Land Use Code and mitigates its functional and visual impacts to streets, sidewalks, utilities, and environmental resources, to the extent reasonably feasible.

6. Attachments

1) Applicant's Project Narrative
2) Preliminary Civil Plan Set

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Colorado State University

Office of Facilities Management

Fort Collins, Colorado 80523-6030
6030 Campus Delivery

August 21st, 2020

Rebecca Everette
Development Review Manager | City of Fort Collins
281 North College Avenue
Fort Collins, CO 80524

RE: CSU Raw Water Utility Extension – South Campus

Dear Rebecca,

The attached SPAR submittal package pertains to the extension of the CSU Raw Water Utility to the Veterinary Health Complex from the CSU Horticulture Center.

The CSU Raw Water Utility Context and History-

The Colorado State University Raw Water Utility provides non-potable irrigation water to the CSU Foothills, Main and West Campuses. The CSU Raw Water Utility was fully operational in 1966 at a time when the CSU Main Campus grew from approximately 5,000 to 12,000 students over the previous 10 years, and new buildings and grounds were built to meet the needs of a growing student body.

The Utility consist of two pump stations and a filter house at College Lake and a 14" steel primary raw water utility main, primarily located in the Elizabeth Street ROW from Foothills Campus to Main Campus. College Lake is the source of the water for the utility, and that water is supplied to College Lake via a diversion from Horsetooth Reservoir.

The use and careful management of non-potable water from CSU Raw Water Utility is a primary water conservation strategy for the Colorado State University. Non-potable water from this utility accounts for approximately three quarters of all water consumption by CSU at the Larimer County campuses. Direct use of the water is landscape irrigation; where over 98% of Colorado State University approximately 250 acres of irrigated landscapes use water from the utility. Indirect use includes evaporative cooling, and the pass-through of this water in hydraulic experiments on Foothill Campus. Through water conserving landscape and irrigation practices, water use from this utility has been decreased from approximately 850 acre feet year 20 years ago to less than 600 acre feet a year today.

Although similar in function and scale to various City of Fort Collins utilities, which are not subject to Development Review, as a non-City of Fort Collins utility, the CSU Raw Water Utility is presently subject to Development Review.

Project Intent – The ultimate intent of the project is to provide reliable non-potable water to the CSU South Campus. The Primary intent of Phase 1 is the extension of the utility to the supply water for the Chill Plant at the Veterinary Heath Complex. The Chill Plant currently uses domestic water, and this change in water supply will result in a substantial reduction in Fort Collins Water Utility suppled potable water during the cooling season. A future phase of the project will enable the irrigation of future recreation field located in the Bay Farm area, east of Centre Avenue between Spring Creek and the Sherwood lateral.

Area of Spar Review - The area of SPAR review is from the existing terminus of the Raw Water Utility at the CSU Horticulture Center to the south of the Sherwood lateral.

Integration with the Main Campus Master Plan – The area of SPAR Review between Spring Creek and the Sherwood Lateral has a long-term planned use as recreation fields per the CSU Physical Master Plan. The alignment of the Primary Raw Water Utility Main through this area accounts for the planned configuration of recreation fields. This are is within a FEMA regulated floodway, and no additional structures are planned in this area as part of the long term planning.

SPAR Criteria - This project addresses the **Character**, **Location** and **Extent** requirements of pertinent State Statute and evolving City of Fort Collins SPAR requirements in the following ways:

Character - The project is an underground utility, which will leave the site unchanged

Location - The location and alignment of the underground utility anticipates future development in accordance with the CSU Physical Master Plan. The utility will be constructed through a combination of open trench and boring. Segments to be bored include Centre Avenue, Spring Creek, Spring Creek Trail and the Sherwood Lateral. The closest bore pit to the edge of Spring Creek is 90' from the bank in a gravel access drive, and the closest bore pit to the Sherwood lateral is approximately 40' to the edge of bank in irrigated turf. All work requires a City of Fort Collins Floodplain use permit. Disturbed areas will be re-seeded with like vegetation to the existing. The Colorado State University Board of Governors owns Spring Creek, through the section of SPAR Review.

Extent – In that this is an underground utility, no off site development impacts are involved.

Sincerely,

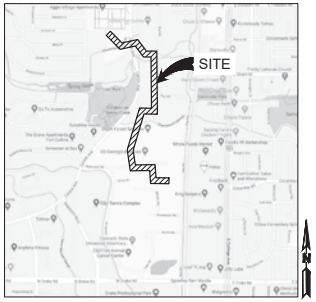
Fred Haberecht, LEED AP
Assistant Director, Landscape and Planning, Colorado State University
Fort Collins, Colorado 80523-6030
970.491.0162 970.491.0105 - fax

ABBREVIATIONS:

APPROX	APPROXIMATE
ARCH	ARCHITECT
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTOUR
COR	CORNER
CU	COPPER
DEMO	DEMOLITION
DIA OR ø	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DTL.	DETAIL
EL	ELEVATION
ELEC	ELECTRICAL
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FGW	FINISHED GRADE AT WALL
FHY	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GB	GRADE BREAK
GR	GRATE (AREA OR VALLEY INLETS)
GV	GATE VALVE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
PT	POINT OF HORIZONTAL TANGENCY
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI	POINT OF HORIZONTAL INTERSECTION
PIV	PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PLBG	PLUMBING
POC	POINT OF CURVE
POT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PRKG	PARKING
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R.O.W.	RIGHT OF WAY
SSWR	SANITARY SEWER
SF	SQUARE FOOT
STA	STATION
STRM	STORM SEWER
STRC	STRUCTURAL
SWLK	SIDEWALK
SY	SQUARE YARD
TELE	TELEPHONE
TB	THRUST BLOCK
TEMP	TEMPORARY
TOC	TOP OF CURB
TOW	TOP OF WALL (RE: NOTE BELOW)
TYP.	TYPICAL
UD	UNDER DRAIN
UG	UNDERGROUND
VERT	VERTICAL
VC	VERTICAL CURVE

NOTE: TOW SHALL BE TOP OF WATER ON UTILITY SHEETS ONLY AND TOP OF WALL ON ALL OTHER SHEETS.

CSU SOUTH CAMPUS RAW WATER LINE
FORT COLLINS, COLORADO



VICINITY MAP
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
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C101	GENERAL NOTES
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C201	EXISTING CONDITIONS & DEMOLITION PLAN
C202	EXISTING CONDITIONS & DEMOLITION PLAN
C203	EXISTING CONDITIONS & DEMOLITION PLAN
C204	EXISTING CONDITIONS & DEMOLITION PLAN
C205	EXISTING CONDITIONS & DEMOLITION PLAN
C400	IRRIGATION LINE PLAN & PROFILE
C401	IRRIGATION LINE PLAN & PROFILE
C402	IRRIGATION LINE PLAN & PROFILE
C403	IRRIGATION LINE PLAN & PROFILE
C404	IRRIGATION LINE PLAN & PROFILE
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C407	IRRIGATION LINE PLAN & PROFILE
C408	IRRIGATION LINE PLAN & PROFILE
C409	IRRIGATION LINE PLAN & PROFILE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	ASPHALT	
	CONCRETE/ SIDEWALK	
	RE-ESTABLISH VEGETATION	
	REPLACE EXISTING GRAVEL/ROCK	
-SCL-SCL-	SEDIMENT CONTROL LOG	SCL
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
RD	ROOF DRAIN	RD
	STORM INLET	
<	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
FO	FIBER OPTIC	FO
O.W	MONITOR WELL	
	SIGN	
	DIRECTION OF FLOW	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
ELEV	SPOT ELEVATIONS	ELEV.
DRIVE	DESCRIPTIONS	DRIVE

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
COVER SHEET

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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Sheet Number:
C100

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C100 COVER SHEET.dwg

Level A

GENERAL NOTES:

EXISTING UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. LIMITS OF CONSTRUCTION ARE TO BE COORDINATED WITH PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE ADDITIONAL DEMOLITION REQUIREMENTS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING.
4. BARRIERS/FENCING SHALL BE PROVIDED PRIOR TO SITE DEMOLITION TO PROVIDE FOR THE SAFETY OF WORKERS AND PASSERSBY. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN EGRESS/ACCESS TO ADJACENT BUILDINGS DURING CONSTRUCTION AND SHALL PROVIDE A BARRIER/FENCING PLAN AND SITE LOGISTICS PLAN TO THE UNIVERSITY FOR REVIEW PRIOR TO CONSTRUCTION.
5. EXISTING UTILITIES NOT SHOWN TO BE REMOVED/RELOCATED ARE TO REMAIN PROTECTED THROUGH OUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. ANY REQUIRED UTILITY OUTAGES SHALL BE COORDINATED WITH THE UTILITY PROVIDER AND OWNER(S) OF AFFECTED PROPERTIES.
6. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, RIMS, VALVE BOXES, ELECTRIC VAULT/BOXES, TELECOM VAULT/BOXES, ETC. TO MATCH FINAL GRADE. ALL MANHOLES COVERS, ELECTRICAL BOX COVERS, TELECOM BOX COVERS, ETC. SHALL BE REPLACED WITH NEW COVERS IF DAMAGED.
7. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION AND CONSTRUCTION TO INCLUDE COVERING OF ALL TRUCKS HAULING DEBRIS OFFSITE, SWEEPING ADJACENT STREETS, AND APPLYING AN APPROVED DUST PALLIATIVE AS NECESSARY.
8. THE CONTRACTOR SHALL SWEEP ALL SEDIMENT, DIRT, MUD & DEBRIS TRACKED OR DEPOSITED ON PUBLIC OR PRIVATE STREETS IMMEDIATELY AND REMEDY THE SOURCE OF TRACKING.
9. THE CONTRACTOR SHALL COORDINATE LANDSCAPE DEMOLITION AND REPLACEMENT WITH THE UNIVERSITY AND SALVAGE ITEMS AS DIRECTED BY UNIVERSITY.
10. TREES, LANDSCAPING AND STRUCTURES NOT DESIGNATED FOR DEMOLITION ARE TO REMAIN PROTECTED THROUGH OUT CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION OUTSIDE OF THE PROJECT LIMITS.
11. THE CONTRACTOR SHALL COORDINATE SALVAGE OR RELOCATION OF DEMOLITION ITEMS (LIGHTPOLES, SIGNS, FENCES, GATES, ETC.,) WITH THE OWNER.
12. CONTRACTOR SHALL POTHOLE EXISTING AND INSTALLED UTILITIES AT CROSSING LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
13. STATIONING AND COORDINATES ARE BASED ON CENTER OF STRUCTURES. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
14. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES.
15. CAP ELEVATIONS ON CLEANOUTS ARE APPROXIMATE ONLY. CLEANOUT CAPS SHALL BE SET TO FINAL GRADE AT TIME OF PAVING AND LANDSCAPING TO MATCH FINAL PAVING AND LANDSCAPE GRADES.
16. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY NEW UTILITIES.
17. CONTRACTOR TO VERIFY CONDITION OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF UTILITIES IN POOR CONDITION REQUIRING REPLACEMENT.
18. ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH THE UNIVERSITY STANDARDS AND SHALL BE TESTED AT THE UNIVERSITY REQUIRE FREQUENCIES BY A UNIVERSITY APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE UNIVERSITY ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT THE UNIVERSITY REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH THE UNIVERSITY REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE UNIVERSITY ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH THE UNIVERSITY MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE UNIVERSITY ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED (2) YEAR WARRANTY PERIOD.
19. ALL WORK WITHIN THE FLOODWAY REQUIRES EXISTING GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH A 0.01' TOLERANCE. CONTRACTOR IS REQUIRED TO PROVIDE AS BUILT INFORMATION THROUGH FLOODWAY TO VERIFY THIS REQUIREMENT IS MET FOR THE FLOODPLAIN PERMIT.
20. EXISTING INFORMATION SHOWN BASED UPON ELECTRONIC AS-BUILT INFORMATION PROVIDED BY THE UNIVERSITY, TOPOGRAPHIC SURVEY PROVIDED BY HCL DATED JUNE 11, 2020, AND TESTHOLE INFORMATION PROVIDED BY HCL DATED JUNE 11, 2020. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITY LOCATIONS AND ELEVATIONS AT MINIMUM THREE WEEKS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
21. COORDINATE WITH UNIVERSITY FACILITIES STAFF TO DETERMINE NEAREST WATER VALVE LOCATIONS AND SHUT-OFF REQUIREMENTS. ALL EXISTING VALVES SHALL ONLY BE OPERATED BY FACILITIES STAFF.
22. REPLACE DAMAGED LANDSCAPING AND IRRIGATION TO MATCH EXISTING CONDITIONS.
23. REPLACE DAMAGED PAVEMENTS TO MATCH EXISTING CONDITIONS (MATERIAL, THICKNESS, REINFORCEMENT).
24. REFER TO SOUTH CAMPUS IRRIGATION DISTRIBUTION PLANS PREPARED BY AQUA ENGINEERING FOR ADDITIONAL INFORMATION.

IRRIGATION WATER UTILITY NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT COLLINS ENGINEERING STANDARDS, MATERIALS SPECIFICATIONS AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS SHALL BE APPROVED AND INSPECTED BY THE UNIVERSITY. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS FOR ALL IMPROVEMENTS TO THE ENGINEER AND UNIVERSITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE CITY OF FORT COLLINS. THE ENGINEER, OWNER AND THE CITY OF FORT COLLINS SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
3. IRRIGATION WATER LINE SIZING AND MATERIAL ARE DESIGNED BY AQUA ENGINEER. CIVIL DESIGN IS FOR HORIZONTAL AND VERTICAL ALIGNMENT ONLY. REFER TO SOUTH CAMPUS IRRIGATION DISTRIBUTION PLANS AND SPECIFICATIONS PREPARED BY AQUA ENGINEERING FOR ALL PIPING FITTINGS AND APPURTENANCES.
4. ALL IRRIGATION WATER MAINS SHALL BE INSTALLED WITH INSULATED NO. 12 TYPE UF TAPED ON TOP OF PIPE AS A TRACER WIRE. TERMINATE TRACER WIRE 5' FROM BUILDING WITH A ⅜-INCH DIAMETER 5-FOOT LONG COPPER CLAD STEEL GROUNDING ROD.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ALL WATER VALVE BOXES TO THE REQUIRED FINAL GRADE. IN ADDITION, VALVE EXTENSIONS SHALL BE INSTALLED SUCH THAT A SIX FOOT VALVE KEY CAN OPERATE THE VALVE.
6. NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE UNIVERSITY.
7. DISTANCES FOR WATER ARE THE HORIZONTAL DISTANCE BETWEEN CENTER OF FITTING TO CENTER OF VALVE, METER, ETC. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. FOR ALL PIPE INSTALLATIONS, THE DEPTH OF COVER OVER THE PIPE MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE SHALL BE A MINIMUM OF 30 INCHES AND SHALL BE KNOWN AS THE COVER OVER THE PIPE. THE BORING CONTRACTOR SHALL ALSO DETERMINE THE MINIMUM DEPTH OF BORED SECTIONS TO ELIMINATE SURFACE DEFORMATION. ALL SURFACE DEFORMATIONS AS A RESULT OF BORING ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE UNIVERSITY.
9. INSTALL THRUST BLOCKS AT ALL BENDS, STUBS AND TEES IN WATER LINES. ALL BLOW-OFFS, VALVES AND BENDS SHALL BE RODDED OR MECHANICALLY RESTRAINED PER THE CITY OF FORT COLLINS DETAILS AS NOTED OR IF SOIL CONDITIONS ARE UNSTABLE OR AS DIRECTED BY THE UNIVERSITY.
10. WHEN IT IS NECESSARY TO LOWER OR RAISE IRRIGATION WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF TWO (2) FOOT SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF PIPES.
11. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH IRRIGATION PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
12. CONTRACTOR TO INSTALL IRRIGATION MAINS AS SHOWN ON PLANS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATION FOR JOINT FUSION, VERTICAL AND HORIZONTAL DEFLECTIONS, BEND RADII, AND DEPTH OF COVER. IF DESIGN ALIGNMENT REQUIRES A HORIZONTAL OR VERTICAL DEFLECTION IN EXCESS OF PIPE MANUFACTURES ALLOWANCES, CONTRACTOR TO SUBMIT TO ENGINEER OF RECORD (EOR) AND AUTHORITIES HAVING JURISDICTION (AHJ) PROPOSED ALTERNATIVE SOLUTIONS TO ACHIEVE THE INTENT OF THE DESIGN ALIGNMENT.

DIRECTIONAL BORE GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE FINAL BORE/DIRECTION DRILLING PLAN FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.
   BORING PLAN SHALL INCLUDE THE FOLLOWING:
   BORE PIT LOCATIONS
   BORE PIT DIMENSIONS
   HORIZONTAL ALIGNMENT
   VERTICAL PROFILE
   MINIMUM DEPTHS OF COVER TO AVOID SURFACE DEFORMATION
2. BENDS IN THE LINE DURING DIRECTIONAL BORING SHALL NOT HAVE A RADIUS SMALLER THAN 200 FEET.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
GENERAL NOTES

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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Sheet Number:
C101

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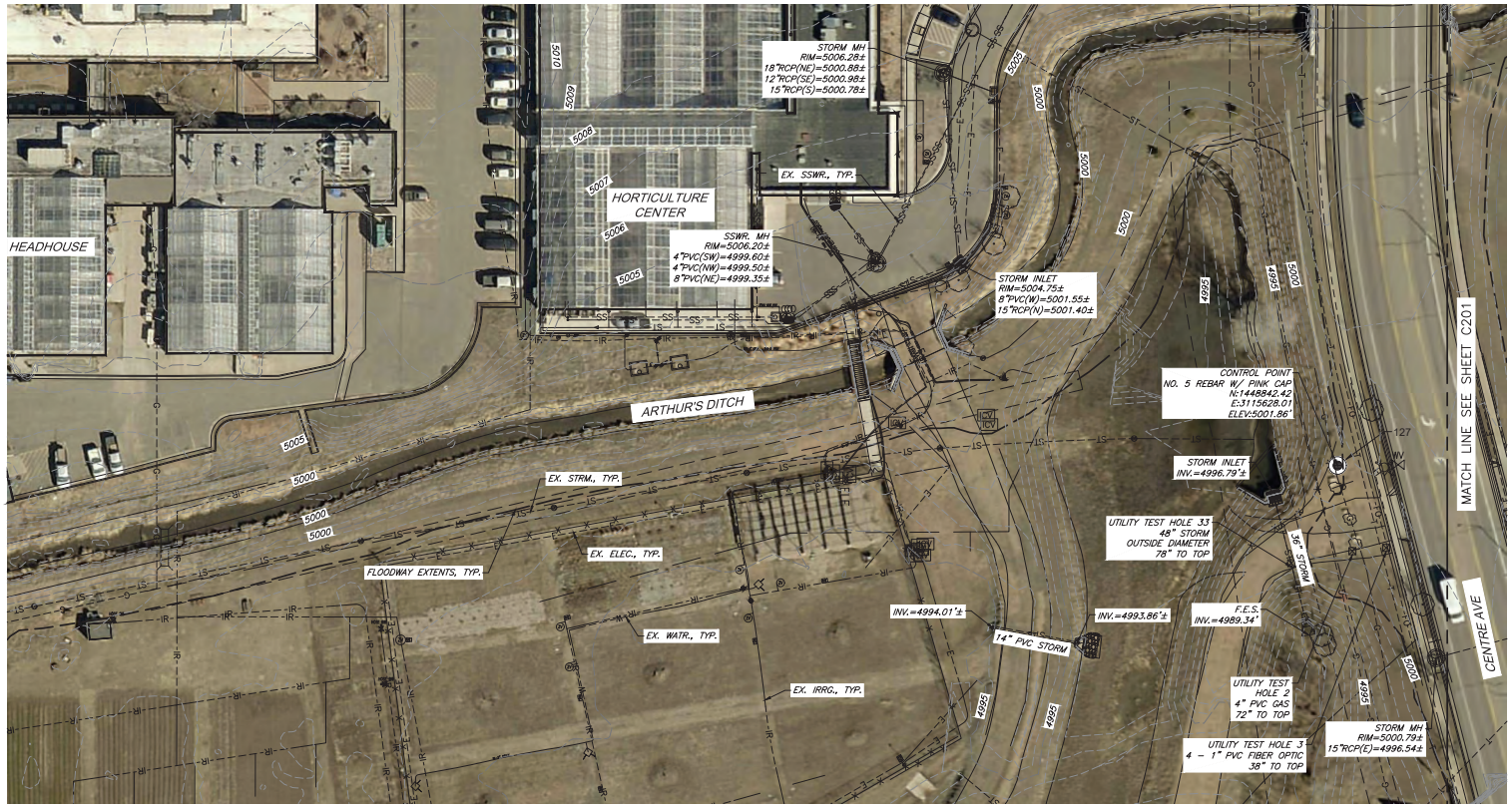

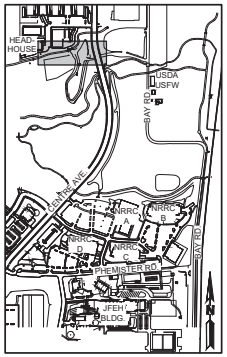

KEYMAP
SCALE: 1"=600'

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOTES:

1. SEE SHEETS C100 AND C101 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. ALL WORK WITHIN THE FLOODWAY REQUIRES EXISTING GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH A 0.01' TOLERANCE. CONTRACTOR IS REQUIRED TO PROVIDE AS BUILT INFORMATION THROUGH FLOODWAY TO VERIFY THIS REQUIREMENT IS MET FOR THE FLOODPLAIN PERMIT.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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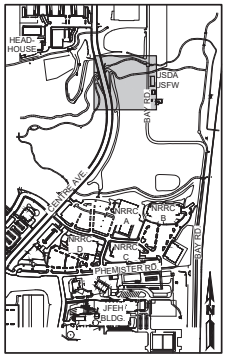
Sheet Number:
C200

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg



KEYMAP
SCALE: 1"=600'

NOTES:

1. SEE SHEETS C100, C101, AND C200 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. ALL WORK WITHIN THE FLOODWAY REQUIRES EXISTING GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH A 0.01' TOLERANCE. CONTRACTOR IS REQUIRED TO PROVIDE AS BUILT INFORMATION THROUGH FLOODWAY TO VERIFY THIS REQUIREMENT IS MET FOR THE FLOODPLAIN PERMIT.

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
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CSU SOUTH CAMPUS RAW
WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS &
DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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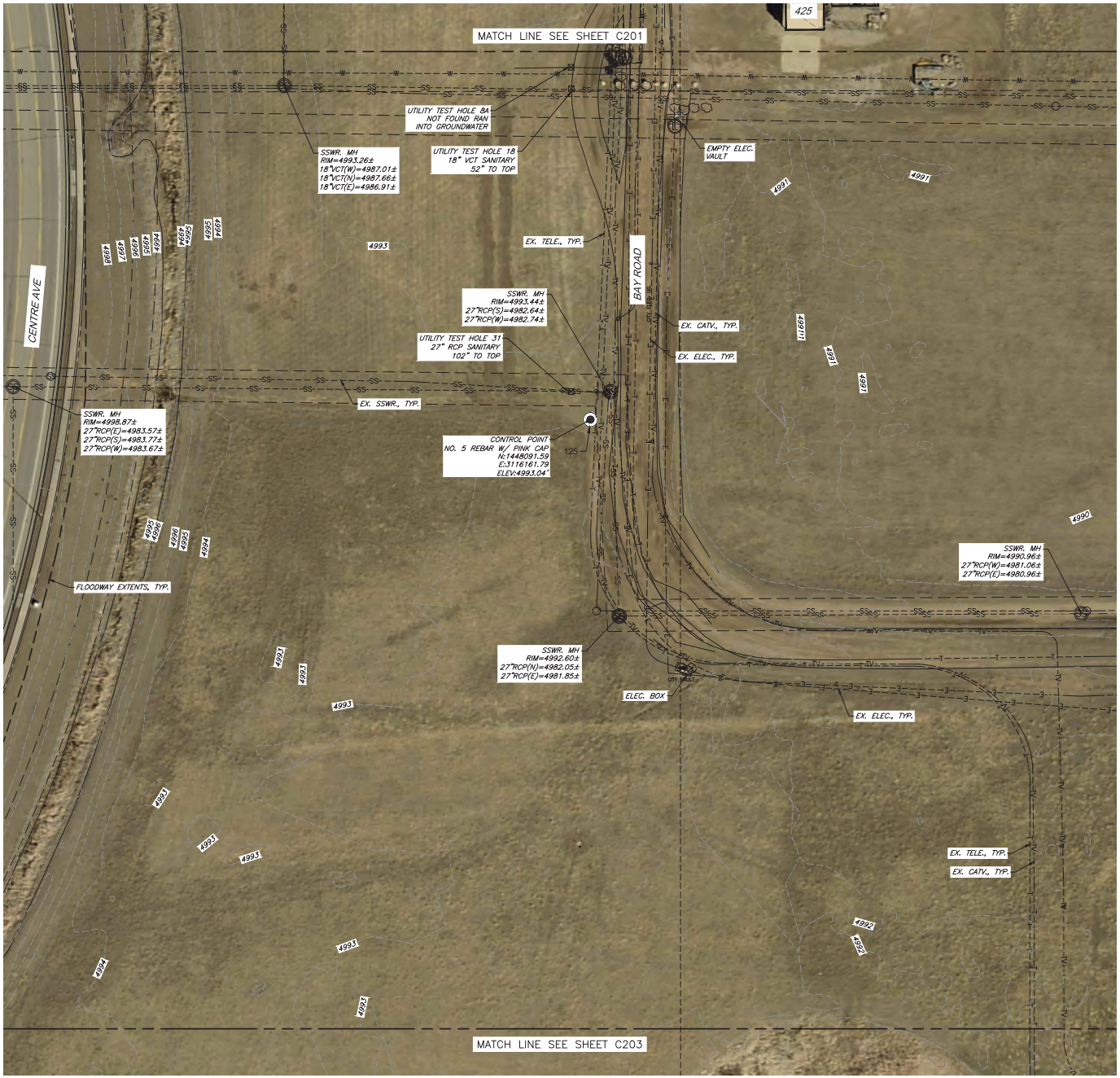
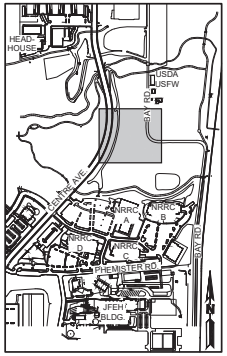
Sheet Number:
C201

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg





KEYMAP
SCALE: 1"=600'

NOTES:

1. SEE SHEETS C100, C101, AND C200 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
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N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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CSU SOUTH CAMPUS RAW
WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS &
DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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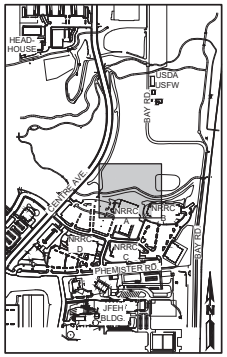
Sheet Number:
C202

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg



KEYMAP
SCALE: 1"=600'

NOTES:

1. SEE SHEETS C100, C101, AND C200 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. ALL WORK WITHIN THE FLOODWAY REQUIRES EXISTING GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH A 0.01' TOLERANCE. CONTRACTOR IS REQUIRED TO PROVIDE AS BUILT INFORMATION THROUGH FLOODWAY TO VERIFY THIS REQUIREMENT IS MET FOR THE FLOODPLAIN PERMIT.

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30 15 0 30 60
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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number 18.0988.C.11
Project Manager K. PROULX
Design By K. PROULX
Drawn By L. JACKSON
Principal In Charge S. PALING

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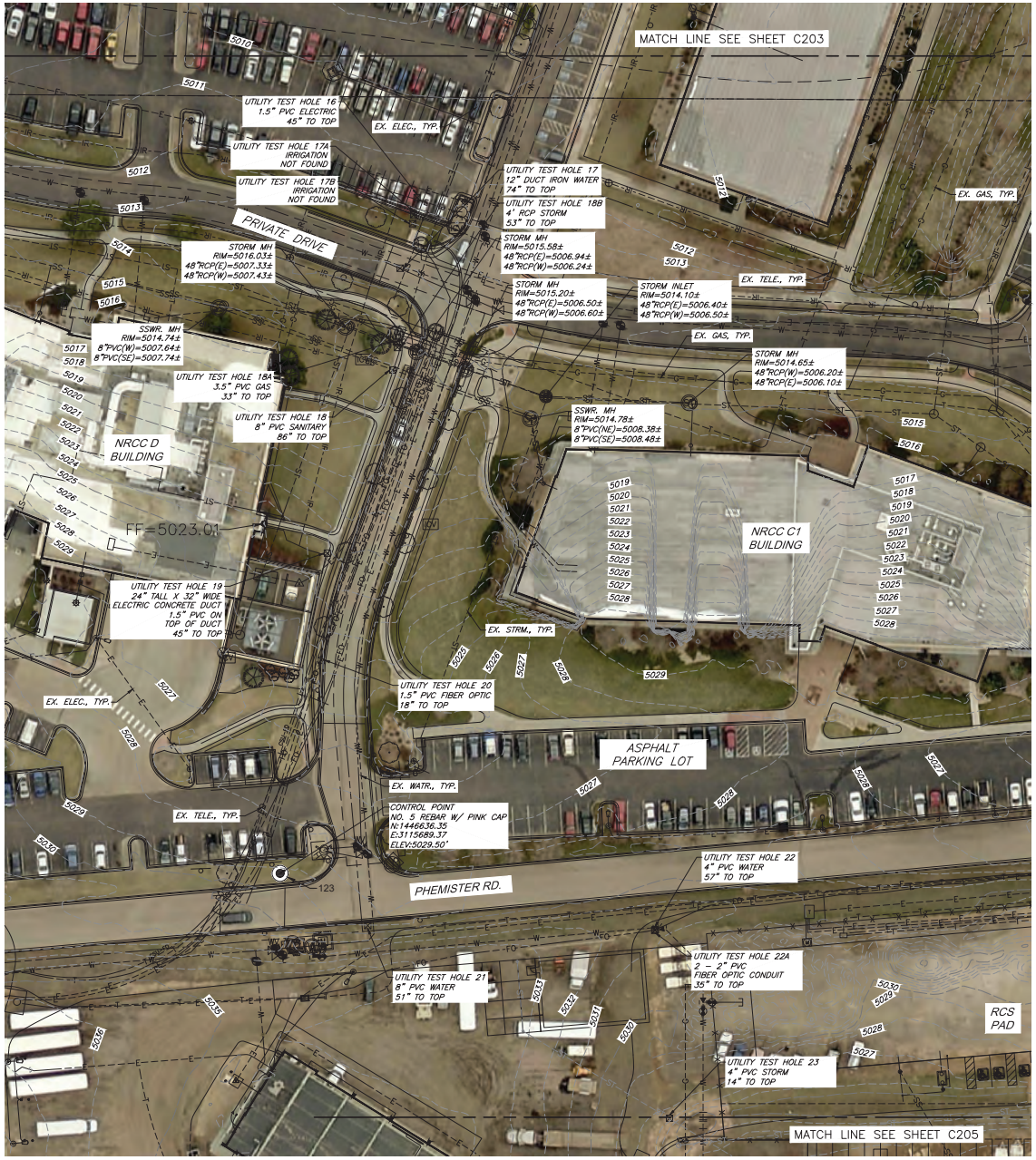
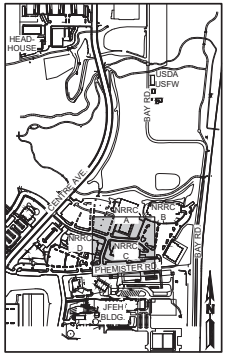
Sheet Number:
C203

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg





KEYMAP
SCALE: 1"=600'

NOTES:

1. SEE SHEETS C100, C101, AND C200 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.

N

30 15 0 30 60
SCALE: 1"=30'
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CSU SOUTH CAMPUS RAW
WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS &
DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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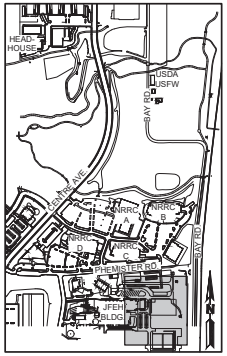
Sheet Number:
C204

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg



KEYMAP
SCALE: 1"=600'

NOTES:

1. SEE SHEETS C100, C101, AND C200 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. EXISTING INFORMATION SOUTH OF PHEMISTER ROAD SHOWN BASED UPON ELECTRONIC AS-BUILT INFORMATION PROVIDED BY THE UNIVERSITY. TOPOGRAPHIC SURVEY PROVIDED BY HCL DATED FEBRUARY 7, 2019, TESTHOLE INFORMATION PROVIDED BY HCL DATED JUNE 11, 2020, DESIGN DOCUMENTS PROVIDED BY MARTIN/MARTIN, AND AS-BUILTS FROM MAJESTIC SURVEYING ON APRIL 14, 2019. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITY LOCATIONS AND ELEVATIONS AT MINIMUM THREE WEEKS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
3. PROJECT AREA SOUTH OF PHEMISTER ROAD IS CURRENTLY UNDER CONSTRUCTION FOR JFEH PROJECT. CONTRACTOR SHALL COORDINATE WITH THE UNIVERSITY AND THE JFEH CONTRACTOR AS NECESSARY FOR ACCESS AND SCHEDULE TO COMPLETE THE WORK.

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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NOT FOR CONSTRUCTION

CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS & DEMOLITION PLAN

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number 18.0988.C.11
Project Manager K. PROULX
Design By K. PROULX
Drawn By L. JACKSON
Principal In Charge S. PALING

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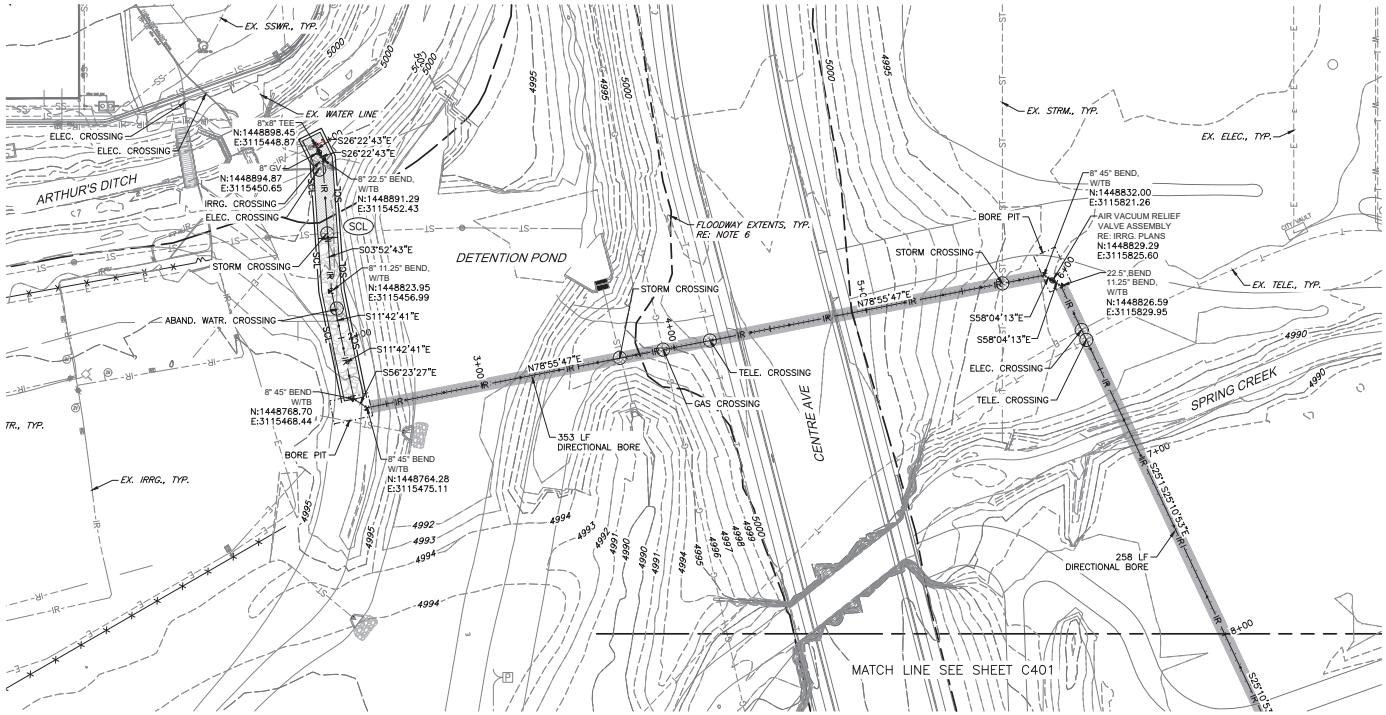
Sheet Number:
C205

PLOT DATE: Monday, August 31, 2020 6:19 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C200 EXISTING CONDITIONS & DEMOLITION.dwg



NOTES:

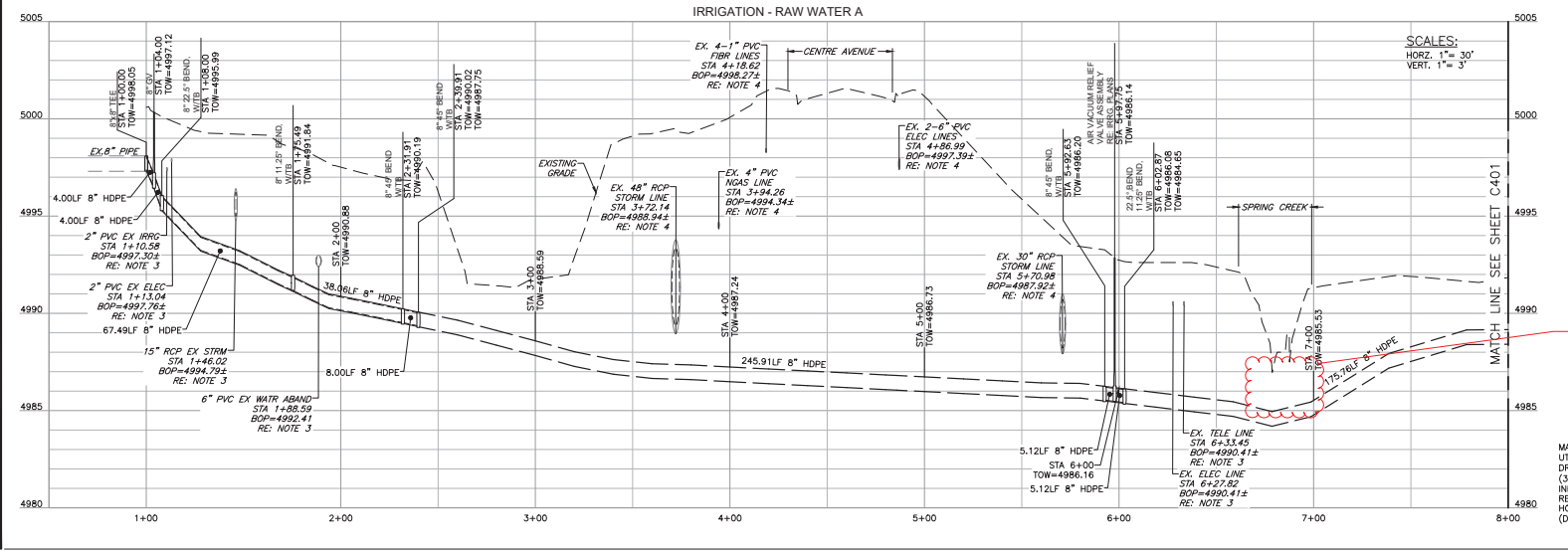
1. SEE SHEETS C100 AND C101 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. ALL WORK WITHIN THE FLOODWAY REQUIRES EXISTING GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH A 0.01' TOLERANCE. CONTRACTOR IS REQUIRED TO PROVIDE AS BUILT INFORMATION THROUGH FLOODWAY TO VERIFY THIS REQUIREMENT IS MET FOR THE FLOODPLAIN PERMIT.
3. EXISTING UTILITY, ASSUMED DEPTH, CONTRACTOR TO VERIFY A MINIMUM OF 3 WEEKS PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
4. POTHOLE INFORMATION PROVIDED BY HCL ENGINEERING & SURVEYING ON JUNE, 11, 2020.

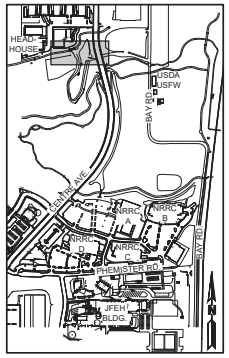
COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET





KEYMAP
SCALE: 1"=600'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from (provided) ASCE (38) utility quality level D (Q_D) available information. It is, however, the contractors responsibility to field verify the size, material, horizontal and vertical location of all utilities (depicted or not depicted) prior to the commencement of any construction.

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION

CONSTRUCTION DOCUMENTS

IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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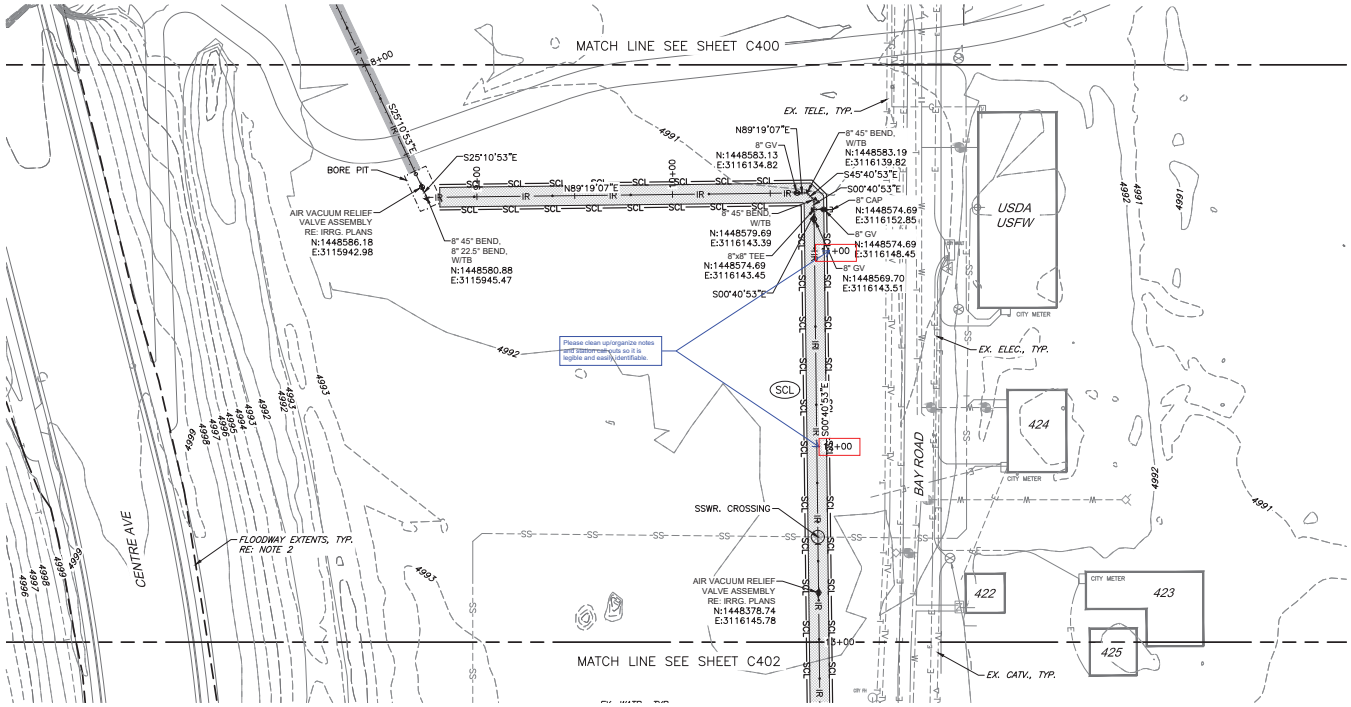
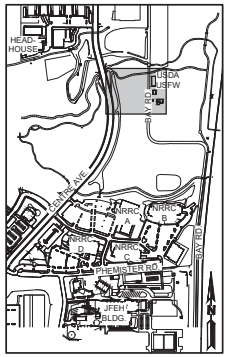
Sheet Number:

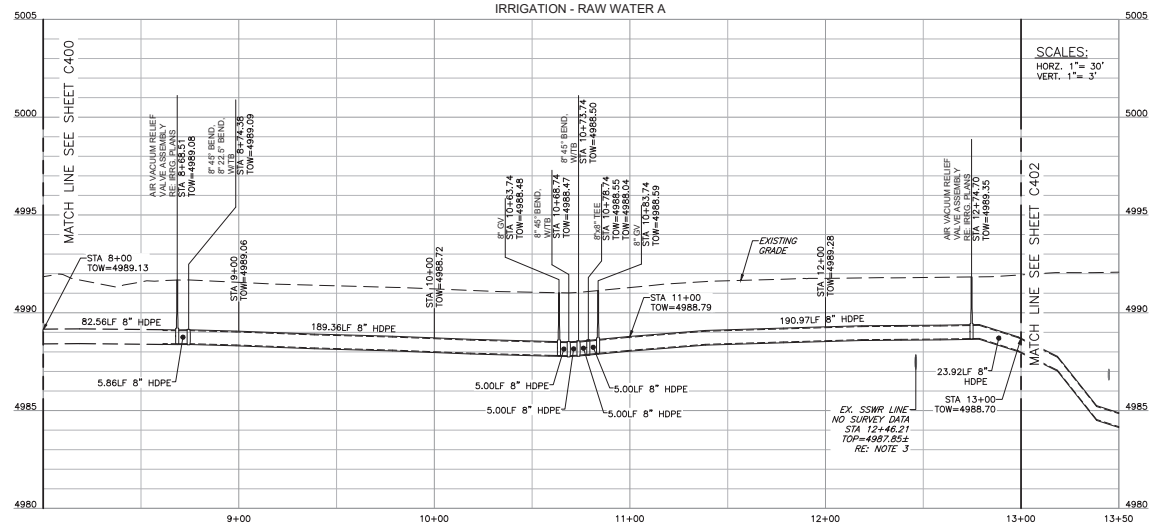
C400

PLOT DATE: Monday, August 31, 2020 6:20 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C400 WATER PLAN & PROFILES.dwg





KEYMAP
SCALE: 1"=600'



NOTES:

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N

30 15 0 30 60
SCALE: 1"=30'
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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
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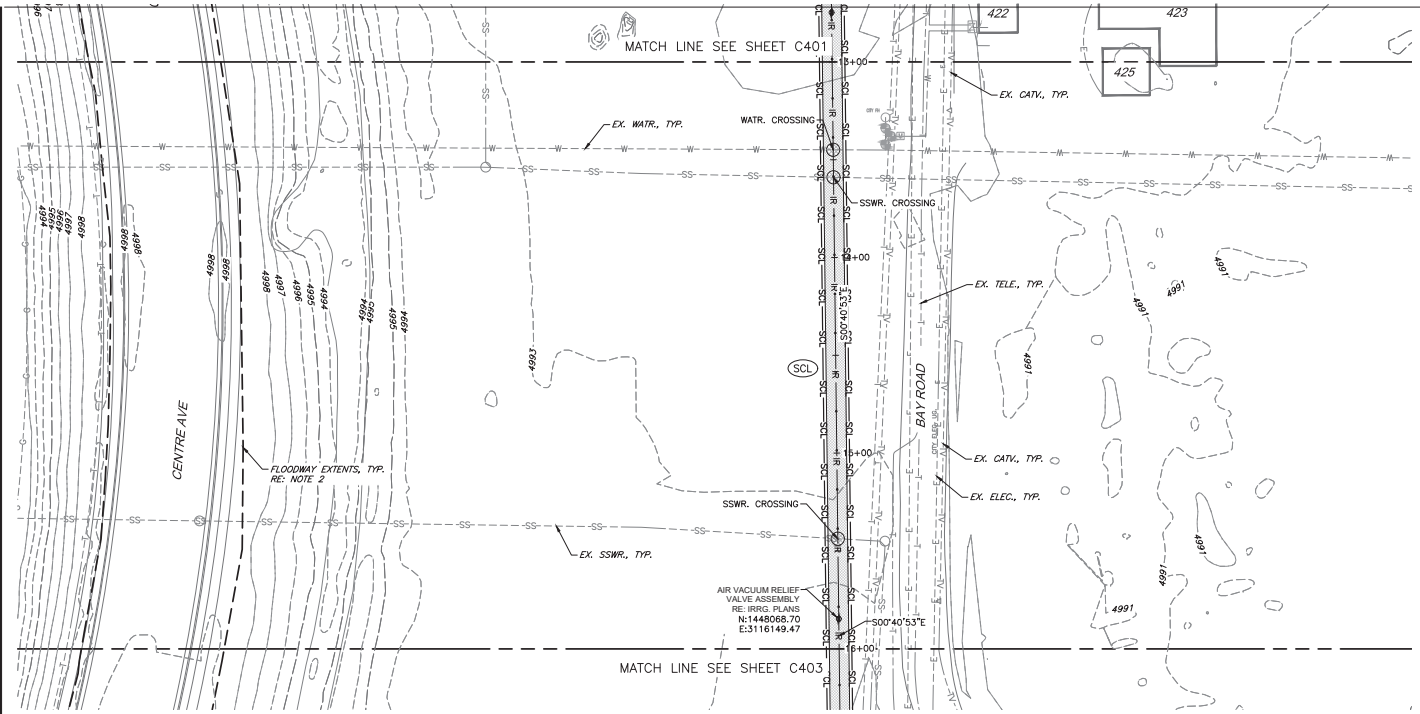
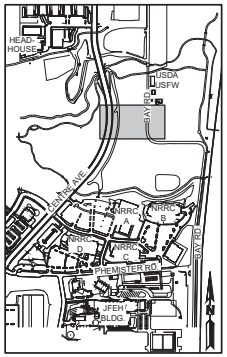
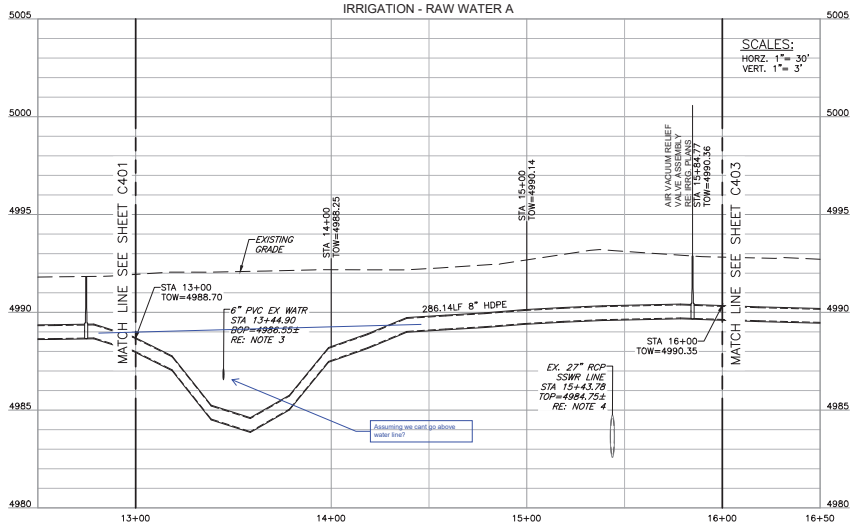
Sheet Number:
C401

PLOT DATE: Monday, August 31, 2020 6:20 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C400 WATER PLAN & PROFILES.dwg





KEYMAP
SCALE: 1"=600'



NOTES:

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3. EXISTING UTILITY, ASSUMED DEPTH, CONTRACTOR TO VERIFY A MINIMUM OF 3 WEEKS PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
4. POTHOLE INFORMATION PROVIDED BY HCL ENGINEERING & SURVEYING ON JUNE, 11, 2020.

N

30 15 0 30 60
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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION

CONSTRUCTION DOCUMENTS

IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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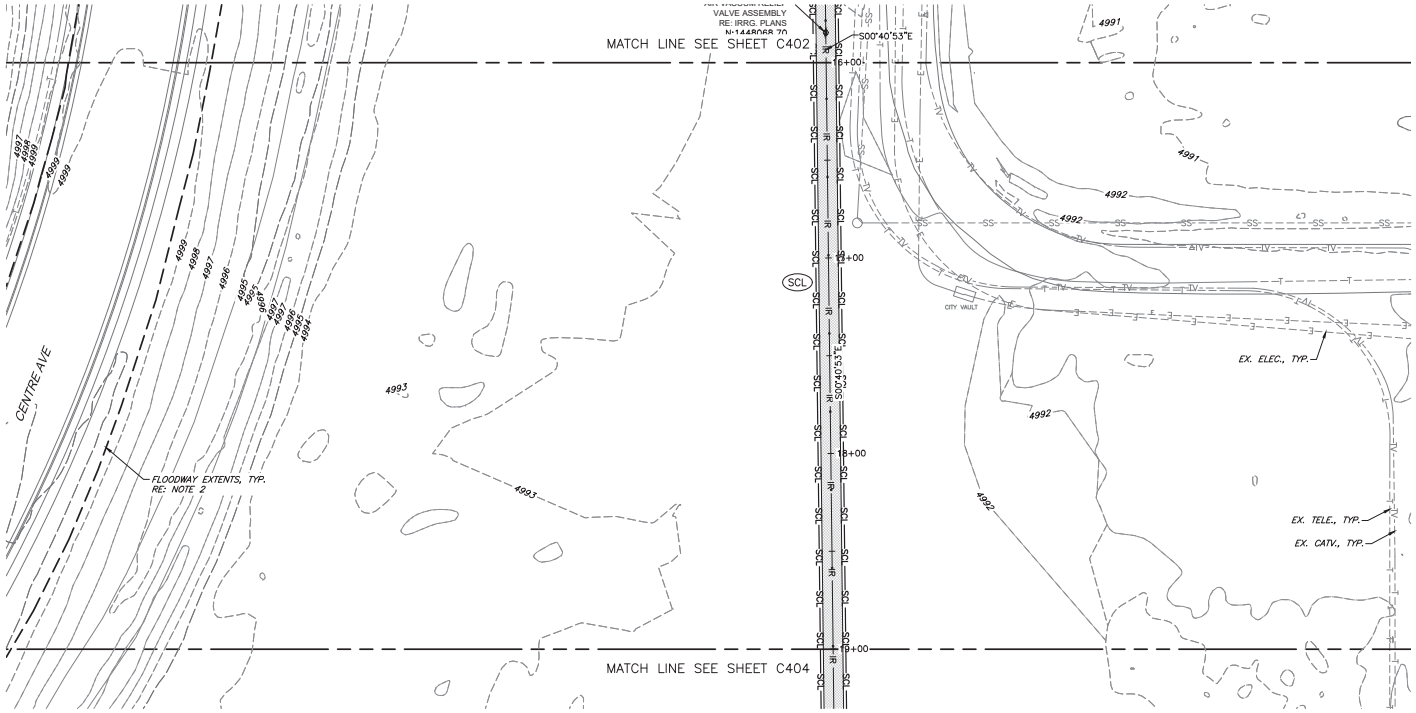

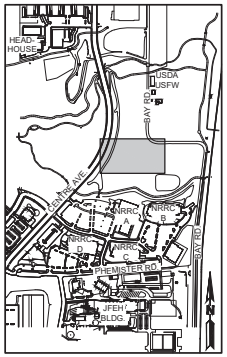

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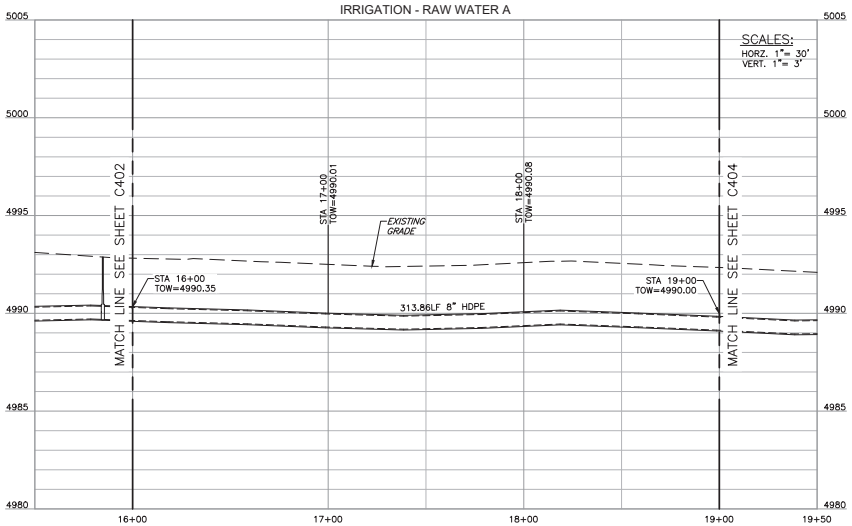

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
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PLOT DATE: Monday, August 31, 2020 6:20 PM LAST SAVED BY: LJACKSON
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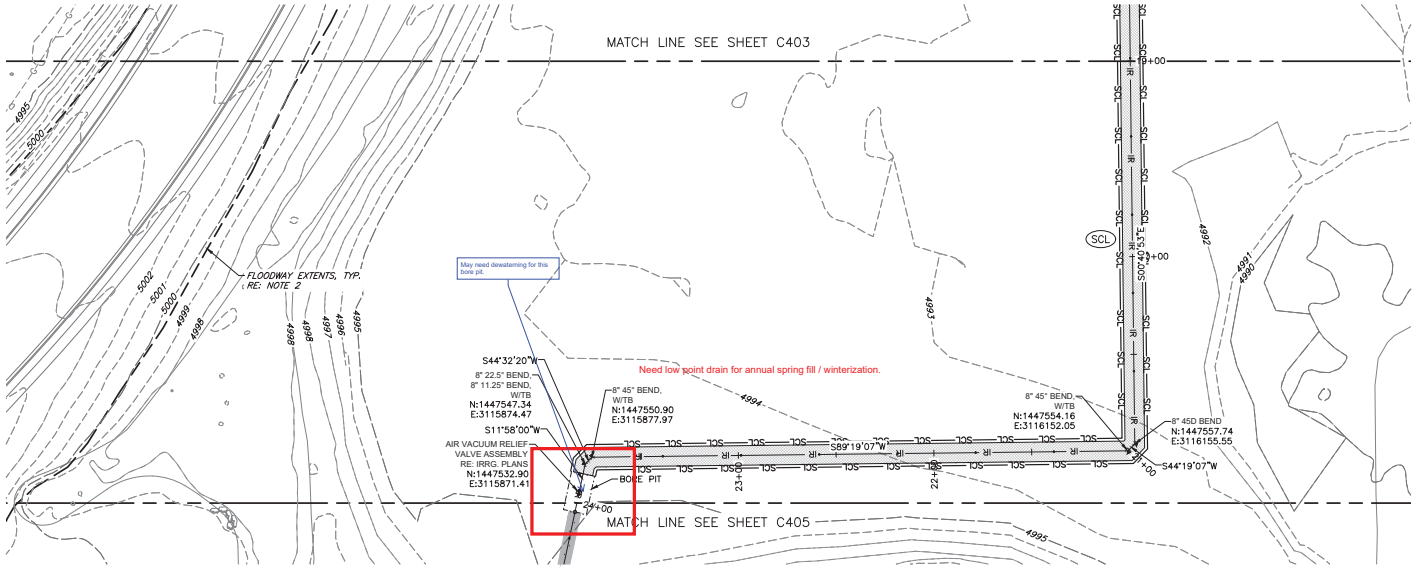

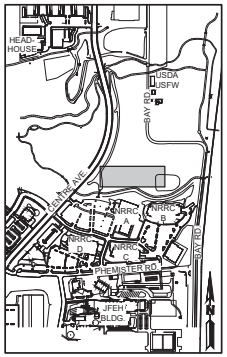

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3. REFER TO SOUTH CAMPUS IRRIGATION DISTRIBUTION PLANS PREPARED BY AQUA ENGINEERING FOR ADDITIONAL INFORMATION.
4. UTILITY AS-BUILT INFORMATION PROVIDED BY MAJESTIC SURVEYING ON APRIL 14, 2019.
5. UTILITY PROPOSED WITH JFEH. ASSUMED DEPTH, CONTRACTOR TO VERIFY A MINIMUM OF 3 WEEKS PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
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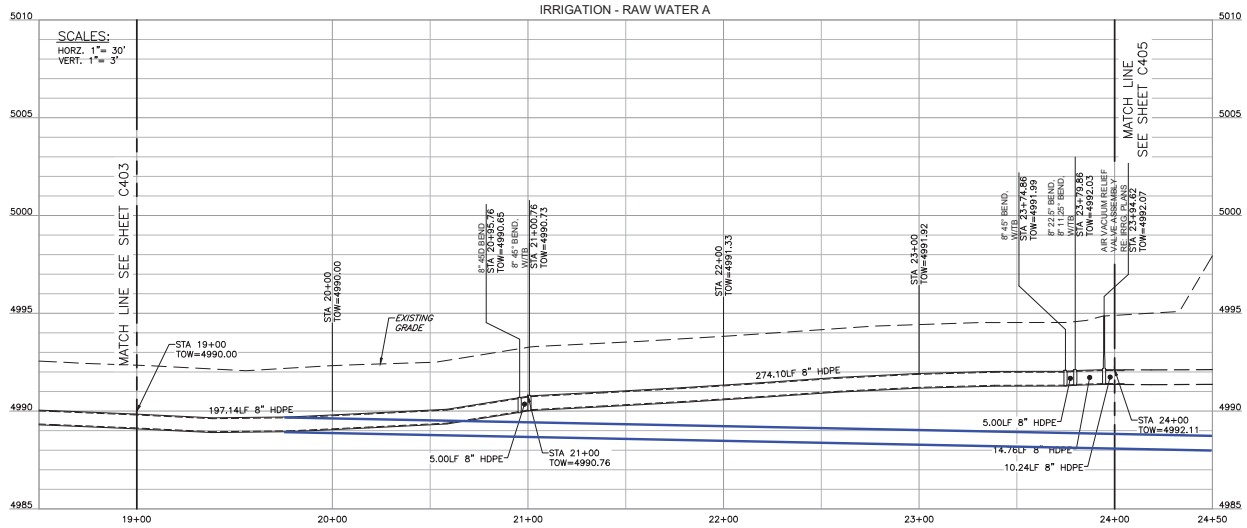
8. SURVEY INFORMATION PROVIDED BY HCL ENGINEERING AND SURVEYING ON JUNE 11, 2020.



N

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KJP

Job Number 18.0988.C.11
Project Manager K. PROULX
Design By K. PROULX
Drawn By L. JACKSON
Principal In Charge S. PALING

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Sheet Number:
C404

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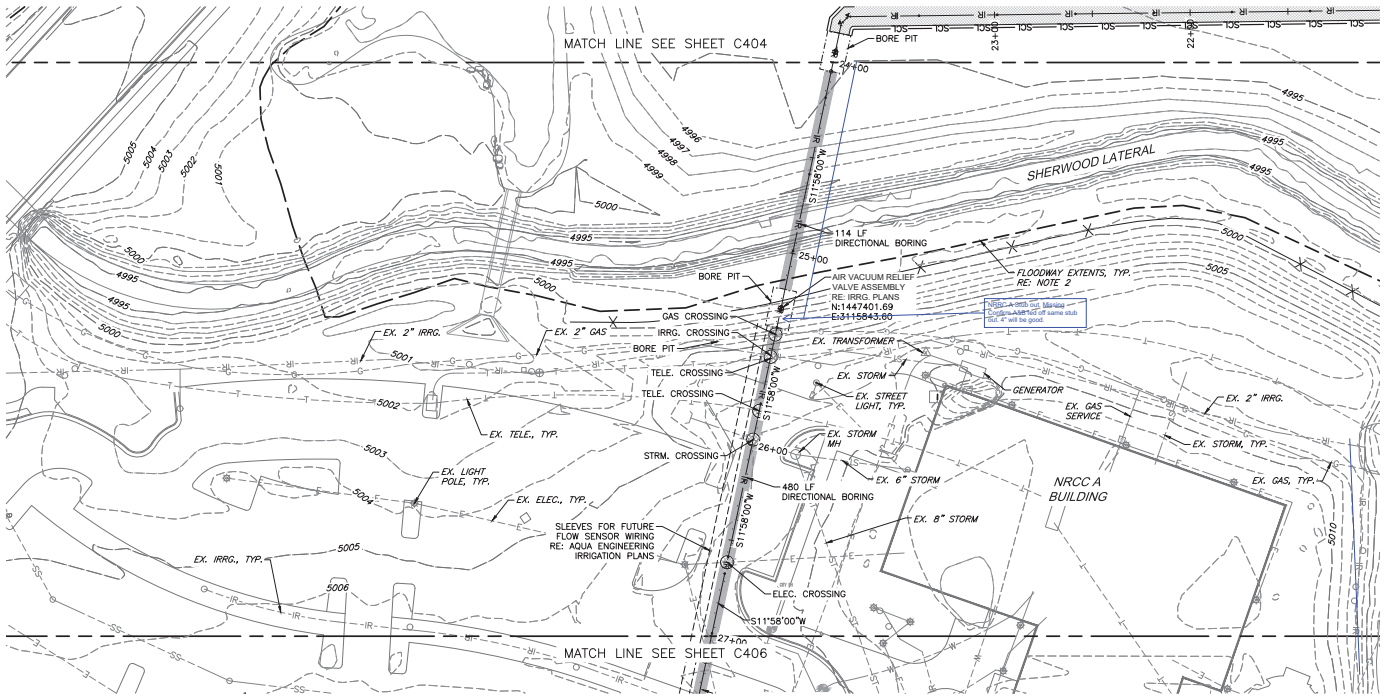

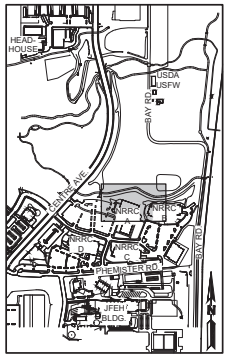

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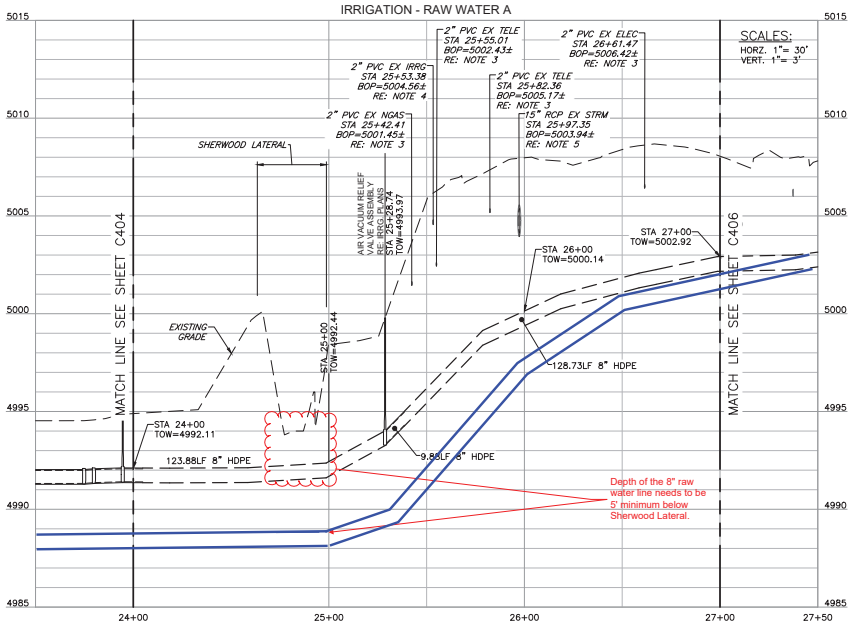

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CSU SOUTH CAMPUS RAW
WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number 18.0988.C.11
Project Manager K. PROULX
Design By K. PROULX
Drawn By L. JACKSON
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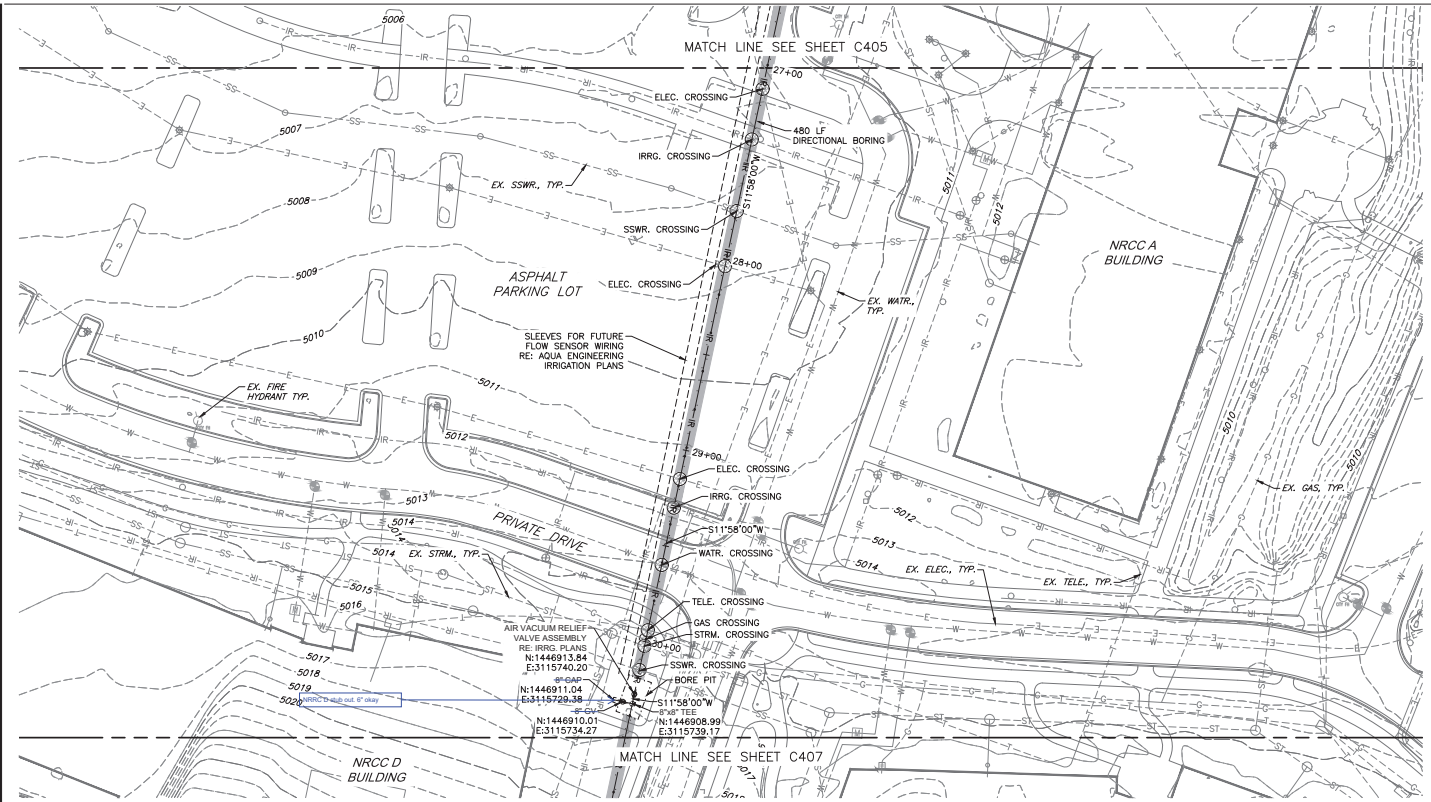

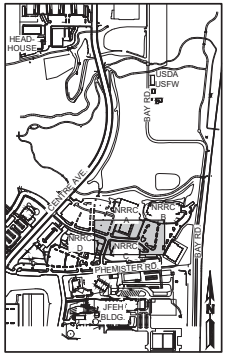

KEYMAP
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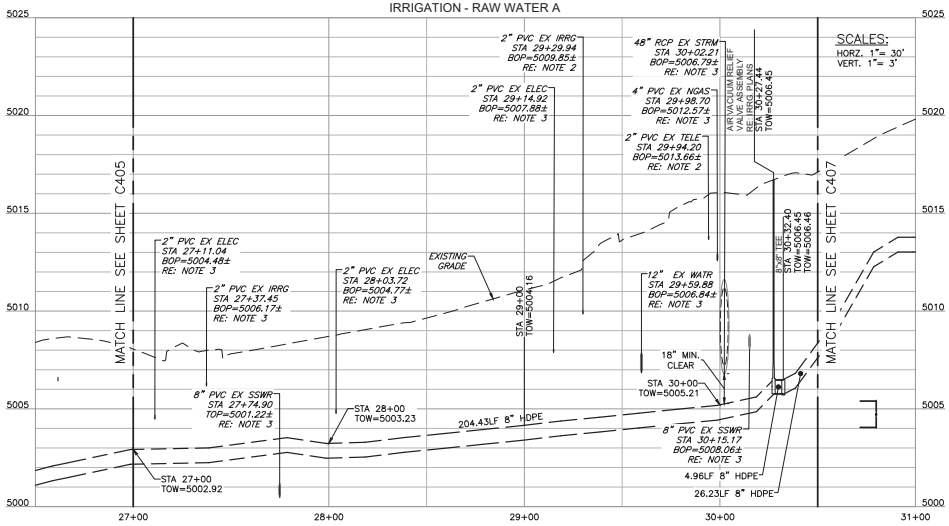

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION

CONSTRUCTION DOCUMENTS

IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
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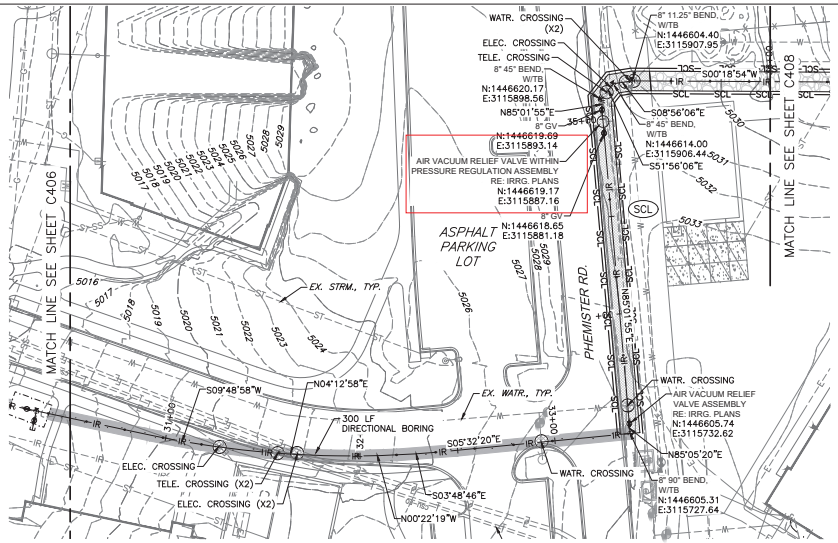

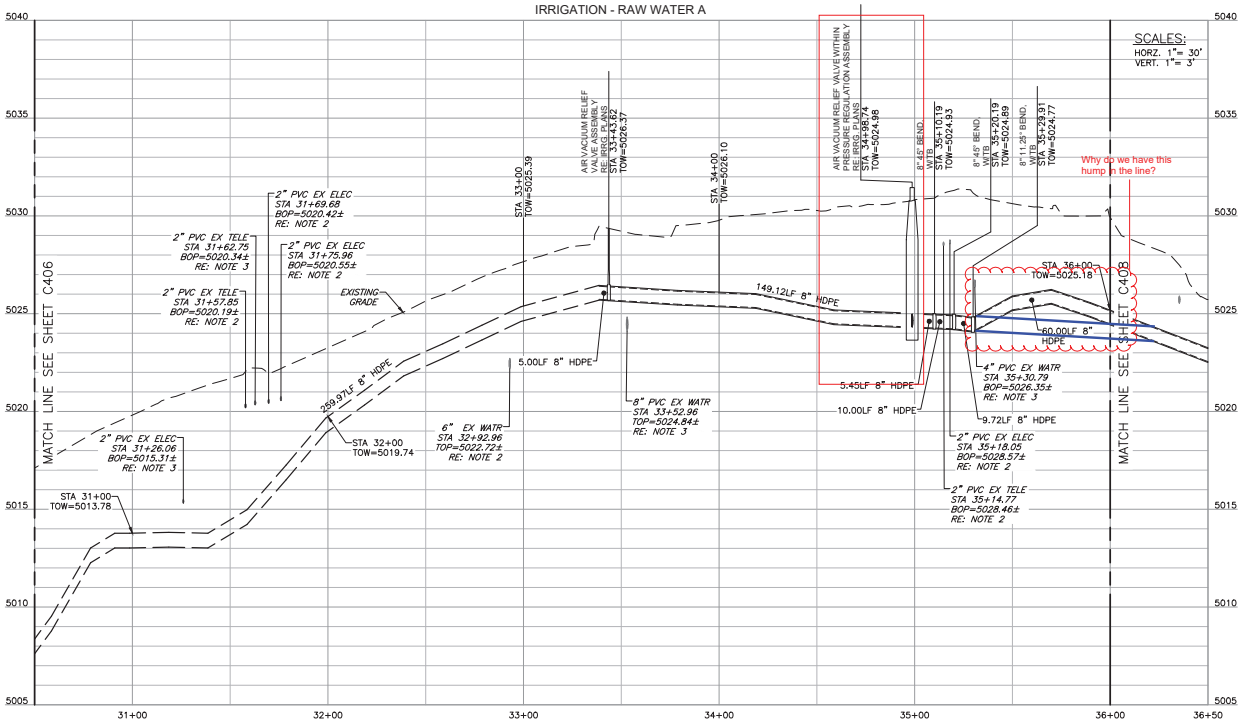

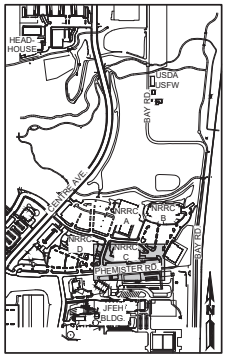

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CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
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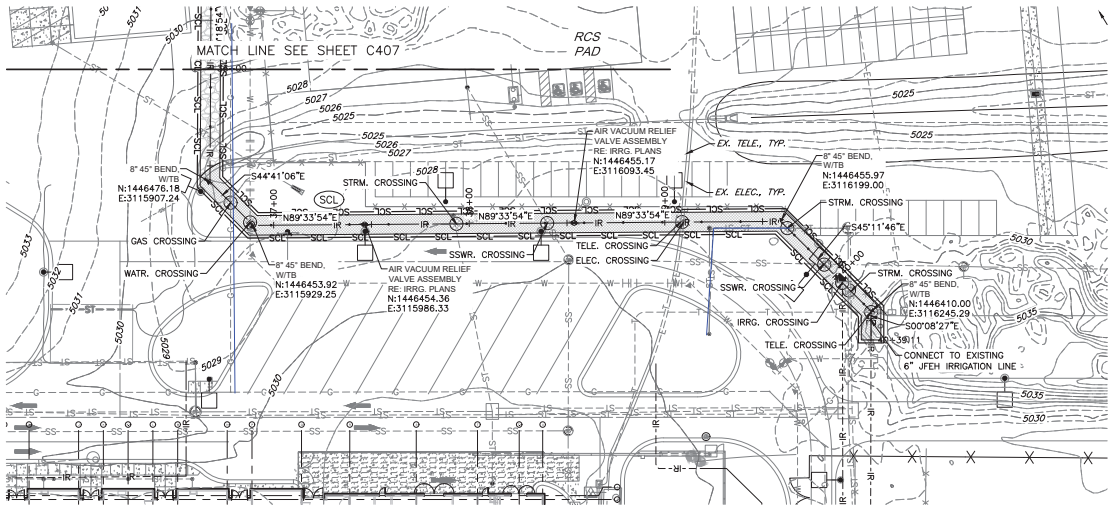

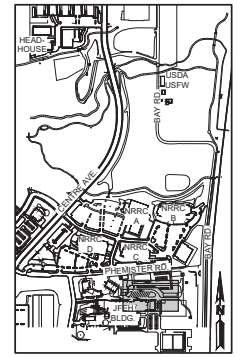

KEYMAP
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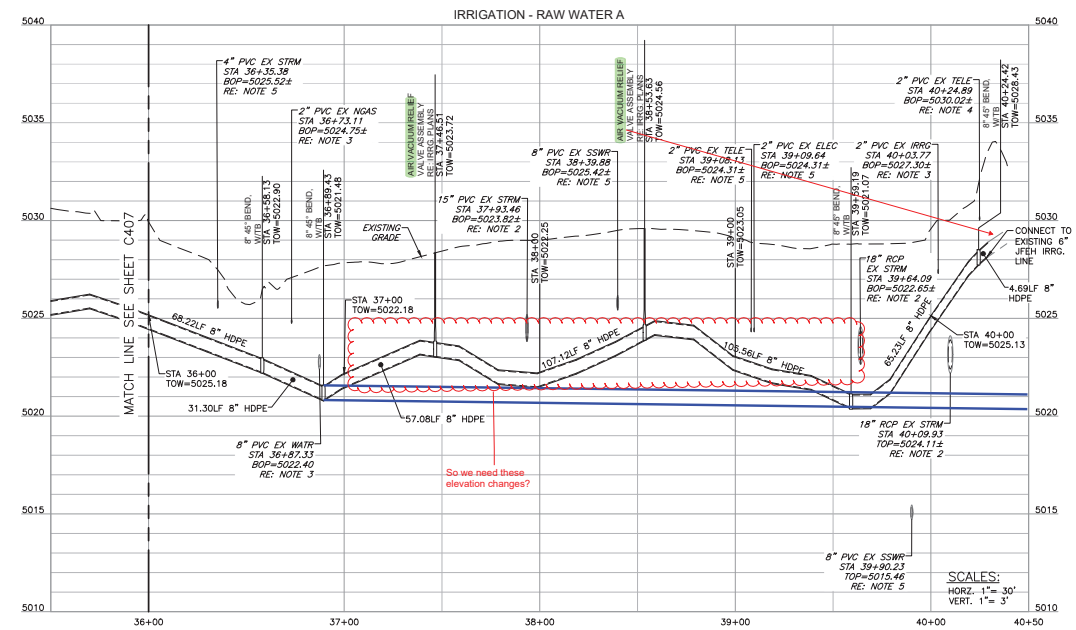

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No.	Issue / Revision	Date	Name
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Drawn By	L. JACKSON
Principal In Charge	S. PALING

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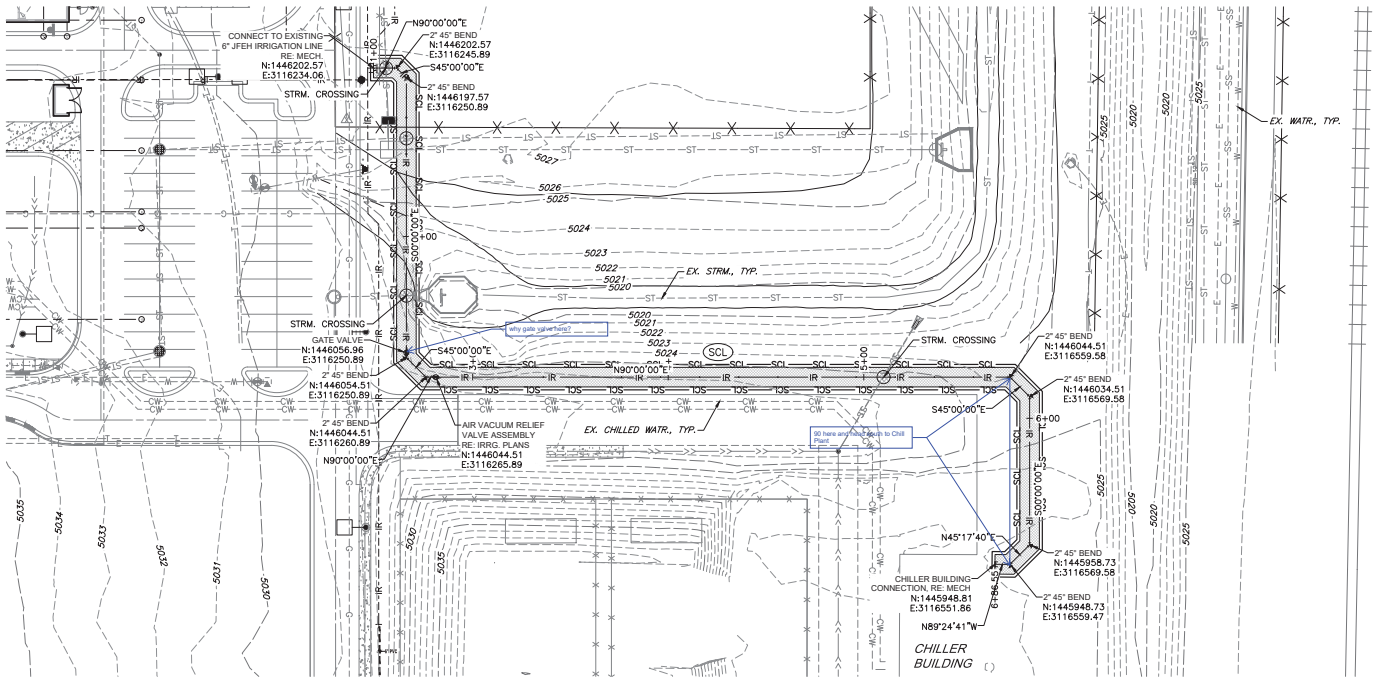
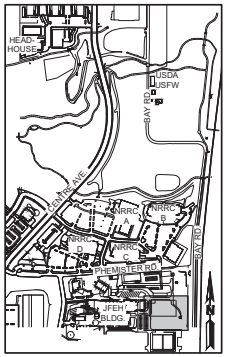
Sheet Number:
C408

PLOT DATE: Monday, August 31, 2020 6:21 PM LAST SAVED BY: LJACKSON
DRAWING LOCATION: G:\SCHLAPPE\18.0988.C.11-CSU S Campus Raw Water Line\PLANS\CDs\C400 WATER PLAN & PROFILES.dwg





KEYMAP
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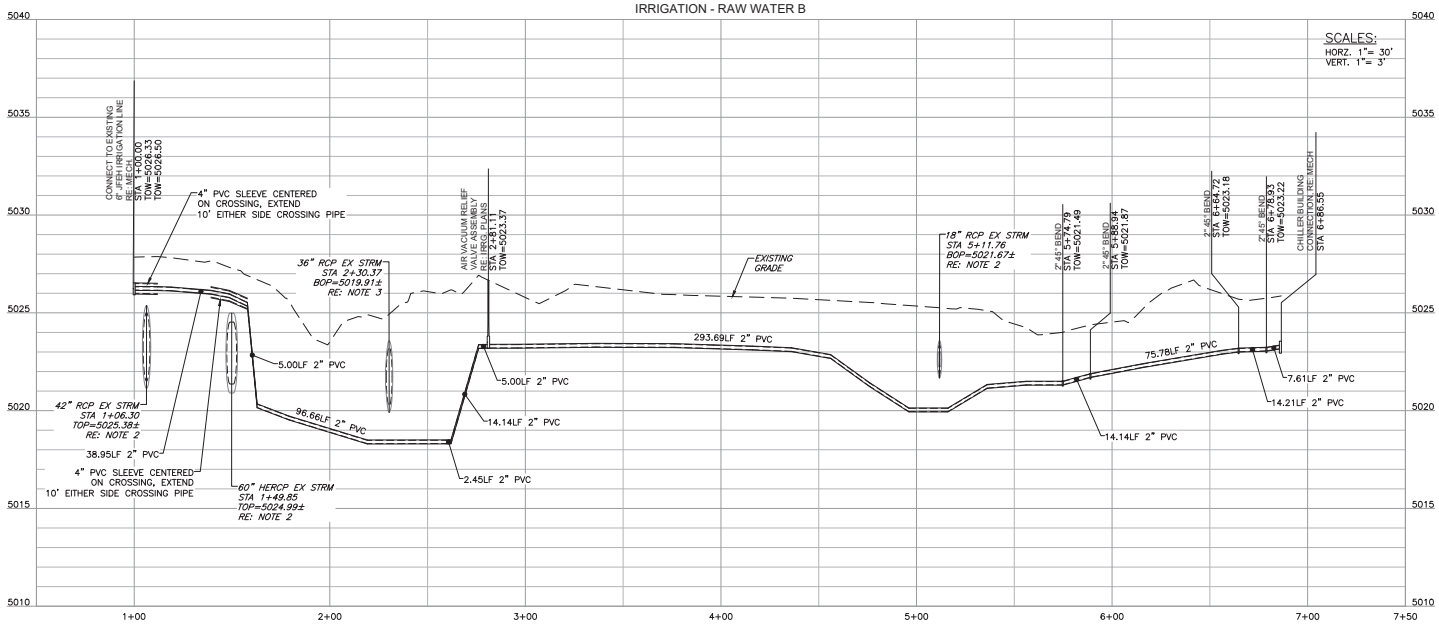

NOTES:

1. SEE SHEETS C100, C101, AND C400 FOR ADDITIONAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. UTILITY AS-BUILT INFORMATION PROVIDED BY MAJESTIC SURVEYING ON APRIL 14, 2019.
3. EXISTING UTILITY, ASSUMED DEPTH, CONTRACTOR TO VERIFY A MINIMUM OF 3 WEEKS PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

CSU SOUTH CAMPUS RAW WATER MAIN EXTENSION
CONSTRUCTION DOCUMENTS
IRRIGATION LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	100% REVIEW SET	08/31/2020	KLP

Job Number	18.0988.C.11
Project Manager	K. PROULX
Design By	K. PROULX
Drawn By	L. JACKSON
Principal In Charge	S. PALING

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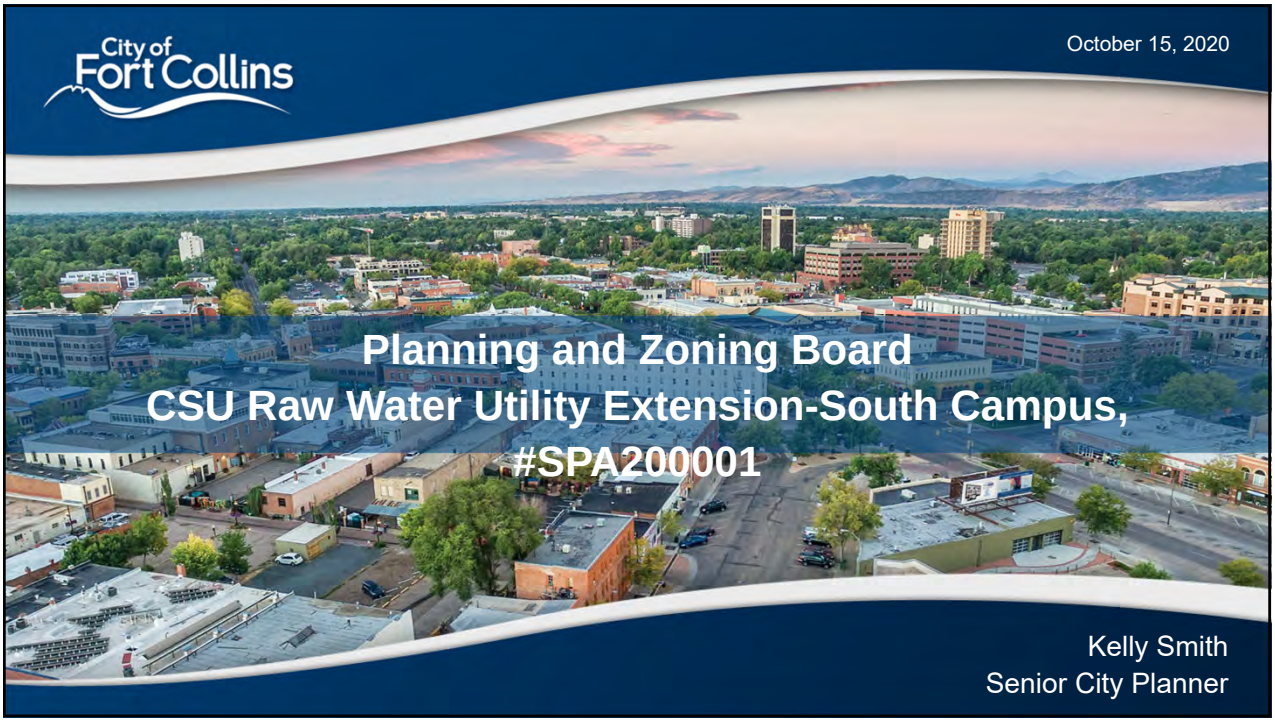


1

City of Fort Collins

Planning and Zoning Board

CSU Raw Water Utility Extension-South Campus

Site Plan Advisory Review (SPAR)

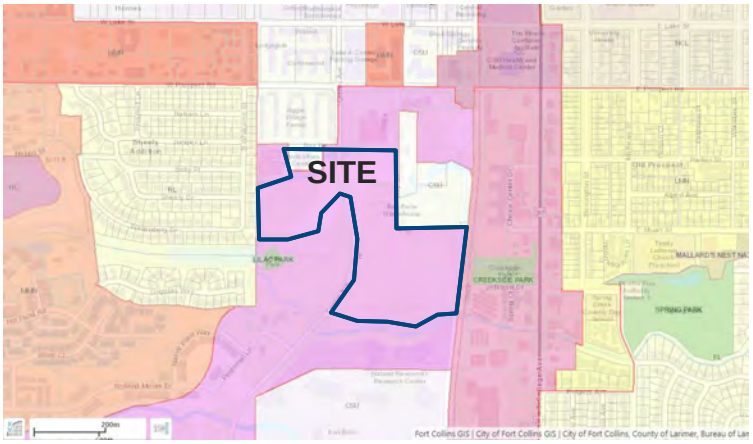
October 15, 2020

Kelly Smith, Senior City Planner

2

2

Area Map



- Centre Ave, between Prospect and Drake
- Current use: mostly undeveloped
- Future use: athletic fields (eastern side)
- Zoned E – Employment

3

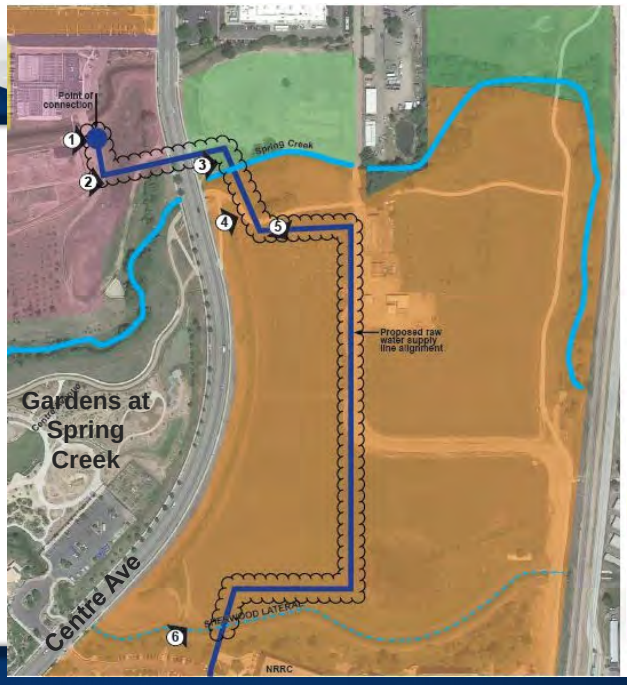
3

Project Map

- Buried Raw Water Main
- 14” dia. pipe
- Extends SE to Chill Plant at Vet School

4

4



Project Map

- 1800lf buried pipe
- Bore Centre Ave, Spring Creek, Spring Creek Trail
- Open Trench thereafter

LEGEND
SPAR Review Boundary
Site Photo Locations
USDA
CSU Board of Governors
State Land Board
CSURF

5

5

City of Fort Collins

Area Zoning

Overview of Staff Recommendation

- Based on the Requirements for Site Plan Advisory Review (SPAR)
- Staff recommendation based on three criteria:
  1. Location
  2. Character
  3. Extent
- Recommendation: Approval

6

6

7

7

Summary of Staff Findings

SPAR Criteria -- Location:

This criterion requires that the site location for the proposed public facility be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.

- The location is within the Parks and Natural/Protected Lands
- The location and alignment of the underground utility anticipates future development in accordance with the CSU Physical Master Plan.

8

8

Summary of Staff Findings

SPAR Criteria -- Character:

The second criteria for review is “character” which requires the plan to conform to architectural, landscape and other design standards and guidelines adopted by the applicant’s governing body.

- The proposed raw water pipeline meets this requirement by reseeding all disturbed areas in “like vegetation” to existing conditions.

9

9

Summary of Staff Findings

SPAR Criteria -- Extent:

The third criteria for review is “extent” which requires the plan to identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development.

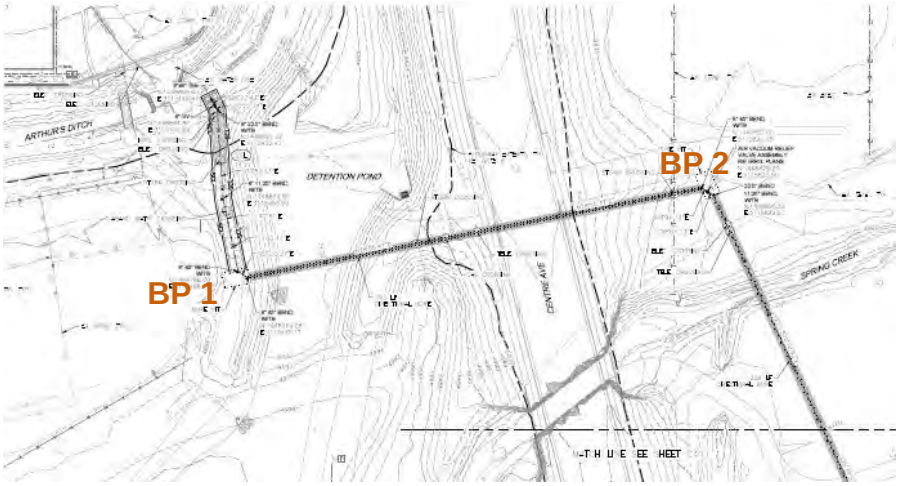
- Bored under public rights of way, Spring Creek, Spring Creek Trail and Sherwood Lateral
- Bore pits located far from aquatic resources
- Sediment control will further protect aquatic resources
- Alignment does not conflict with existing utilities or ROW trees, etc.

10

10

City of Fort Collins

Bore Pit Locations



BP 1

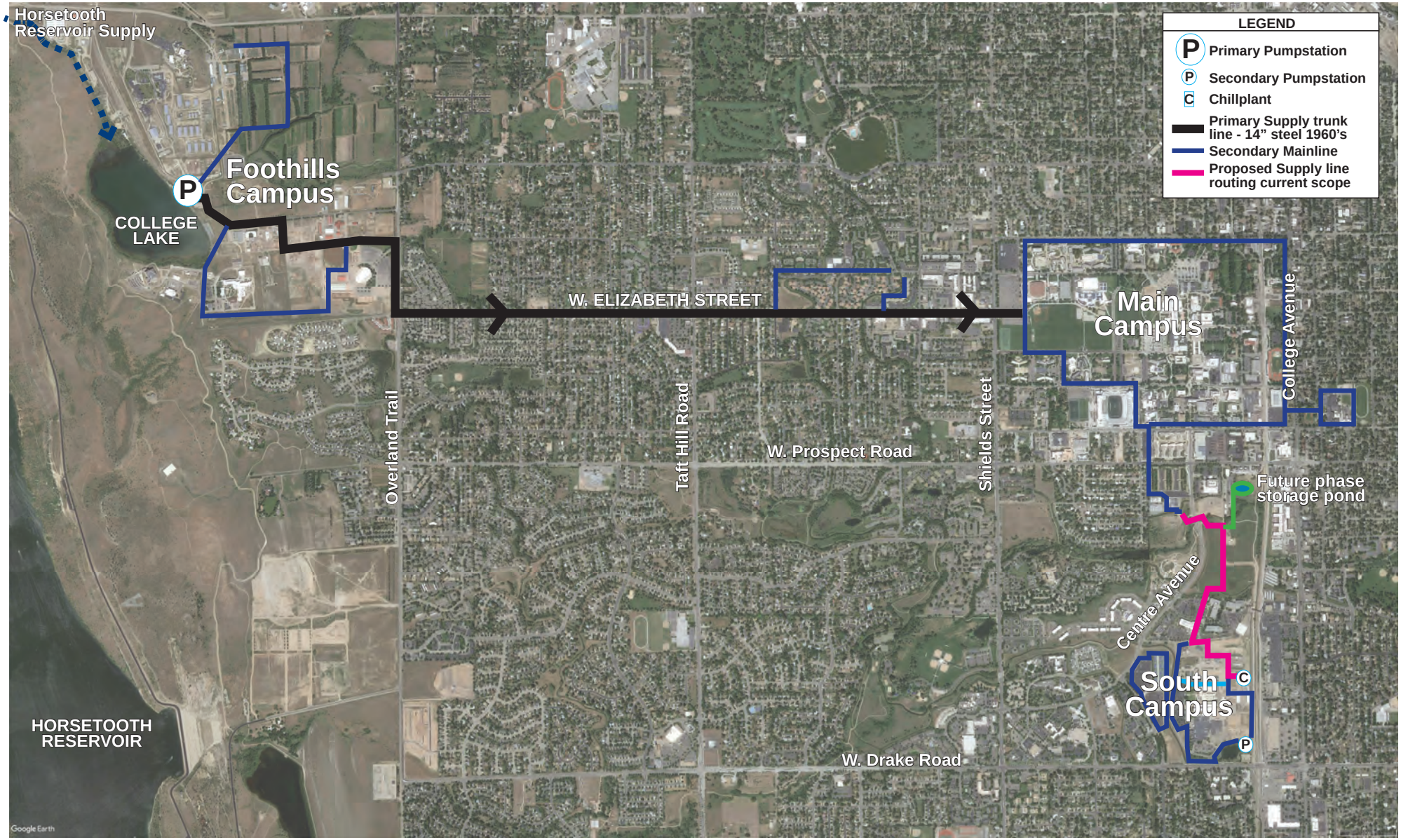
BP 2

11

11

12

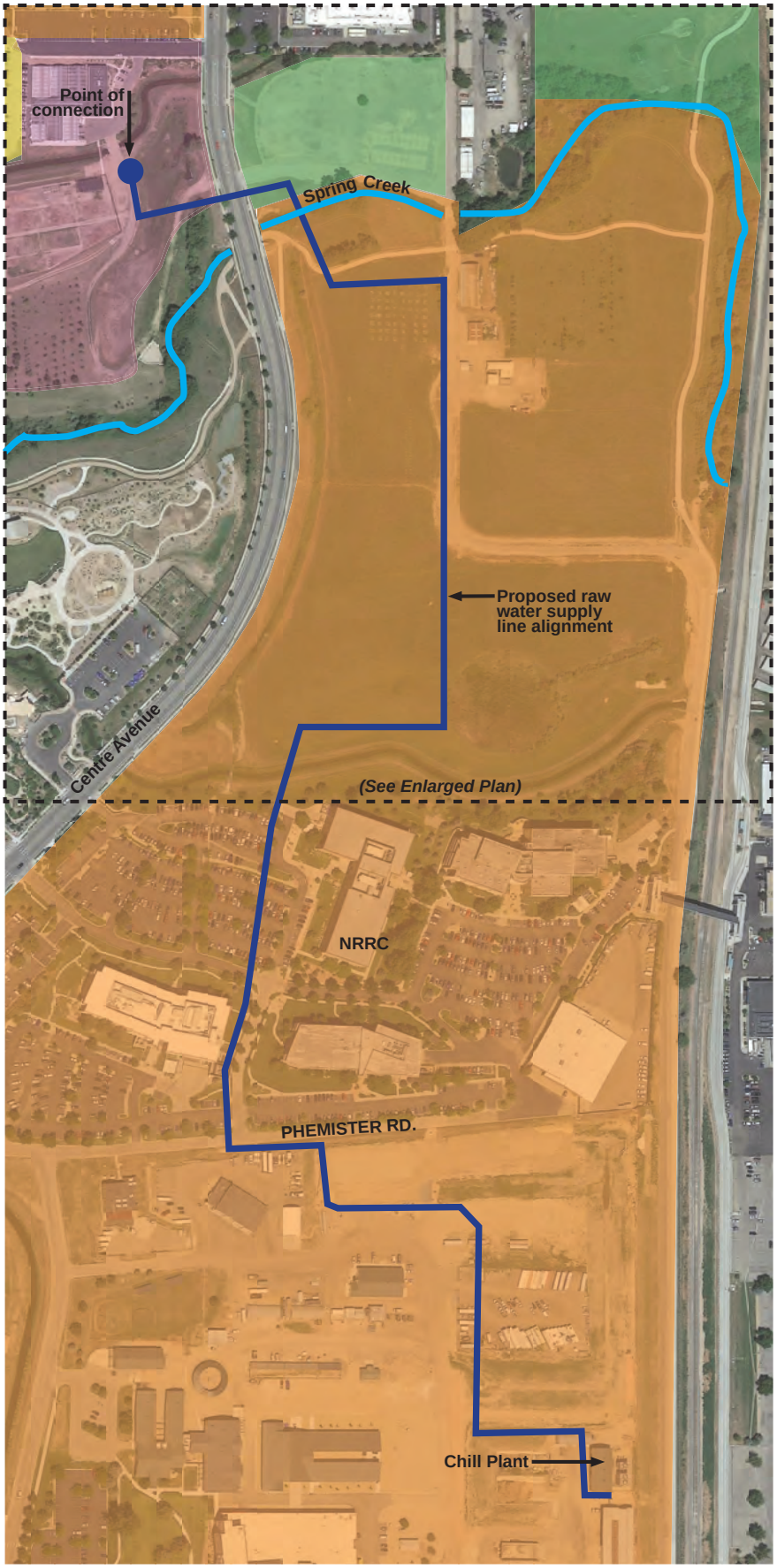
12



May 2020

CSU South Campus - Raw water supply Routing Diagram

Colorado State University
FACILITIES MANAGEMENT
AT COLORADO STATE UNIVERSITY



OWNERSHIP LEGEND

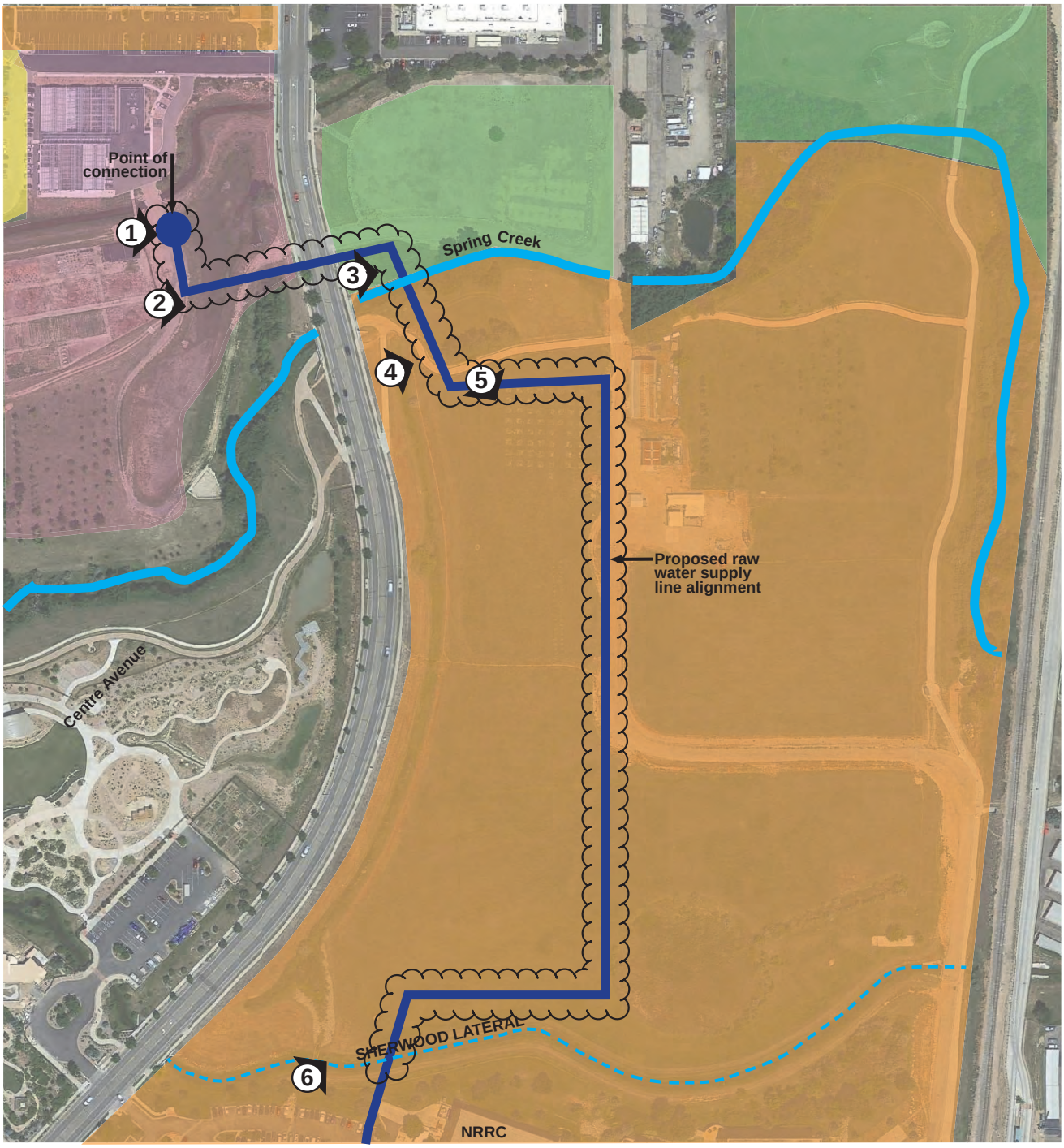
- USDA
- CSU Board of Governors
- State Land Board
- CSURF

NORTH

June 2020

CSU South Campus Raw water supply Alignment Diagram

Colorado State University
FACILITIES MANAGEMENT
AT COLORADO STATE UNIVERSITY



LEGEND

- SPAR Review Boundary
- Site Photo Locations
- USDA
- CSU Board of Governors
- State Land Board
- CSURF

NORTH

June 2020

CSU South Campus Raw water supply Enlarged Plan - SPAR Review Boundary

Colorado State University
FACILITIES MANAGEMENT
AT COLORADO STATE UNIVERSITY

June 2020

CSU South Campus Raw water supply Site Photos

Colorado State University
FACILITIES MANAGEMENT
AT COLORADO STATE UNIVERSITY

Development Review Staff Report

Agenda Item 4

Planning and Zoning Board Hearing: October 15, 2020

Affordable Housing Fee Waiver Process Change

Summary of Request

This is a request to modify the Land Use Code language in relation to Affordable Housing Fee Waiver administration by the City.

The change is financially neutral to both the City and Affordable Housing developers and improves the accuracy and administration of Affordable Housing support in relation to development review fees which have traditionally been waived.

Zoning Map

n/a

Next Steps

If approved, both the Land Use Code and the Municipal Code will be updated to reflect the proposed changes.

Site Location

n/a

Zoning

n/a

Property Owner

n/a

Applicant/Representative

n/a

Staff

Noelle Currell, Finance Manager Planning Development & Transportation
(970) 221-6747
Victoria Shaw, Senior Financial Analyst Sustainability
(970) 416-2310
Susan Beck-Ferkiss, Lead Specialist Social Sustainability
(970) 221-6735

Contents

1. Project Introduction 2
2. Public Outreach 3
3. Procedural Requirements – Land Use Code Updates 3
4. Staff Evaluation 3
5. Staff Conclusions and Recommendation 3
6. Attachments 4

Staff Recommendation

Staff recommends approval.

1. Project Introduction

A. PROJECT DESCRIPTION

The purpose of this request is to approval of proposed Land Use Code changes in relation to the City's process for waiving eligible fees to support Affordable Housing. Fee waivers are available to subsidize the development of units which serve families that earn up to 30% of Area Median Income (AMI). The proposed change would be financially neutral to the City and not alter which units are eligible to receive a fee waiver but would yield staff time savings and benefit prospective applicants.

B. BACKGROUND DISCUSSION

The fee waiver program offered by the City of Fort Collins is currently the City's only mechanism to specifically incentivize units which serve households that earn 30% or less of AMI. These units are the hardest to obtain since they have the largest cost gap. Most mechanisms to incentivize Affordable Housing are available for units that serve up to 80% of AMI. The table below illustrates the 2019 AMI thresholds for the Fort Collins – Loveland MSA.

Number of People/Household	Median (100%)	**80% AMI**	60% AMI	50% AMI	**30% AMI**
1	$61,100	**$48,850**	$36,660	$30,550	**$18,350**
2	$69,800	**$55,800**	$41,880	$34,900	**$20,950**
3	$78,500	**$62,800**	$47,100	$39,250	**$23,550**
4	$87,200	**$69,750**	$52,320	$43,600	**$26,150**
5	$94,200	**$75,350**	$56,520	$47,100	**$28,250**
6	$101,200	**$80,950**	$60,720	$50,600	**$30,350**

Fee waivers are currently calculated using the sum of eligible fees, prorated by the percent of the development's total units which are restricted to serve ≤30% AMI. Fees historically considered eligible for waiver include:

- City Development Review Fees
- Building Permit Fees
- City Capital Expansion Fees (Fire, Police, Streets, General Government and Parks)

Other fees collected by the City that are not considered eligible for waivers include fees which are collected on behalf of other agencies (such as Larimer County, Poudre Fire Authority and Poudre School District) and plant investment fees for utilities. The detailed breakdown of total fees and waived fees for a recent project can be found in Attachment 3.

Since 2015, the City has issued fee waivers on 5 Affordable Housing developments. Those projects yielded a total of 169 units serving the ≤30% AMI level. After issuing recent fee waivers, City staff from Sustainability and Planning, Development, & Transportation Service Areas mapped out the end-to-end process and identified multiple inefficiencies.

Staff between the Service Areas collaborated to identify opportunities to simplify the process. The proposed new process would include a flat amount per qualifying unit. This amount would be deposited into a trust account owned by the City and used by the developer to pay any balances owed to the City. By providing an offset to fees in this manner, all fees are paid and therefore there is no need to reimburse City departments with backfill funding.

There is a large benefit to the developer in that they would know early in the project the exact amount of fee offset they will receive (currently this must be calculated and is not solidified until late in the project). In addition, there is a

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benefit to developer cash flows as they would not have to bring money to the project first and wait for reimbursement. For City Staff there would be no need to do iterative calculations on waiver amounts nor create a different financial model for each development. The processing time involved is also greatly reduced by using the trust account method.

2. Public Outreach

A. COUNCIL FINANCE COMMITTEE

Support given to move forward in March 2020

B. AFFORDABLE HOUSING BOARD

Support given to move forward in July 2020

3. Procedural Requirements – Draft Land Use Code Amendments

Pending – currently in review w/ Carrie Dagget.

4. Staff Evaluation

Staff recommends the fee offset amount be set to $13,500 per qualifying unit in a new development project and $5,500 per qualifying unit in a re-development project. These amounts are based on analysis which calculated what would have been issued to previous projects if they were constructed under the updated 2020 fee structure. The results of that analysis are included in the below table. Fixing the amount of the fee offset per unit would be more predictable for the City and for prospective developers.

		Actual			Proforma Based on 2020 Fee Updates	
Project	**Year**	**Fee Waivers**	**# of 30% AMI Units**	**Waiver per Qualifying Unit**	**Proforma 2020 Waiver Amount**	**Proforma Waiver per Qualifying Unit**
Redtail Ponds	2015	$ 274,762	40	$ 6,869	$ 512,300	$ 12,808
Village on Redwood	2017	$ 100,708	13	$ 7,747	$ 185,842	$ 14,296
Oakridge Crossing	2018	$ 90,923	13	$ 6,994	$ 172,882	$ 13,299
Village on Horsetooth	2018	$ 352,319	43	$ 8,193	$ 595,737	$ 13,854
Mason Place	2020	$ 326,081	60	$ 5,435	$ 317,572	$ 5,293
TOTAL		**$ 1,144,793**	**169**	**$ 6,774**	**$ 1,784,333**	**$ 10,558**

While any Affordable Housing units that serve ≤30% AMI currently qualify for a fee waiver, the individual requests are evaluated, approved, and appropriated separately by the City Council. Council can then provide direction on which funding sources to use for the appropriation. This would continue under the proposed fee offset process.

5. Staff Conclusions and Recommendation

Staff recommends Planning and Zoning Board approve the proposed Land Use Code Updates.

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6. Attachments

1) Council Finance Meeting Minutes – March 2020
2) Affordable Housing Board Meeting Minutes – July 2020
3) Fee Schedule for Village on Horsetooth

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Finance Administration
215 N. Mason
2nd Floor
PO Box 580
Fort Collins, CO 80522

970.221.6788
970.221.6782 - fax
fcgov.com

AGENDA
Council Finance & Audit Committee
April 20, 2020
10:00 am - noon

Zoom Meeting https://zoom.us/j/8140111859

Approval of Minutes from the March 16, 2020 Council Finance Committee meeting.

1. 2020-2021 Budget & Federal /State Updates	30 mins.	T. Storin J. Birks
2. Streets & Traffic Backup Generators	30 mins.	B. Hergott L. Schneider
3. Wood St. SCO /NOC Renovation	20 mins.	A. Bromley

Other Business;

Audit Communications Memo

Council Finance Committee
Agenda Planning Calendar 2020
RVSD 04/10/20 CK

April 20th			
	2020-2021 Budget and Federal/State Updates	30 min	T. Storin J. Birks
	Streets & Traffic Backup Generators	30 min	K. Mannon J. Olson
	Wood St. SCO / NOC Renovation	20 min	A..Bromley

May 18th			
	B-Dam Alternatives and Recommendation	30 min	T. Connor
	Utility Rebate Consolidation	20 min	J. Poznanovic
	Code revisions for Self Insurance fund	15 min	T. Storin J. Duval
	MMOF Grants	20 min	N. Currell

June 15th			

July 20th			
	BFO Assumption Review		L. Pollack

Future Council Finance Committee Topics:

- Park/Median Design Standards & Maintenance Costs – TBD
- Metro District Policy Update – TBD 2020
- Annual Adjustment Ordinance – Sep 2020

Finance Administration
215 N. Mason
2nd Floor
PO Box 580
Fort Collins, CO 80522

970.221.6788
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fcgov.com

Finance Committee Meeting Minutes
March 16, 2020
10 am - 11:30 am
CIC Room - City Hall

Council Attendees:	Mayor Wade Troxell, Ross Cunniff (via phone), Ken Summers
Staff:	Darin Atteberry, Jeff Mihelich, Kelly DiMartino, Travis Storin, Nina Bodenhamer, Noelle Currell, Victoria Shaw, Ginny Sawyer, Carolyn Koontz
Others:	Collin Garfield Kevin Jones, Chamber of Commerce

Meeting called to order at 10:35 am

Approval of Minutes from the February 24, 2020 Council Finance Committee Meeting. Ken Summers moved for approval of the minutes as presented. Mayor Troxell seconded the motion. Minutes were approved unanimously.

A. Digital Equity Program Review

Nina Bodenhamer, Director, City Give

SUBJECT FOR DISCUSSION
Digital Equity: A Blueprint for Income-Qualified Internet Rate

EXECUTIVE SUMMARY
The City of Fort Collins is committed to increasing digital equity and reducing the digital divide. Informed by community poverty benchmarks, today's presentation is a review of the blueprint for Digital Equity's overall program structure, suggested income eligibility, and compatibility with exciting income-qualified City programs.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED
- Objective: Informational and Update Only
- Desired Outcome: Council input regarding Digital Equity's overall program elements and suggested income eligibility.

BACKGROUND/DISCUSSION
An income-qualified rate to increase the equitable access to the internet and reduce the digital divide is a Council and Leadership priority. Recommendations for a Digital Equity program includes three (3) core components:

1. Expanded Digital Access to Income-Qualified Households through:
   - Reliable, affordable access at high quality and high speeds.

2. Strengthened Digital Inclusion through:
   - Promotion and enrollment through the development of user-informed materials.
   - Outreach and enrollment via trusted community partners.

3. Coordination with Existing City Income Qualified Programs through:
   - Reduced enrollment barriers and complications for clients.
   - Leveraged operational efficiencies and economies.

The funding source for Digital Equity is 6% of Connexion revenue paid to the General Fund as payment in lieu of taxes (PILOT) which drives market parity. Digital Equity launch and reach will be metered by Connexion's build out and revenue.

HOW IS POVERTY MEASURED?

City of Fort Collins

How is poverty measured?

Federal Poverty Level (FPL)
- Reflects income cutoff levels annually which are used to determine eligibility for Federal Programs.
- Issued by the U.S. Department of Health & Human Services
- Does account for variability in cost of living across broad regions of the country.

Not typically used for regional poverty.

Area Median Income (AMI)
- Income level that divides the population income distribution in one half: half of the population living above the amount, half living below.

Factors local cost of living and a good estimate of regional buying power

Self Sufficiency Level, (SSI)
- Published by the Colorado Center on Policy & Law
- Calculates how much income a family must earn to meet basic needs without public or private assistance based on family composition in each of Colorado's 64 counties.

DIGITAL EQUITY

Discussion / Next Steps:
Ken Summers; what is the difference between these two organizations?
Southern Poverty Law Center and Colorado Center on Policy & Law

Nina Bodenhamer; similar name but different missions – Colorado Center for Policy & Law is an advocacy center for Colorado low and moderate income residents - they track and keep benchmarks on federal programs – how they track – they don't actually touch any passthroughs - Southern Poverty Law Center -

Mayor Troxell; AMI - federally supported so they don't go away and are consistent – how are they chartered?

Nina Bodenhamer; AMI is through HUD – how housing eligibility is established – it is state interpretation of federal housing guidelines – it is a pretty rock-solid measure – regional allocations of support assistance

Mayor Troxell; concern is that the advocacy should be a mission advocacy not a political one

Nina Bodenhamer; 20 years ago we didn't have that in our vocabulary – Colorado Center for Policy & Law is using that as a benchmark – it is something to keep our eye on but not tether to – isn't tied to any federal or state services.

High altitude – where do we land as a city in supporting our families in need – digital equity and digital inclusion

I-Q LANDSCAPE

City of Fort Collins

A Family of 4, Fort Collins, CO

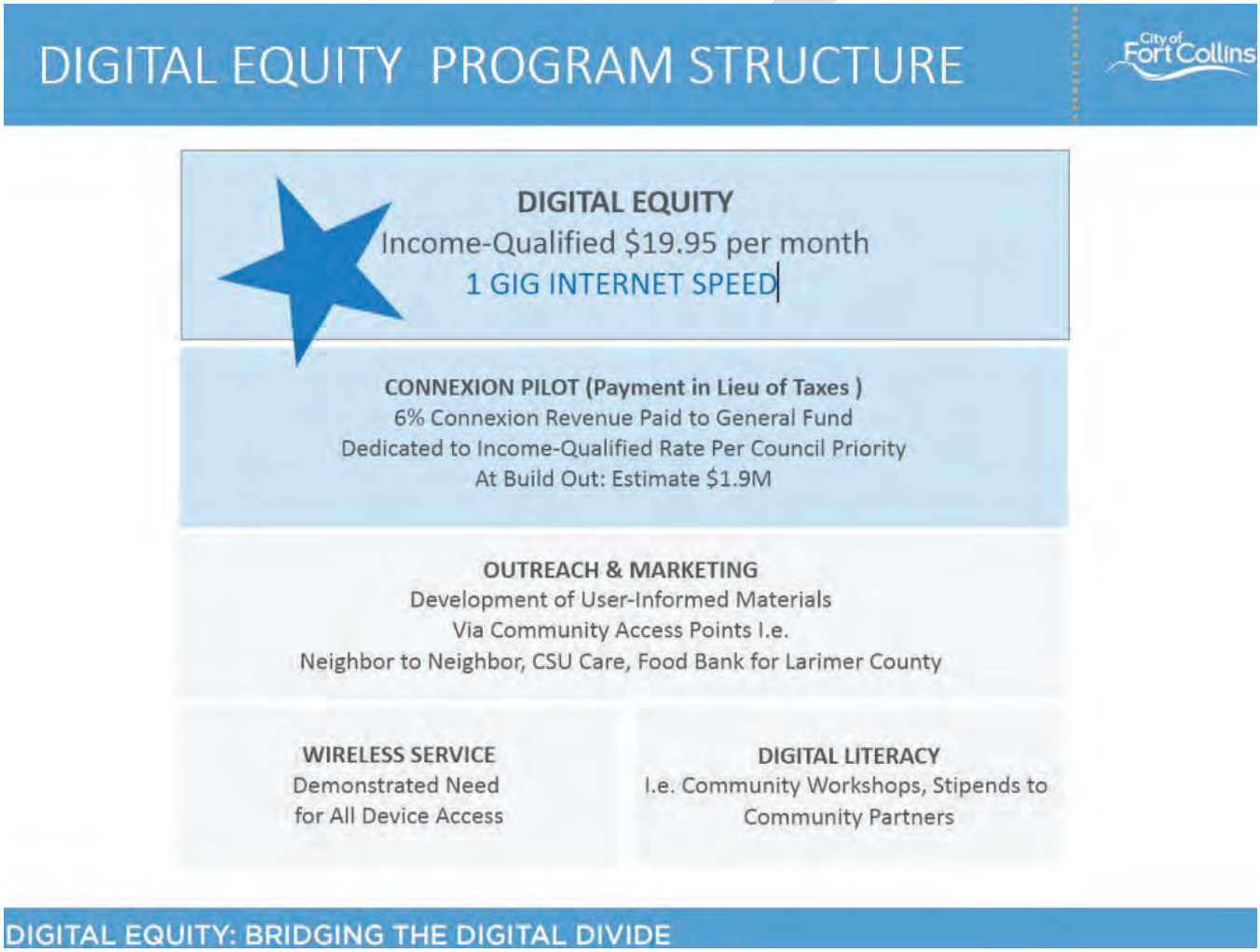
Sample Occupation	Hourly Salary	Annual Income	Income Qualification
Bank Teller; Utility Technician; Office Assistant; Certified Nursing Assistant; Housekeeper; Janitor	$12.57	$26,150	30% of AMI
PSD School Custodian; Credit Union Financial Specialist; City Office Support Specialist; Forestry Field Worker; Maintenance Technician	$16.76	$34,880	40% of AMI
PSD 1st through 4th year teacher with BA; Larimer County Accountant I, Civil Engineer I; Health Dept Social Worker; Accounting Clerk; Landscape Project Manager	$20.96	$43,600	50% of AMI
PSD 5th through 9th year teacher with BA or 1st through 6th year teacher with MA; Pharmacy Technician; CSU Financial Aid Counselor; County Employment Specialist	$25.15	$52,320	60% of AMI

DIGITAL EQUITY

Income Qualified Program - I-Q Landscape.
1 person having this occupation - assumption of one income / one person working in a household of 4
Survey of the community

Mayor Troxell; Comcast Essentials - is that their low rate - has it been posted?

Nina Bodenhamer; As of Friday, they increased their speed - timing of schools closing and students having to move to online instruction is real and is a driver



Darin Atteberry; we are building a 1+ gig city platform - an intentional statement about digital equity - we aren't building a system that scales down - our system scales from 1 gig up - to lower that is a proactive move to reduce based on some social criteria – an important message
What we have heard from Council is that income level is the driver - it is not a geographic based issue.

Ken Summers; make sure it is clear that we are providing 1 gig service but if they have less than 1 gig they are not marginalized somehow or underserved - understanding the basic premise in terms of what we can offer and what we are offering regardless if you are a full paying or a subsidized customer.

Darin Atteberry; In Fort Collins where we are building fiber (1 gig) to every premise -
In another community if someone is getting a 100mb service - than that is for that community.

Ken Summers; speaks to that - speed is being enhanced in response to current situation with more kids needing connectivity for education - if you don't have access or don't have adequate service you are challenged to perform certain basic functions. This is a critical issue.

Nina Bodenhamer; under connected families are a priority - we want them to fully function as a thriving family. Digital Equity Fund to potentially serve 3,500 households (poorly resourced, under connected and underserved - doesn't meet the family needs for digital inclusion.

ACTION ITEM
Ross Cunniff; have we done a market study to try to understand the sweet spot for the digital equity rate? Are we charging them for a Wi-Fi router?

Nina Bodenhamer; $19.95 rate is what we inherited from Colman - assuming he has done analysis to land on that rate - Nina will put that on the list and follow up with Ross. Is the wireless router included in the $19.95 rate? Having all devices in the house online under the same umbrella is critical.

Travis Storin; important - we are somewhat metered for this program by the buildout itself
$1.9M is the assumption at buildout and is based on a market share of 35-40%. As our market share increases, so would the pool.

Nina Bodenhamer; Toggles to use with projections / models over next 12-18 months;

> 60% AMI – aligns with our utility incomed qualified programs and housing eligibility
> 50% AMI – aligns more with free and reduced lunch
> Fort Collins has an estimated 16% poverty rate - if controlled for students it would be 12%
> State is at 10% Fort Collins is a bit higher

3,500 is based on full penetration - Utility program only hits 2,000 households – still some gaps there – in terms of how many households. If we take utilities, recreation and financial services rebates. We still only have 3000 addresses captured so not everyone who qualifies is signing up - a lot of variable there that we will be looking at.

Darin Atteberry; some of it historically has been - we have tried to up our educational game - getting out to the providers – for the user it has been challenging because there are so many programs – looking at consolidating those things. We also hear that some people aren't comfortable coming down and applying. A theme that I have heard from the Finance Committee over time is market, market,

market, simplify it - we have made some real progress but we still don't have 100% participation but that is our goal.

Nina Bodenhamer; one of our goals is to come forward with a plan to reduce barriers for enrollment - including comfort in sharing the information, eligibility need and resident status.

Darin Atteberry; timing is good - doing process review of the various desperate programs that we have, and better understanding of what the user needs are, what are the opportunities to get better at the programs distributed throughout the organization - resource a 21-22 BFO offer

Ken Summers; this sound good and we are on track.

Nina Bodenhamer; the PILOT fund is metered by build out and take rate - we have that time to drill down and understand the best service for our community and our capacity. We look forward to returning with firms details but this is the high level, big picture as of today.

Ross Cunniff; the market that we are trying to address - the cost we are trying to present - variables for us to figure out to optimize the service that we provide to a segment of our community

Mayor Troxell; Nina, great job - any next steps for Council?

Travis Storin; you will see an offer come forward in the BFO 2021-2022 cycle. Much of that offer will be informed by what you have seen here. We are testing this with you for support then crafting an offer that gets to the Council priority.

B. Affordable Housing Fee Waiver Process

Victoria Shaw, Sr. Analyst, Finance
Noelle Currell, Manager, FP&A
Sue Beck-Ferkiss, Lead Specialist, Social Sustainability

SUBJECT FOR DISCUSSION: Affordable Housing Fee Waiver Process

EXECUTIVE SUMMARY

The purpose of this item is to seek feedback on a proposed change to the City's process for waiving eligible fees to support Affordable Housing. Fee waivers are available to subsidize the development of units which serve families that earn up to 30% of Area Median Income (AMI). The proposed change would be financially neutral to the City and not alter which units are eligible to receive a fee waiver but would yield staff time savings and benefit prospective applicants.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

Is Council Finance supportive of the proposed new administrative structure for Affordable Housing Fee Subsidy?

BACKGROUND/DISCUSSION

The fee waiver program offered by the City of Fort Collins is currently the City's only mechanism to specifically incentivize units which serve households that earn 30% or less of AMI. These units are the hardest to obtain since they have the largest cost gap. Most mechanisms to incentivize Affordable Housing are available for units that serve up to 80% of AMI. The table below illustrates the 2019 AMI thresholds for the Fort Collins – Loveland MSA.

Number of People/Household	Median (100%)	**80% AMI**	60% AMI	50% AMI	**30% AMI**
1	$61,100	**$48,850**	$36,660	$30,550	**$18,350**
2	$69,800	**$55,800**	$41,880	$34,900	**$20,950**
3	$78,500	**$62,800**	$47,100	$39,250	**$23,550**
4	$87,200	**$69,750**	$52,320	$43,600	**$26,150**
5	$94,200	**$75,350**	$56,520	$47,100	**$28,250**
6	$101,200	**$80,950**	$60,720	$50,600	**$30,350**

Fee waivers are currently calculated using the sum of eligible fees, prorated by the percent of the development's total units which are restricted to serve ≤30% AMI. Fees historically considered eligible for waiver include:

- City Development Review Fees
- Building Permit Fees
- City Capital Expansion Fees (Fire, Police, Streets, General Government and Parks)

Other fees collected by the City that are not considered eligible for waivers include fees which are collected on behalf of other agencies (such as Larimer County, Poudre Fire Authority and Poudre School District) and plant investment fees for utilities. The detailed breakdown of total fees and waived fees for a recent project can be found in Attachment 2

Since 2015, the City has issued fee waivers on 5 Affordable Housing developments. Those projects yielded a total of 169 units serving the ≤30% AMI level. After issuing recent fee waivers, City staff from Sustainability and Planning, Development, & Transportation Service Areas mapped out the end-to-end process and identified multiple inefficiencies.

Staff between the Service Areas collaborated to identify opportunities to simplify the process. The proposed new process would include a flat amount per qualifying unit. This amount would be deposited into a trust account owned by the City and used by the developer to pay any balances owed to the City. By providing an offset to fees in this manner, all fees are paid and therefore there is no need to reimburse City departments with backfill funding.

There is a large benefit to the developer in that they would know early in the project the exact amount of fee offset they will receive (currently this must be calculated and is not solidified until later in the project). In addition, there is a benefit to developer cash flows as they would not have to bring money to the project first and wait for reimbursement. For City Staff there would be no need to do iterative

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calculations on waiver amounts nor create a different financial model for each development. The processing time involved is also greatly reduced by using the trust account method.

Staff recommends the fee offset amount be set to $13,500 per qualifying unit in a new development project and $5,500 per qualifying unit in a re-development project. These amounts are based on analysis which calculated what would have been issued to previous projects if they were constructed under the updated 2020 fee structure. The results of that analysis are included in the below table. Fixing the amount of the fee offset per unit would be more predictable for the City and for prospective developers.

		Actual			Proforma Based on 2020 Fee Updates	
Project	**Year**	**Fee Waivers**	**# of 30% AMI Units**	**Waiver per Qualifying Unit**	**Proforma 2020 Waiver Amount**	**Proforma Waiver per Qualifying Unit**
Redtail Ponds	2015	$ 274,762	40	$ 6,869	$ 512,300	$ 12,808
Village on Redwood	2017	$ 100,708	13	$ 7,747	$ 185,842	$ 14,296
Oakridge Crossing	2018	$ 90,923	13	$ 6,994	$ 172,882	$ 13,299
Village on Horsetooth	2018	$ 352,319	43	$ 8,193	$ 595,737	$ 13,854
Mason Place	2020	$ 326,081	60	$ 5,435	$ 317,572	$ 5,293
TOTAL		**$ 1,144,793**	**169**	**$ 6,774**	**$ 1,784,333**	**$ 10,558**

While any Affordable Housing units that serve ≤30% AMI currently qualify for a fee waiver, the individual requests are evaluated, approved, and appropriated separately by the City Council. Council can then provide direction on which funding sources to use for the appropriation. This would continue under the proposed fee offset process.

Discussion / Next Steps;

Noelle Currell; we want to change this to achieve process efficiency savings. I personally spent 100 hours on the process for one of our current projects. We are proposing to hold our own cash in a trust – a much simpler easier process for the developers and a better cash situation as well - they will know the amount much earlier in the process – the city currently holds trust accounts for some of our larger developers - much easier as their contractors come in to pull the permit for each individual house -

Mayor Troxell; does this increase the outlay based on the proforma? (chart above)

Noelle Currell; the amount goes up for every development listed because of all of the fee updates that have happened in recent years.

Travis Storin; the left-hand side of this chart if what they would have paid, and the right-hand side is based on today's fee structure for this proposed change in waivers – what would they have paid under today's fees.

Ken Summers; Are the yellow shaded boxes what they would pay today? So, we are looking at more of a process change than a fixed dollar amount. Will it help or hurt contractors and developers?

Travis Storin; It is a process change in substance and in form it is a code change so it would need to come forward to Council for consideration.

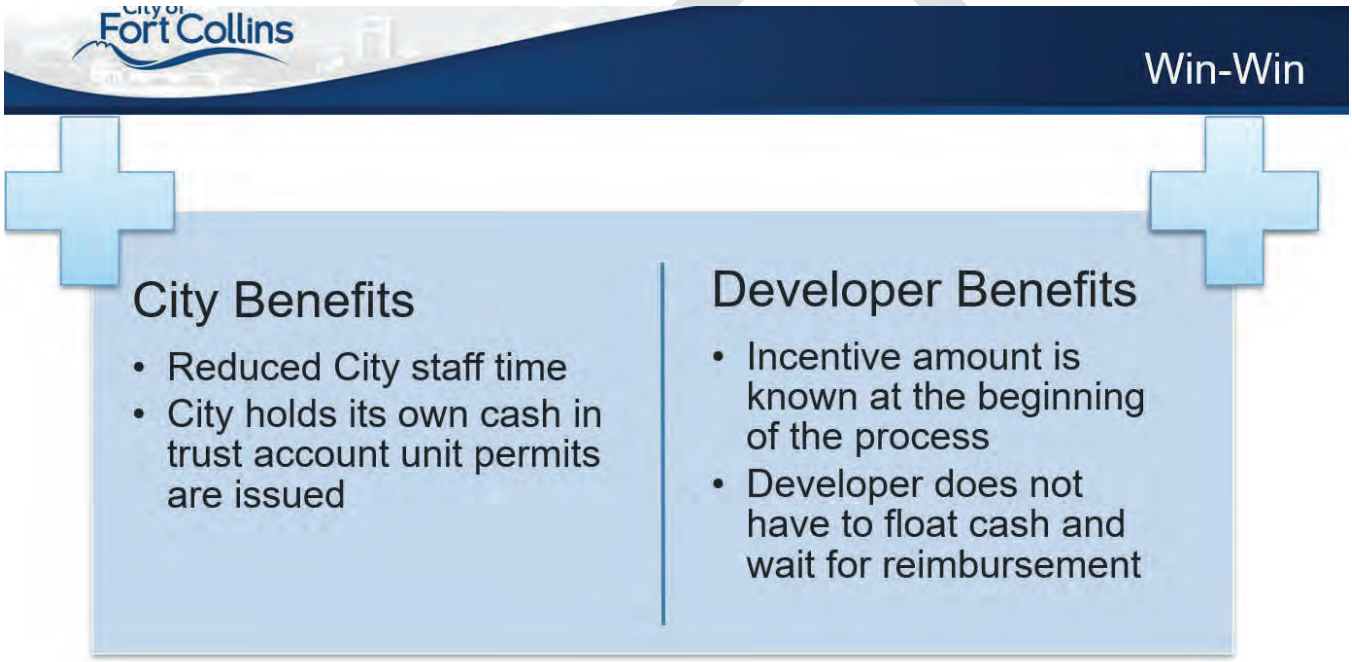
Noelle Currell; we had a meeting about this with Housing Catalyst and they were very happy about it because of the advantage of knowing it much earlier in the process

Ross Cunniff; it would certainly help both the cash flow and the predictability for financing.

Mayor Troxell; is there a downside?

Ross Cunniff; downside would be that we have to appropriate more money into this fund

Ken Summers; I like the win/win slide



Ross Cunniff; Anyone who hasn't paid their impact fees yet is eligible, right?

Victoria Shaw; yes, any developer bringing a qualified unit - we don't anticipate any applications until the second half of 2020 - historically our waivers were only available to housing catalyst, but code changed, and they are now available to anyone.

Other Business;
Covid-19 Implications - Darin Atteberry and Travis Storin

This is really the plan to create the plan - nothing prescriptive yet - just awareness - we are seeking any input you have - very dynamic situation, changing constantly as we learn more
Based on best available information as of today this would impact not only on our investment portfolio, our sales tax revenue but also on fees and some impact to development review activities as well. Risk exposure is probably broader on the sales tax side of things – through February we are ahead by 2%, but these are lagging indicators which is a challenge for us - March taxable sales will not be known until the first week of May. Identifying trigger points and the work needed to address

Ross Cunniff; this all fits within what was developed in the 1H of 2017 when we had a slow start in sales tax in the first quarter.

Ken Summers; glad to see this – interesting that the current climate we are in has some significant issues within our organization that we are being confronted with as well as trying to assess the impact on our community. Will there be federal funds that will filter down from the state to address some of the potential local needs?

Darin Atteberry; we are watching that closely - An interesting thought would be if some strings could be removed from our CDBG funds to make those funds available to help with emergency issues. The economic health team will be a resource available at the Council meeting tomorrow evening. We are scrambling just like everyone else to understand that environment. I have talked with most of the large employers and many of the smaller businesses (20-30 employee range) in town. It is amazing to me how mindful these folks are around this issue. They are also looking to local government - what can you do to help (state and federal too). Contractor called me to say - if the city shuts down and you shut down your building permits services - I have an idea on how to continue inspections….so. lots of good ideas being floated.

Ken Summers; encouraging to hear - ripple effect throughout the economy - impacting our city operation more than most realize - an eye opener - we are in this together

Darin Atteberry; - emergency incident - this is different - not one where the flood has ended, or the fire has moved - this has a moving target. Nuance between declaring an Emergency which is pending and hasn't occurred yet - Whereas a Disaster has happened. Proclamation of emergency is really critical to playing in these conversations. Cadence: when the president declares, the governor declares, the county declares – kind of hard for the city to not declare at that point.

Mayor Troxell; have been on some calls - SBA - they are doing a number of things related to loans and payroll

Meeting Adjourned

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COUNCIL FINANCE COMMITTEE
AGENDA ITEM SUMMARY

Staff: Travis Storin, Interim CFO
Josh Birks, Economic Health and Redevelopment Director

Date: April 20, 2020

SUBJECT FOR DISCUSSION

COVID-19 Financial Update

EXECUTIVE SUMMARY

The City of Fort Collins leadership team is currently addressing the economic and financial impacts of the COVID-19 pandemic. The City's top priority is the public health and safety of the Fort Collins Community members, but the City must also take proactive steps to support a timely economic recovery. Work is currently underway in all City departments to assess the impacts to both revenues and expenses for 2020 and 2021.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

Does Council Finance Committee support the guiding principles?
Does Council Finance Committee support the workstreams being developed?

BACKGROUND/DISCUSSION

The City is currently working with numerous entities to estimate the changes in revenues by revenue stream due to the State's stay-at-home order. The key factors in forecasting the impact are the depth of the revenue drop and the length of the recovery. The City's expectations mirror national forecasts, i.e., we expect a significant drop in Q2 2020 revenues, with smaller drops in Q3 and Q4 of 2020, compared to our budget. The forecast for 2021 will follow from the revised 2020 forecast.

Forecasts will be updated continually in the meantime based on March, April and May revenues and expense reductions agreed to by the City's leadership team. The City will avail itself of all federal and state relief funds currently available for which it qualifies.

As senior leadership has met to start addressing the factors facing the City six workstreams have emerged that will be occurring simultaneously:

- Analysis and Forecasting
- Cost Initiatives / Service Adjustments
- Workforce Alternatives
- Budget Process
- Federal and State Aid
- Communications

Each of these workstreams will play an integral role in taking proactive steps to support the economic recovery of the City. The six workstreams will each have a lead and support from different areas of the organization. The teams will make recommendations through a sub-group of the Executive Leadership Team made up of Kelly DiMartino (Deputy City Manager), Jeff Mihelich (Deputy City Manager), Travis Storin (Interim CFO), and Teresa Roche (CHRO).

These recommendations will be the basis for decisions being made by leadership team and ultimately presented to Council.

ATTACHMENTS (numbered Attachment 1, 2, 3,…)

City of Fort Collins

April 20, 2020

COVID-19 Financial Response

Travis Storin, Interim CFO
Josh Birks, Economic Health and Redevelopment Director

Agenda

- Guiding Principles
- Governance and Workstreams
- Cost Initiatives / Service Adjustments
- Federal / State Aid Landscape

Guiding Principles (1 of 2)

- The community's needs are first and foremost
- City has a priority to support and retain our greatest asset, our workforce
- City must present a balanced budget
- City will minimize the revenue gap through a variety of strategies, balancing use of reserves with adjustments to the operating budget

City of Fort Collins

Guiding Principles (2 of 2)

- Preserve the City's financial strength and position the City for the future
- Seek to understand the organizational impacts of the crisis response, crisis recovery, and the proposed changes to budgets and service levels
- Clearly and frequently communicate the status of our work across internal leadership and stakeholders, Council, and the community
- Stay nimble and curious as circumstances change

City of Fort Collins

Governance & Workstreams

Workstream	Lead	Support
Analysis & Forecasting	David Lenz	Extended FP&A community
Cost Initiatives / Service Adjustments	Jo Cech	ELT, Budget & FP&A
Workforce Alternatives	Karen Burke	HR, CMO, CAO, Finance, Operational departments
Budget Process	Lawrence Pollack	Budget Team
Federal & State Aid	SeonAh Kendall Blaine Dunn	All
Communications	Amanda King	All

ELT sub-group to co-sponsor: Kelly, Jeff, Teresa, Travis

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Objectives

Revenue Initiatives:

- Monitor the macroeconomic outlook based on the recession's length/severity
- Work with peer organizations to understand their analysis & plans
- Maintain multiple scenarios during the most uncertain recovery phases
- Develop conditions that inform service add-backs and a return to BFO

Implement strategies to reduce FY20 and FY21 expenses by $14M to $30M

City of Fort Collins

Objectives

Expense Initiatives :

- Work with departments to identify programs/activities that can be reduced
- Determine Citywide strategies to reduce FY20 and FY21 expenses
- Delineate citywide guidance vs. department-specific
- Mitigate and communicate service reduction impacts to the community
- Intelligently recommend reserve-funding strategies vs. budget cuts

Implement strategies to reduce FY20 and FY21 expenses by $14M to $30M

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Fitting to scenarios (example)

Initiative	Scenario 1 $14.9M	Scenario 3 $31.5M	Scenario 5 $53.1M
Initiative A	x	x	x
Initiative B	x	x	x
Initiative C		x	x
Initiative D		x	x
Initiative E			x
……	……	……	……..
Initiative Z			x

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Federal & State Landscape

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COVID Response Funding Sources

Federal CARES Act*

Small Businesses

- Payroll Protection Program
- Economic Injury Disaster Loan Emergency Advance (EIDL)
- SBA Express Bridge Loans
- SBA Debt Relief

Individuals
(Job loss/loss of hours)

- Stimulus Checks
- Expanded unemployment benefits

Government

- State and Local Governments
  - Election Assistance Commission
- City Governments
  - Coronavirus Emergency Supplemental Funding (CESF)

Other Sources

- Federal
  - FEMA
  - FTA
- State
  - Colorado COVID Relief Fund (*Business, Nonprofit, Government*)
  - DOLA Emergency Disaster Fund (*Rent Assistance*)
- Private Sources

*Many funding sources contained within CARES Act

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Recovery Funding Status

- Federal Programs Update
  - PPP: $247.5 billion approved across 1.03 million loans
  - EIDL Loan Advances: Deposits started week of April 13th
  - Lots of rule adjustments; creating frustration; gaps exist
- Local: Small Business Relief and Recovery Loan Program
  - Partnership with Colorado Lending Source
  - Program going live soon; $110,000 in available funds
  - Developing county-wide partnership

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Potential Direction of Federal Funds

- CDBG ($649K) – Propose prioritizing eligible costs not covered by other sources
  - City incurred sheltering & response costs
  - Other shelter operation costs
  - Emergency assistance for rent, food & utilities
  - Other non-profit eligible direct program & response costs
- FTA ($8.7M)
  - Fixed route operating expenses
  - Some or all of paratransit operating expenses
  - Operation and maintenance of Transfort's fleets and facilities
  - Administrative leave
- FAA (~$17M)
  - Directed at terminal, hangers, and other capital improvements

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Next Steps

- April 28 Work Session
  - Landscape assessment
    - Local, national, and global insights
    - Overview of response to date
  - Proposed Direction for Funding
  - Principles for and Approaches to Recovery

- Overall
  - Informing State and Federal Funding opportunities

Questions for Committee

- Does Council Finance support the guiding principles?
- Does Council Finance support the workstreams being developed?

COUNCIL FINANCE COMMITTEE
AGENDA ITEM SUMMARY

Staff: Larry Schneider / Brian Hergott

Date: 04/20/2020

SUBJECT FOR DISCUSSION

Streets and Traffic Standby Generators budget revision

EXECUTIVE SUMMARY

During the 2019/2020 Budgeting for Outcomes process, offers 35.9 and 35.10 were appropriated to complete the design, purchase and installation of new emergency backup generators to support both the Traffic and Streets facilities. The original budget for the project was $340,000. The generators themselves have been procured and work has started on installation ($240,000 has been spent); however, several unknowns have arisen, and modifications are needed to complete the project. In order to complete installation, staff needs an additional $310,000 in funds. At completion the total project cost will be $550,000.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

Is the Council Finance Committee supportive of a $310,000 supplemental appropriation to finish installation of emergency generators at the Streets/Traffic facility?

BACKGROUND/DISCUSSION

The original budget of $340,000 for three new standby generators at the Street Operations building, Streets Operations De-icing Command Center and the Traffic Operations building did not factor in several items that are necessary to complete the project. At the time of the original budget request, these items were not known issues. The most significant of the impacts follow:

- At the Streets Main building the generator was intended to replace the existing generator that no longer works. After hiring a design firm and having their electrical engineers assess the electrical system it was revealed that there would be significantly more work than originally budgeted: this included rework of the ageing electrical 1600-amp gear and adding components to allow the generator to function properly.

- At the Traffic Operations building the location of Traffic Operations transformer and the space available for the generator required demolition and replacement existing exterior hardscapes.

- The original plan/replacement of diesel generators were switched to natural gas. The added diesel stored on site would have required additional permitting and reporting at the State level which the City does not currently have at this co-located facility. Due to this change, there is also an additional cost for natural gas plumbing.

By October 2019, $240,000 of the original $340,000 budget were encumbered. The electrical estimates exceeded the remaining budget. Due to the known additional budget need, $100,000 of the original budget lapsed. By allowing the funds to lapse, Staff is coming back to request only a single additional appropriation to complete the project; the amount to not exceed $310,000.

Waiting until later in 2020 or allowing the project to be put on hold will put the City at further risk should a power outage occur. Staff is seeking funds now for several reasons:

- To tie the generators to the buildings, electrical needs to be shut down for as much as 2 days. The summer months and on a weekend is the best time to coordinate these activities.

- The currently contracted vendors may request to revise their contract amount for exceeding the current 2020 completion date.

- The already procured generators would sit for an extended amount of time and may require additional maintenance.

- Streets and Traffic Operations will continue through another year/winter without standby generators until the Summer of 2021 or later.

Should Council approve the additional funds needed to complete the project, the next step would be an RFP for the electrical scope and final work during the Summer of 2020.

City of Fort Collins

04/20/2020

Streets & Traffic Standby Generators

Larry Schneider / Brian Hergott

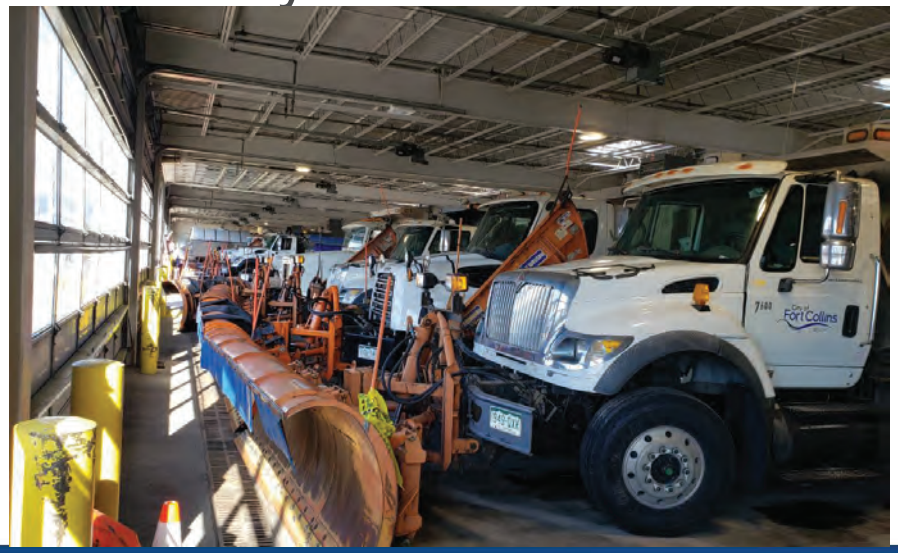
City of Fort Collins

Council Direction Sought

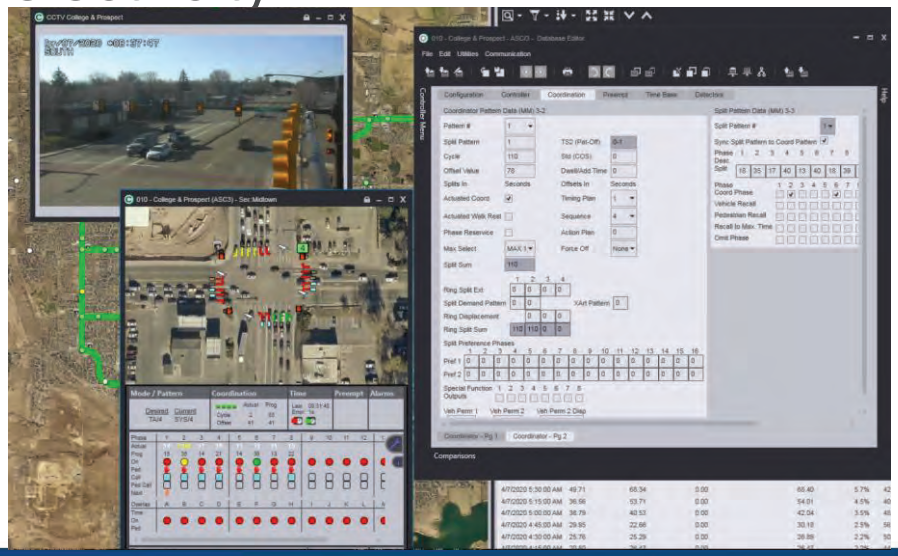
Is the Council Finance Committee supportive of a $310,000 supplemental appropriation to finish installation of emergency generators at the Streets/Traffic facility?

Why do we need Generators?

Streets Need: Can't get plows out of garage without electricity



Traffic Need: Can't change any signal timing without electricity



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History

- Been without generators for 6 years (1 time where plows could not get out, spring storm, thankfully the snow melted quickly)
- 2 BFO offers purchased in ’19/’20 budget appropriating $340,000
- Design work began in 2019 along with procurement of three actual generators (total spend $240,000)
- Design work revealed, unknown items from conceptual estimates that were used in BFO which came to light
- Staff allowed $100k of original budget for project to lapse at the end of 2019
- Now seeking appropriation of $310,000 to complete project

Drivers of Additional Budget Request

- BFO was for replacement of existing generator at Streets Main building.
- Existing electrical gear is very old and needs to be upgraded.
- It was determined to go with Natural gas fuel in lieu of diesel
- Traffic involves replacement of hardscapes

Original project budget: $340,000 Revised Project Budget: $550,00

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Request

- $310,000 requested from Transportation Fund Reserves:
  - $100,000 of original budget which lapsed
  - $210,000 of additional reserves

- Status of Transportation Fund:
  - Known:
    - Reserves as of 12/31/2019 – $13.5M
    - Unassigned Balance: $1.9M
  - Unknown: Impact of COVID-19 on 2020 revenue/spending

City of Fort Collins

Council Direction Sought

Is the Council Finance Committee supportive of a $310,000 supplemental appropriation to finish installation of emergency generators at the Streets/Traffic facility?

Backup

Project Overview

- Emergency preparedness
  - Traffic Operations
  - Street Operations Main Building
  - Street Operations De-icing Command Center

COUNCIL FINANCE COMMITTEE
AGENDA ITEM SUMMARY

Staff: Lance Smith, Director Financial Planning and Analysis
Tim McCollough, Deputy Director – Light & Power
Adam Bromley, Director – Operations & Technology

Date: April 20, 2020

SUBJECT FOR DISCUSSION
Light & Power Supplemental Appropriation for 2020 Wood Street Remodel

EXECUTIVE SUMMARY
Staff recommends bringing forward an off-cycle appropriation package to City Council in May 2020 to fund a budget gap that exists between budgeted money in 2020 and estimated costs of the 700 Wood Street remodel project.

This package will provide the funds necessary to complete the joint control room and associated 700 Wood Street remodel project between Connexion and Light & Power (L&P). L&P will need to appropriate $0.9 M from reserves, which has already been included in the Utilities' financial rate strategy informed by the 2019 Capital Improvement Plan (CIP). In addition to the appropriation from reserves, L&P intends to re-appropriate funds from other capital accounts to obtain the remaining funds necessary to complete the 700 Wood Street remodel project.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED
Does Council Finance Committee support staff's recommendation to bring forward an off-cycle supplemental appropriation from L&P reserves to complete a joint control room facility with Connexion?

BACKGROUND/DISCUSSION
In 2018, Light & Power included a budget offer for the 2019-2020 BFO process to update the Supervisory Control Operations (SCO) center; that offer was approved as part of the council approved 19/20 budget. SCO is the control room for the electric distribution center; electric system operators direct switching operations in the field and monitor substation and distribution equipment status to maintain safe, reliable operations of the electric system. SCO is the only area within 700 Wood Street that was not within the project scope during the remodel in 2016-17.

The 19/20 approved offer's budget is $950,000 and the scope of work included the following:

- New electric operator consoles replacing existing consoles that are 30+ years old
- A video display system that integrates with the new enterprise level software systems to display operational system maps, manage outages, perform advanced distribution management and that replaces the existing paper wall map
- Replacement of existing raised floor at the end of life
- Upgraded lighting and acoustics
- Asbestos remediation

In 2019, it was determined that several functional groups within the Connexion department (at least 20 employees) would need to be located at 700 Wood Street. Light & Power had already moved some employees around and out of the building to accommodate the Outside Plant employees for Connexion; as such, there is little space remaining for additional personnel. Therefore, Connexion and L&P began discussions to obtain a conceptual design for a remodel within 700 Wood Street that met the following criteria:

- Integrates the network operations (Connexion) and electric system operations (L&P) groups into a transparent joint control room facility
- Maintain or exceed the existing level of conference room space
- Accommodates the network engineering staff from Connexion
- Provides office/cubicle space for existing L&P staff that are or will be displaced by incoming Connexion personnel or the new remodel design

Connexion and L&P spent many hours working with Operations Services, the contracted architect, the control room design consultant, and general contractor to agree on the proposed conceptual design (shown in the presentation) for the joint control room and associated remodel of 700 Wood Street. This conceptual design multiplies the affected square footage of the original approved budget item by more than 5 (original – 1,823 ft^2 proposed – 9,829 ft^2). It also includes the following changes not originally included:

- Reconfiguration (moving walls) of SCO including moving the kitchen, break room, and existing bathroom to create two bathrooms.
- Elimination of existing Poudre, Energy, Horsetooth, and Jetson conference spaces
- Addition of six new conference spaces
- Reconfiguration and displacement of L&P employee workspaces
- Incorporation of network engineering and operations employees and workspaces
- Addition of Connexion lab space

Due to the greatly expanded scope of the project, the estimated cost has grown considerably. The total estimated cost for the project is $4.37 M; current estimates for each department's share is $1.75 M for Connexion and $2.62 M for Light & Power. Staff is currently at about 50% design with a 20% contingency budget included and we expect to refine these estimates as we get closer to an 80% design with 20% contingency. Staff has already reduced the total cost by over $0.4 M by value engineering line items including an additional coffee station and the reconfiguration of a small bathroom/locker room. Staff is in process to identify other areas for potential value engineering and cost reductions.

L&P has $0.95 M already appropriated for this work through the 2019/2020 BFO process; the recommended approach to obtain the funds necessary to complete the remodel project as described above and to meet the necessary requirements for Connexion and L&P is to:

- appropriate a portion ($900K) from L&P reserves in an off-cycle appropriation and
- obtain the remainder of the funds ($770K) from other capital accounts within L&P.

The off-cycle appropriation amount is included in L&P's current rate strategy as it was planned for in the 2019 Capital Improvement Plan (CIP).

L&P provides proposed capital expenditures for each budget cycle to the Utilities finance department in order to inform electric rates strategy and future increases. As part of the 2019 Capital Improvement Plan (CIP) for L&P, staff anticipated a budget shortfall once discussions with Connexion began and attempted to include the additional funds necessary through an appropriation to complete the remodel project. This would allow for the appropriation to be funded directly through electric rate revenues. The line item included in the CIP for this appropriation was $0.9 M, which is also short of where the current estimates are. However, this action demonstrates that more than half of the money needed in the appropriation is already included in existing electric rate strategy and projections and that only an additional $0.77 M is needed to what is currently planned.

One option for the additional funds is to re-appropriate unused capital dollars in our Substation parent account; with all of the capital work currently planned for in the Substations area, it appears that the parent account would be able to accommodate this re-appropriation. Another option is for City Council to redirect the approach on annexation projects planned for the next two years. If those projects were delayed, a portion of the money appropriated from reserves in January 2020 could be re-appropriated for the completion of this project.

One alternative to the recommended approach above includes an off-cycle appropriation for the entire $1.7 M funding gap from L&P reserves. This option would be the easiest, but it would not follow the general direction from the finance department for staff to explore capital projects that could be delayed in order to help match expected revenue shortcomings. Other options that staff has explored include:

- submit a 2021 budget offer for the remaining funds – this option delays the project about six months and also poses the risk for cost escalation
- extreme value engineer to reduce overall cost of the remodel – this option decreases quality, functionality, and efficiency of workspace
- reduce scope to original approved 2020 BFO offer to include SCO only – this option eliminates the synergy of creating a joint control room for Connexion and L&P and does not accommodate any of the Connexion personnel that need permanent space.

Not funding the appropriation results in the delay of a permanent working space for Connexion network operations and engineering personnel and limiting the full value of the upgraded enterprise software systems (Advanced Distribution Management System and SCADA system) in L&P. L&P staff realizes that the timing of this request is unfortunate given the current financial unpredictability. However, staff is mindful of the potential for revenues to be below budgeted levels, we don't anticipate the need for additional off-cycle appropriations in 2020, and as such staff is confident in the recommendation for this off-cycle appropriation.

ATTACHMENTS

1. L&P 2019 Capital Improvement Plan
2. L&P April 2020 Budget Status
3. NOC-SCO Cost Estimate Breakout

City of Fort Collins

April 20, 2020

Wood Street Remodel L&P Supplemental Appropriation

Adam Bromley

City of Fort Collins

Question

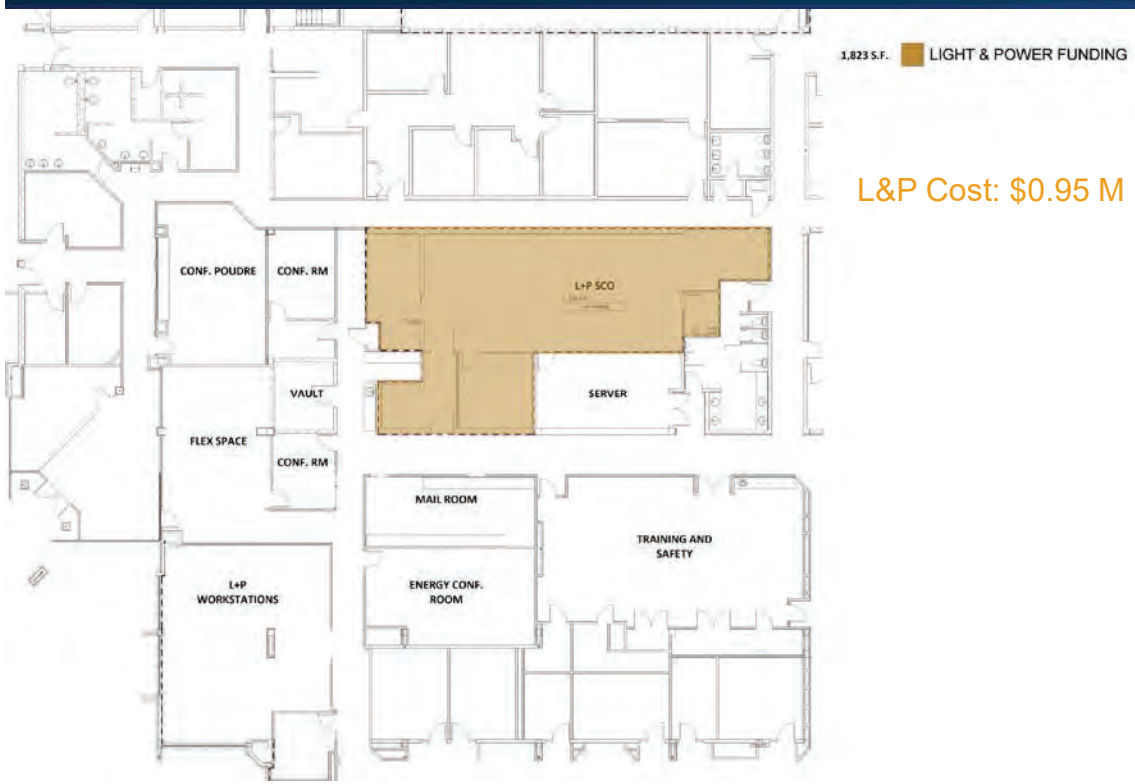
Does Council Finance Committee support staff's recommendation to bring forward an off-cycle supplemental appropriation from L&P reserves to complete a joint control room facility with Connexion?

City of Fort Collins

Strategic Alignment

- 3.5 - Invest in and maintain utility infrastructure and services while ensuring
- predictable utility rates
- 3.6 - Deploy and deliver reliable, high-speed internet services throughout the community
- 5.6 - Optimize the use of data and technology to protect mission-critical infrastructure and enhance cybersecurity effectiveness
- 7.6 - Utilize technology, data, metrics and process improvements to innovate, guide decisions, and enhance service delivery

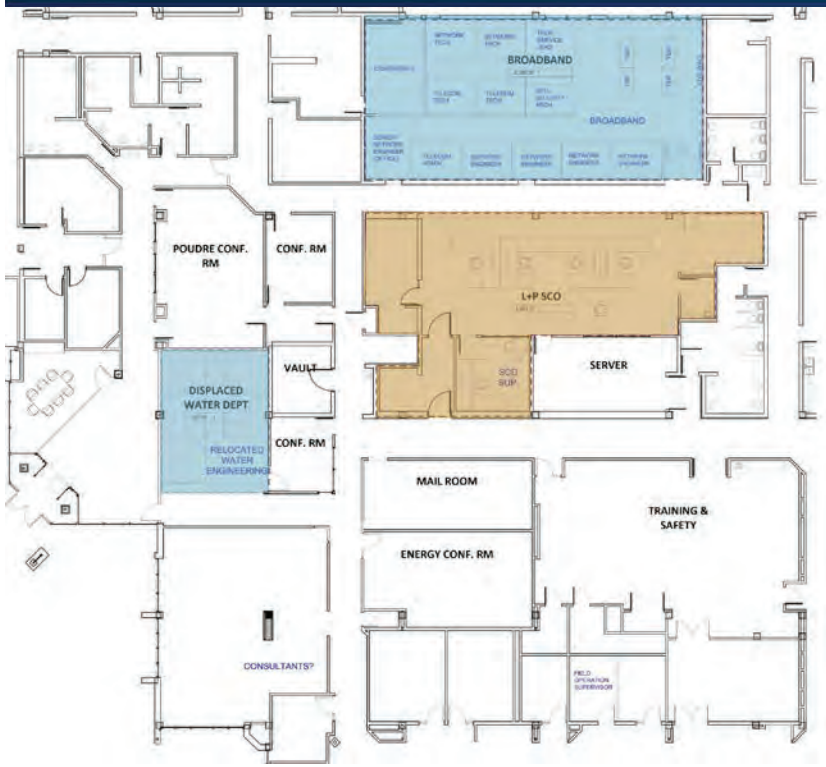
2020 Approved BFO Scope



L&P Cost: $0.95 M

- Supervisory Control Operations (SCO) Center <u>only</u> – 1,823 ft^2
- No changes to kitchen, break room, or overall layout
- New Consoles, Video Wall, flooring, lighting, and acoustics
- $950 K

Iterative Designs Including Connexion

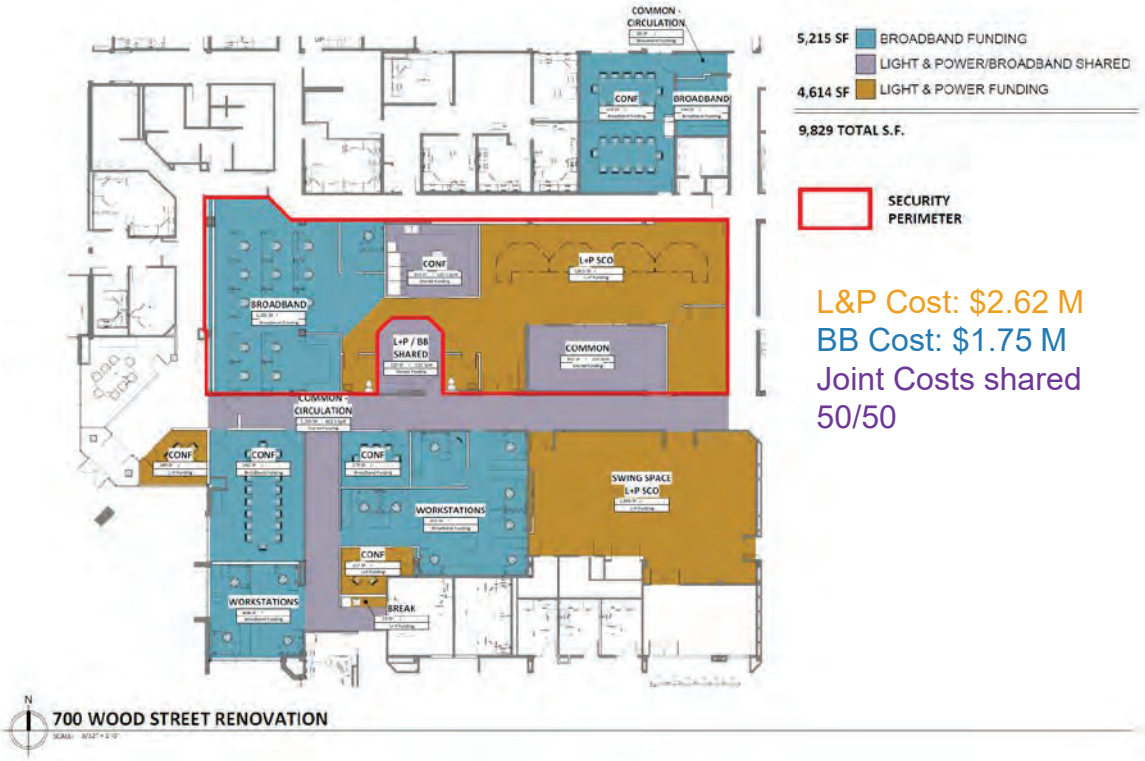


2,287 S.F. BROADBAND FUNDING
1,823 S.F. LIGHT & POWER FUNDING

L&P Cost: $0.95 M
BB Cost: ~$1.15 M

- SCO, NOC, and Network Engineering – 4,110 ft^2
- SCO & NOC <u>not</u> co-located
- $300-360K necessary to move Water Engineering
- ~$2.1 M Total

Current Proposed Design



L&P Cost: $2.62 M
BB Cost: $1.75 M
Joint Costs shared 50/50

- SCO, NOC, and Network Engineering
- 9,829 ft^2 (>5x Original Scope)
- Aligns with City Transparency stds and Connexion needs
- Conference Space Additions
- **$4.37 M total***

City of Fort Collins

Current Proposed Timeline

February: Cost Estimate for 30% Design

Today: ~50% Cost Estimate Package with 20% Contingency

Today-June: Supplemental L&P Appropriation & Construction Permit Drawings

June-August: Construction Permitting process

August-Nov: Phase I Construction (conference rooms)

20Q4-21Q3: Phase II Construction

City of Fort Collins

Staff's Recommendation

Complete the funding gap for the current remodel design by:

- Request the off-cycle supplemental appropriation ($0.9 M) from L&P reserves planned for in 2020 in the CIP
- Appropriate remainder of the funding gap (~$0.77 M) from other L&P capital accounts
    - Substations parent – potentially delays other capital sub work
    - Annexations – requires change in Council direction

Continue with the current schedule to complete the project in mid-2021

L&P Reserves Status

Anticipated L&P reserves at end of 2019

- $10.5 M

After 2020 CAP Mitigation and Resiliency Appropriation ($3.73 M)

- $6.77 M

Off-Cycle funding request from reserves

- $0.9 M

City of Fort Collins

Alternatives

Appropriate entire funding gap (~$1.7 M) from reserves

- Doesn't address organization's financial direction to identify potential capital projects that could be delayed this year

Reduce Overall Cost and Off-Cycle Appropriation Amount:

- Decrease transparency/shared space between L&P and Connexion
- Value Engineering – Quality ⬇
    - Subtract new conference space(s)
    - Use existing disparate desk space for NOC/Net Eng

City of Fort Collins

Alternatives

Use 2021 budget process to appropriate additional dollars:

- Delay construction schedule and Connexion move-in date at least 6 months
- Costs escalate ⬆

Reduce Scope of Project back to SCO Only (Original Offer):

- Connexion finds office space somewhere else
  - Original estimate for new building: $6.7 Million (2020 dollars)
- Remodel existing SCO space
  - Technology costs are greater than estimated – funded from other sources

City of Fort Collins

Question

Does Council Finance Committee support staff's recommendation to bring forward an off-cycle supplemental appropriation from L&P reserves to complete a joint control room facility with Connexion?

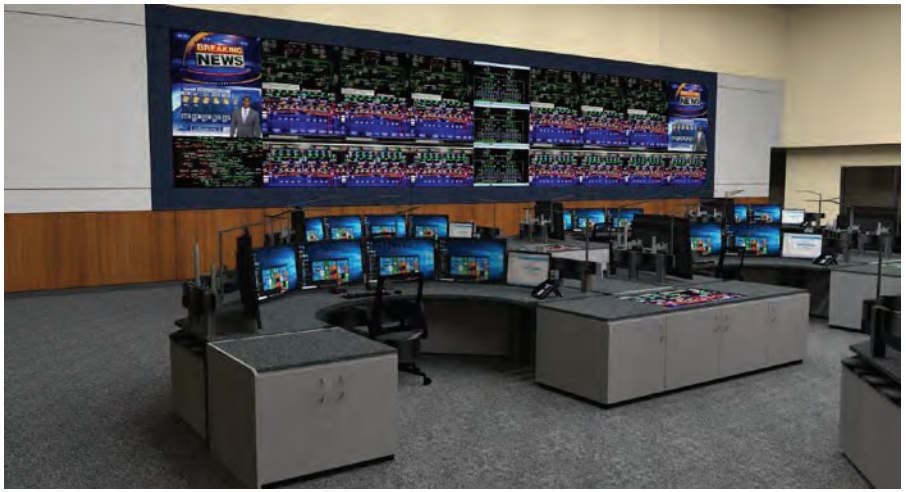
Design Element Differences

SCO remodel and NOC incorporation into Wood Street	Original Design and Estimate	Current Design and Estimate
Total Square footage of remodel	1,823	10,032
Hire Control Room Design Consultant	X	X
- Provide recommendations for SCO furniture, equipment, video wall technology, consoles and room layout, etc.	X	X
- Provide recommendations for NOC furniture, equipment, video wall technology, desks, and room layout, etc.		X
Replace SCO consoles with new, state of the art consoles	X	X
Replace existing raised floor	X	X
Replace lighting	X	X
Replace acoustic technologies	X	X
Asbestos Mitigation	X	X
Reinforce North wall to support video display	X	X
Dynamic video wall technology in SCO that can integrate with EOC, SCADA, OMS, ADMS, and business network PCs, etc.	X	X
Hard Construction costs for SCO only	X	X
Temporary Swing Space cost allocations		X
Reconfiguration (moving walls) of SCO area including kitchen and break room		X
Relocation and addition of bathrooms within secure perimeter		X
Elimination of (moving walls) of existing Poudre, Energy, Horsetooth, and Jetson conference spaces		X
Addition of six new conference spaces		X
Reconfiguration and displacement of L&P (Analyst and GIS) employees		X
Incorporation of Network Engineering		X
Incorporation of Network Operations Center		X
Addition of ~20 Connexion staff to Wood Street building		X
Incorporation of collaboration tables in SCO and NOC		X
Server room updates and changes including replaced raised floor		X
Addition of Connexion Lab		X

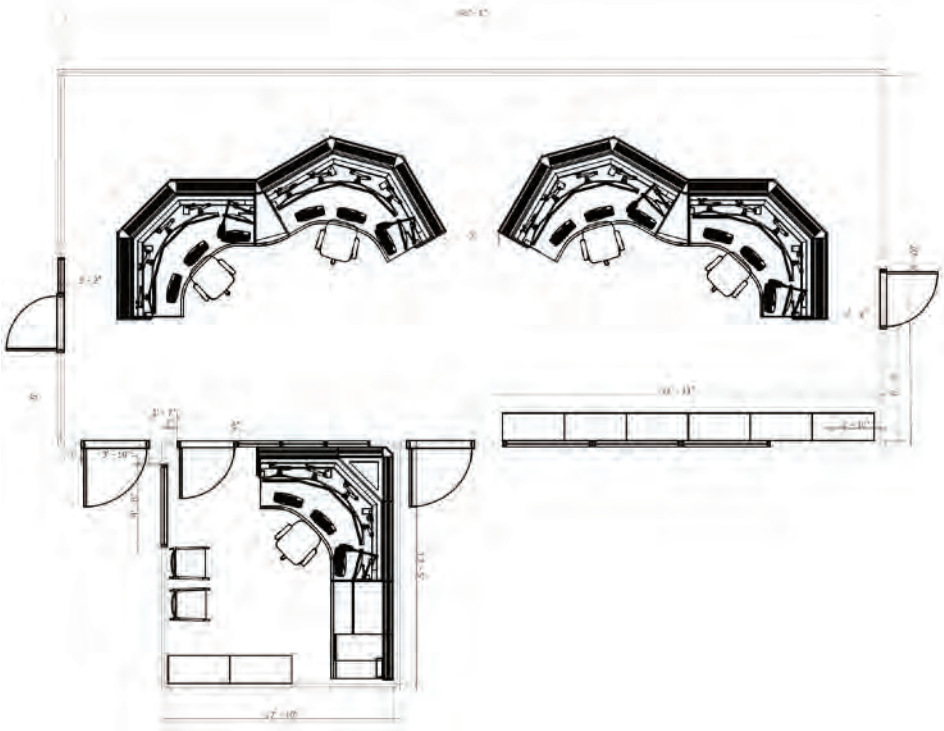
Control Center 3D Renderings

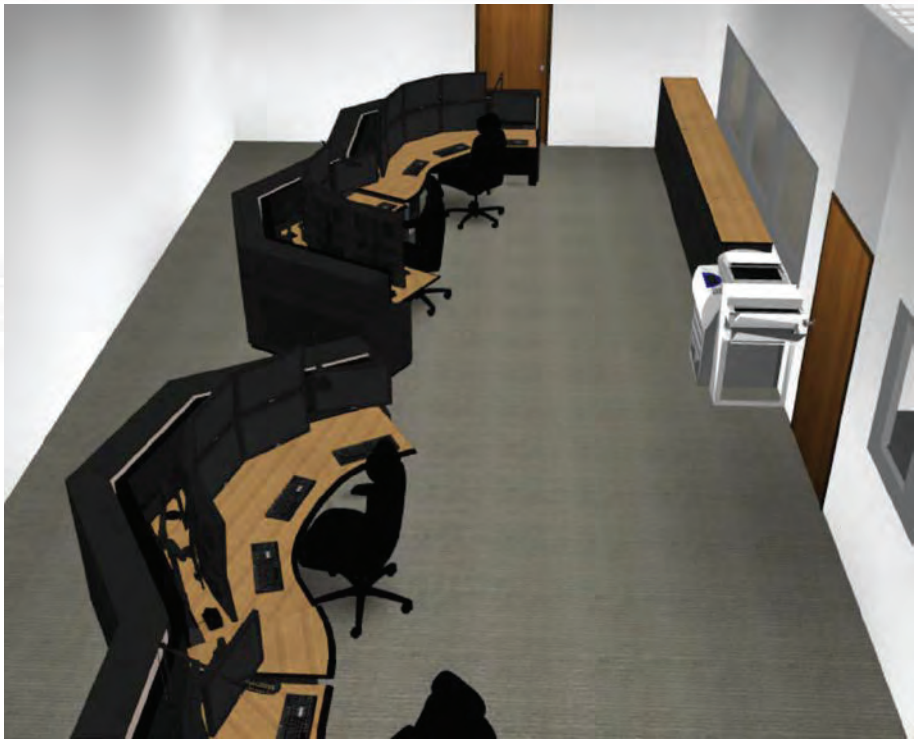
SCO/NOC Design Firm offers 3D Renderings of conceptual design

- 8 Tangible Views of Future NOC and SCO
- Cost: $5,000



Original BFO Concept





Value Engineering

Value Engineering Performed

- Subtract additional coffee station
- Subtract changes locker/restroom
- Changes to less-expensive flooring in high traffic areas
- Refined estimates on SCO/NOC bathroom costs

L&P Capital Substation Parent

April 2020 Status of Substation Parent Account

- $1.9 M

Substation Parent After Off-cycle Appropriation ($0.77 M)

- $1.13 M

Substation Estimated Spending (2021-2022)

- $1.52 M

L&P Capital Annexations Budget

2020 Status of Annexation Budget

- $1.26 M

Annexation Budget After Off-cycle Appropriation ($0.77 M)

- $0.49 M

Fund	Budget FY1920 2020 Budget $	Budget FY1920 2020 Inflated $	FY2122 2021 Budget $	FY2122 2021 Inflated $	FY2122 2022 Budget $	FY2122 2022 Inflated $	Total Budget $	Total Inflated $
501 Light & Power								
501001 Substations								
501001A001 Battery Banks			$ 20,000	$ 22,000			$ 20,000	$ 22,000
501001A003 LTC (Load Tap Changer) Inspection and Repair			$ 105,000	$ 112,000			$ 105,000	$ 112,000
501001A004 Oil Containment Walls			$ 70,000	$ 75,000	$ 70,000	$ 77,000	$ 140,000	$ 152,000
501001A005 Replace HVAC Units			$ 22,000	$ 24,000	$ 22,000	$ 25,000	$ 44,000	$ 49,000
501001A006 Transformer Radiator Replacements			$ 78,000	$ 83,000	$ 78,000	$ 86,000	$ 156,000	$ 169,000
501001A007 D20MX RTU Replacements			$ 41,000	$ 44,000			$ 41,000	$ 44,000
501001A008 SYSCO Network Switches For RTU Upgrades			$ 37,000	$ 40,000			$ 37,000	$ 40,000
501001A009 Feeder Relay Replacements			$ 71,000	$ 76,000	$ 189,000	$ 207,000	$ 260,000	$ 283,000
501001A010 Substation Gravel			$ 35,000	$ 38,000	$ 35,000	$ 39,000	$ 70,000	$ 77,000
501001A013 Transformer Oil Filtration					$ 170,000	$ 186,000	$ 170,000	$ 186,000
501001A014 Substation Security			$ 15,000	$ 16,000	$ 15,000	$ 17,000	$ 30,000	$ 33,000
501001A016 Install New 735 Power Quality Meters			$ 13,000	$ 14,000	$ 13,000	$ 15,000	$ 26,000	$ 29,000
501001A017 Substation Misc Capital			$ 55,000	$ 59,000	$ 55,000	$ 61,000	$ 110,000	$ 120,000
501001A020 Equipment For CVR (Conservation Voltage Reduction)			$ 75,000	$ 80,000	$ 75,000	$ 82,000	$ 150,000	$ 162,000
501001A021 PRPA Circuit Switcher Installations			$ 40,000	$ 43,000			$ 40,000	$ 43,000
501001 Substations Total			**$ 677,000**	**$ 726,000**	**$ 722,000**	**$ 795,000**	**$ 1,399,000**	**$ 1,521,000**
501002 Service Center								
501002B001 SCO Remodel Supplemental Appropriation	$ 900,000	$ 927,000					$ 900,000	$ 927,000
501002B002 Training Field Phase II			$ 200,000	$ 213,000			$ 200,000	$ 213,000
501002 Service Center Total	**$ 900,000**	**$ 927,000**	**$ 200,000**	**$ 213,000**			**$ 1,100,000**	**$ 1,140,000**
501004 Annexations								
501004C001 Mail Creek Crossing 2nd Filing	$ 392,000	$ 404,000					$ 392,000	$ 404,000
501004C002 Strauss Cabin Enclave	$ 173,000	$ 179,000					$ 173,000	$ 179,000
501004C003 Fox Hills Annexation	$ 127,000	$ 131,000					$ 127,000	$ 131,000
501004C004 Blehm_(REA) Annexation	$ 514,000	$ 530,000					$ 514,000	$ 530,000
501004C004 Blehm_(Xcel) Annexation	$ 56,000	$ 58,000					$ 56,000	$ 58,000
501004 Annexations Total	**$ 1,262,000**	**$ 1,302,000**					**$ 1,262,000**	**$ 1,302,000**
501005 Feeders								
501005D075 Install circuit 838 to serve Hughes Stadium			$ 420,000	$ 446,000			$ 420,000	$ 446,000
501005D092 Reroute Drake 216 and Dixon Creek 824			$ 510,000	$ 542,000			$ 510,000	$ 542,000
501005 Feeders Total			**$ 930,000**	**$ 988,000**			**$ 930,000**	**$ 988,000**
501008 Duct Banks								
501008D028 Duct Bank on Carriage Pkwy - Prospect to Vitala Dr (1X2 w/ 20% Contingency)			$ 230,000	$ 245,000			$ 230,000	$ 245,000
501008D090 Duct Bank on Carriage Pkwy - Vitala Dr to Forelock Dr (1X2 w/ 20% Contingency)					$ 120,000	$ 132,000	$ 120,000	$ 132,000
501008 Duct Banks Total			**$ 230,000**	**$ 245,000**	**$ 120,000**	**$ 132,000**	**$ 350,000**	**$ 377,000**
501009 CMMS–Maintenance Management								
501009G002 Operational Technology - Maximo			$ 500,000	$ 531,000	$ 300,000	$ 328,000	$ 800,000	$ 859,000
501009 CMMS–Maintenance Management Total			**$ 500,000**	**$ 531,000**	**$ 300,000**	**$ 328,000**	**$ 800,000**	**$ 859,000**
501012 System Improvements & Replacements								
501012C003 CAPITAL - Replacement Area 3 - Skyway South	$ 213,000	$ 220,000					$ 213,000	$ 220,000
501012C004 CAPITAL - Replacement Area 4 - Stonehenge PUD	$ 232,000	$ 239,000					$ 232,000	$ 239,000
501012C005 CAPITAL - Replacement Area 5 - Cottonwood	$ 317,000	$ 327,000					$ 317,000	$ 327,000
501012C006 CAPITAL - Replacement Area 6 - Kreger Plaza	$ 96,000	$ 99,000					$ 96,000	$ 99,000
501012C007 CAPITAL - Replacement Area 7 - Village East	$ 241,000	$ 249,000					$ 241,000	$ 249,000
501012C008 CAPITAL - Replacement Area 8 - Brown Farm 3rd	$ 143,000	$ 148,000					$ 143,000	$ 148,000
501012C009 CAPITAL - Replacement Area 9 - Valley Hi			$ 149,000	$ 159,000			$ 149,000	$ 159,000
501012C010 CAPITAL - Replacement Area 10 - Southmoor Village			$ 241,000	$ 256,000			$ 241,000	$ 256,000
501012C011 CAPITAL - Replacement Area 11 - Scotch Pines			$ 119,000	$ 127,000			$ 119,000	$ 127,000
501012C012 CAPITAL - Replacement Area 12 - Woodlands PUD					$ 87,000	$ 96,000	$ 87,000	$ 96,000
501012C013 CAPITAL - Replacement Area 13 - Village West 9th					$ 206,000	$ 226,000	$ 206,000	$ 226,000
501012C014 CAPITAL - Replacement Area 14 - Rossborough					$ 114,000	$ 125,000	$ 114,000	$ 125,000
501012C015 CAPITAL - Replacement Area 15 - Harmony Park					$ 98,000	$ 108,000	$ 98,000	$ 108,000
501012C016 CAPITAL - Replacement Area 16 - Parkwood East					$ 130,000	$ 143,000	$ 130,000	$ 143,000
501012C017 CAPITAL - Replacement Area 17 - Trail West PUD					$ 181,000	$ 198,000	$ 181,000	$ 198,000
501012F019 Cable Replacements - Emergency Reserves			$ 450,000	$ 478,000			$ 450,000	$ 478,000
501012F022 Distribution Transformer Purchases & Replacements	$ 1,002,000	$ 1,042,000	$ 824,000	$ 877,000	$ 825,000	$ 906,000	$ 2,651,000	$ 2,825,000
501012 System Improvements & Replacements Total	**$ 2,244,000**	**$ 2,324,000**	**$ 1,783,000**	**$ 1,897,000**	**$ 1,641,000**	**$ 1,802,000**	**$ 5,668,000**	**$ 6,023,000**
501013 Operational Technology								
501013G001 ADMS Strategic Upgrades - Business Releases 3-6			$ 730,000	$ 775,000			$ 730,000	$ 775,000
501013G003 eSCADA Hardware/Software			$ 70,000	$ 75,000	$ 70,000	$ 77,000	$ 140,000	$ 152,000
501013G004 AMI Local Area Network (LAN)			$ 130,000	$ 138,000	$ 130,000	$ 143,000	$ 260,000	$ 281,000
501013G005 AMI Wide Area Network (WAN)			$ 450,000	$ 478,000	$ 450,000	$ 492,000	$ 900,000	$ 970,000
501013G006 AMI Fiber Optic Backhaul Network			$ 65,000	$ 69,000	$ 170,000	$ 186,000	$ 235,000	$ 255,000
501013G007 AMI Test Network Expansion					$ 180,000	$ 197,000	$ 180,000	$ 197,000
501013G008 AMI New Technology Testing and Miscellaneous Capital			$ 100,000	$ 107,000	$ 100,000	$ 110,000	$ 200,000	$ 217,000
501013G009 LED Streetlight Control and Automation			$ 130,000	$ 138,000	$ 120,000	$ 132,000	$ 250,000	$ 270,000
501013G010 Distribution Automation/FLISR			$ 200,000	$ 213,000	$ 200,000	$ 219,000	$ 400,000	$ 432,000
501013G011 Radio System Upgrades			$ 40,000	$ 43,000	$ 590,000	$ 645,000	$ 630,000	$ 688,000
501013G013 Energy Services Peak Partners			$ 640,000	$ 679,000	$ 175,000	$ 192,000	$ 815,000	$ 871,000
501013 Operational Technology Total			**$ 2,555,000**	**$ 2,715,000**	**$ 2,185,000**	**$ 2,393,000**	**$ 4,740,000**	**$ 5,108,000**
501601 System Conversions								
501601O001 Taft and Drake Overhead Conversion (Milfred)	$ 336,000	$ 347,000					$ 336,000	$ 347,000
501601O002 Taft and Drake Overhead Conversion (Craws)	$ 228,000	$ 235,000					$ 228,000	$ 235,000
501601O003 Taft and Drake Overhead Conversion (Tefft)	$ 480,000	$ 495,000					$ 480,000	$ 495,000
501601O004 Taft and Drake Overhead Conversion (Drake)	$ 24,000	$ 25,000					$ 24,000	$ 25,000
501601O005 College and Trilby Overhead Conversion	$ 732,000	$ 754,000					$ 732,000	$ 754,000
501601O006 Overland Trail and Mulberry Overhead Conversion	$ 36,000	$ 38,000					$ 36,000	$ 38,000
501601O007 North College and Willox Overhead Conversion	$ 24,000	$ 25,000					$ 24,000	$ 25,000
501601O008 West Vine and Shields Overhead Conversion	$ 24,000	$ 25,000					$ 24,000	$ 25,000
501601 System Conversions Total	**$ 1,884,000**	**$ 1,944,000**					**$ 1,884,000**	**$ 1,944,000**
501998 Streetlighting (New)								
501998F023 Streetlight System Replacement			$ 360,000	$ 382,000	$ 360,000	$ 394,000	$ 720,000	$ 776,000
501998 Streetlighting (New) Total			**$ 360,000**	**$ 382,000**	**$ 360,000**	**$ 394,000**	**$ 720,000**	**$ 776,000**
501999 System Relocations (New)								
501999J001 System Relocations - Road & Intersection Projects			$ 450,000	$ 478,000	$ 250,000	$ 274,000	$ 700,000	$ 752,000
501999 System Relocations (New) Total			**$ 450,000**	**$ 478,000**	**$ 250,000**	**$ 274,000**	**$ 700,000**	**$ 752,000**
502 Water								
502000 Water Fund								
502000C003 Environmental Learning Center Dam Reconstruction			$ 3,000,000	$ 3,183,000			$ 3,000,000	$ 3,183,000
502000L002 Water Lab Construction			$ 10,000,000	$ 10,609,000			$ 10,000,000	$ 10,609,000
502000RW01 SOS 24" Poudre Pipeline Lining					$ 10,000,000	$ 10,928,000	$ 10,000,000	$ 10,928,000
502000RW02 SOS 27" Poudre Pipeline Repairs	$ 1,300,000	$ 1,339,000					$ 1,300,000	$ 1,339,000
502000RW05 SOS Halligan Water Supply Project Permitting (add'l funds)			$ 6,000,000	$ 6,366,000			$ 6,000,000	$ 6,366,000
502000 Water Fund Total	**$ 1,300,000**	**$ 1,339,000**	**$ 19,000,000**	**$ 20,158,000**	**$ 10,000,000**	**$ 10,928,000**	**$ 30,300,000**	**$ 32,425,000**
502033 Treatment Facilities Improvments								
502033WT01 Water Treatment Facility Master Plan Update			$ 500,000	$ 531,000			$ 500,000	$ 531,000
502033WT02 WTF Replacement			$ 1,000,000	$ 1,061,000	$ 1,000,000	$ 1,093,000	$ 2,000,000	$ 2,154,000
502033WT03 T4 Sedimentation Basin Coating			$ 500,000	$ 531,000			$ 500,000	$ 531,000
502033WT04 WTF East Backwash Waste Pond Liner			$ 1,535,000	$ 1,629,000			$ 1,535,000	$ 1,629,000
502033WT05 WTF Finished Water Metering			$ 850,000	$ 902,000			$ 850,000	$ 902,000
502033WT07 WTF Solids Thickening System - Construction			$ 4,500,000	$ 4,775,000			$ 4,500,000	$ 4,775,000
502033 Treatment Facilities Improvments Total			**$ 8,885,000**	**$ 9,429,000**	**$ 1,000,000**	**$ 1,093,000**	**$ 9,885,000**	**$ 10,522,000**
502082 Watershed Protection								
502082WP01 Watershed Protection			$ 80,000	$ 85,000	$ 80,000	$ 88,000	$ 160,000	$ 173,000
502082WR01 Water Rights Acquisitions - 1			$ 750,000	$ 796,000			$ 750,000	$ 796,000
502082WR02 Water Rights Acquisitions - 2					$ 750,000	$ 820,000	$ 750,000	$ 820,000
502082 Watershed Protection Total			**$ 830,000**	**$ 881,000**	**$ 830,000**	**$ 908,000**	**$ 1,660,000**	**$ 1,789,000**
502631 Water Production Replacement Program								
502631FM01 WTF Sand/anthracite filter media replacement and under drain repairs			$ 500,000	$ 531,000	$ 500,000	$ 547,000	$ 1,000,000	$ 1,078,000

Capital Improvement Plan

	Budget FY1920 2020		FY2122 2021		FY2122 2022		Total Budget $	Total Inflated $
502631WS01 SCADA System Replacements			$ 362,500	$ 385,000	$ 362,500	$ 397,000	$ 725,000	$ 782,000
502631 Water Production Replacement Program Total			**$ 862,500**	**$ 916,000**	**$ 862,500**	**$ 944,000**	**$ 1,725,000**	**$ 1,860,000**
502642 Water Meter Replacement								
502642MC01 Meter Capital Program			$ 850,000	$ 902,000	$ 850,000	$ 929,000	$ 1,700,000	$ 1,831,000
502642 Water Meter Replacement Total			**$ 850,000**	**$ 902,000**	**$ 850,000**	**$ 929,000**	**$ 1,700,000**	**$ 1,831,000**
502645 Distribution System Small Projects								
502645GS01 Galvanized Service Replacement Program			$ 1,000,000	$ 1,061,000	$ 1,000,000	$ 1,093,000	$ 2,000,000	$ 2,154,000
502645SC01 Small Cap Water			$ 2,000,000	$ 2,122,000	$ 2,000,000	$ 2,186,000	$ 4,000,000	$ 4,308,000
502645 Distribution System Small Projects Total			**$ 3,000,000**	**$ 3,183,000**	**$ 3,000,000**	**$ 3,279,000**	**$ 6,000,000**	**$ 6,462,000**
503 Wastewater								
503010 Wastewater Fund Special Projects								
503010PCL2 Water Lab Construction			$ 182,500	$ 194,000			$ 182,500	$ 194,000
503010SA01 SCADA System Replacements			$ 7,500	$ 8,000	$ 7,500	$ 9,000	$ 15,000	$ 17,000
503010WR01 WRB Replacement			$ 1,000,000	$ 1,061,000	$ 1,000,000	$ 1,093,000	$ 2,000,000	$ 2,154,000
503010 Wastewater Fund Special Projects Total			**$ 1,190,000**	**$ 1,263,000**	**$ 1,007,500**	**$ 1,102,000**	**$ 2,197,500**	**$ 2,365,000**
503035 DWRF Improvements								
503035DW01 DWRF Headworks Improvements Phase 2 - 2021 (Construction)			$ 6,000,000	$ 6,366,000			$ 6,000,000	$ 6,366,000
503035DW02 DWRF High Voltage Transformers - 1201 and 1202			$ 550,000	$ 584,000			$ 550,000	$ 584,000
503035DW03 DWRF High Voltage Transformers - 1205 and Switchboards			$ 275,000	$ 292,000			$ 275,000	$ 292,000
503035DW04 DWRF Non-potable Piping System (Eastside) Replacement			$ 445,000	$ 473,000			$ 445,000	$ 473,000
503035DW05 DWRF NPT - Clarifier Mechanism Replacement			$ 4,900,000	$ 5,199,000			$ 4,900,000	$ 5,199,000
503035DW09 DWRF Carbon Addition Phase II					$ 6,900,000	$ 7,540,000	$ 6,900,000	$ 7,540,000
503035DW10 DWRF Digesters 611 Mixer Improvements					$ 1,110,000	$ 1,213,000	$ 1,110,000	$ 1,213,000
503035DW11 DWRF High Voltage Transformer and Switchboard Replacement - 1212					$ 275,000	$ 301,000	$ 275,000	$ 301,000
503035DW16 DWRF HVAC Equipment - Administration					$ 732,000	$ 800,000	$ 732,000	$ 800,000
503035DW17 DWRF HVAC Replacement - DAFT					$ 640,500	$ 700,000	$ 640,500	$ 700,000
503035DW21 DWRF HVAC Replacement - SPT Lift Station					$ 168,000	$ 184,000	$ 168,000	$ 184,000
503035DW22 Facility Wide Glycol Loop Replacement (emerging need) - Jason getting updated estimate			$ 450,000	$ 478,000			$ 450,000	$ 478,000
503035 DWRF Improvements Total			**$ 12,620,000**	**$ 13,392,000**	**$ 9,825,500**	**$ 10,738,000**	**$ 22,445,500**	**$ 24,130,000**
503036 Sludge Disposal Improvements								
503036MSR1 MSR New Storage Building			$ 750,000	$ 796,000			$ 750,000	$ 796,000
503036 Sludge Disposal Improvements Total			**$ 750,000**	**$ 796,000**			**$ 750,000**	**$ 796,000**
503645 Collection System Small Projects								
503645SC01 Small Cap Wastewater			$ 2,000,000	$ 2,122,000	$ 2,000,000	$ 2,186,000	$ 4,000,000	$ 4,308,000
503645 Collection System Small Projects Total			**$ 2,000,000**	**$ 2,122,000**	**$ 2,000,000**	**$ 2,186,000**	**$ 4,000,000**	**$ 4,308,000**
504 Stormwater								
504044 Stormwater Basin Improvements								
504044SC01 Stormwater Small Cap			$ 1,600,000	$ 1,698,000	$ 1,700,000	$ 1,858,000	$ 3,300,000	$ 3,556,000
504044 Stormwater Basin Improvements Total			**$ 1,600,000**	**$ 1,698,000**	**$ 1,700,000**	**$ 1,858,000**	**$ 3,300,000**	**$ 3,556,000**
Grand Total	**$ 7,590,000**	**$ 7,836,000**	**$ 59,272,500**	**$ 62,915,000**	**$ 36,653,500**	**$ 40,083,000**	**$ 103,516,000**	**$ 110,834,000**

Capital Budget

Fund	Project Name	Owner Name	Engineer	Crew Chief	Project Stage	% Complete	Budget			2020			
							Budget $	Spent $	Encumbered $	Available $	% Remaining $	Return To Parent $	Return To Fund $
501 Light & Power													
501001 Substations													
5010010000	Substation Capital Parent Account	Adam Bromley	Bob Hover		Planning	0%	$1,907,354	$0	$0	$1,907,354	100.0%		
5010010123	Substation Improvements	Adam Bromley	Bob Hover		Planning	0%	$1,049,800	$811,503	$104,465	$133,831	12.7%		
5010012716	Genesis64 SCADA Upgrade	Adam Bromley	Bob Hover		Construction	50%	$290,000	$237,102	$21,420	$31,478	10.9%		
5010012733	Design SCO Remodel & Upgrade	Adam Bromley	Adam Bromley	Operations Services	Planning	25%	$10,000	$2,296	$456	$7,248	72.5%		
5010012768	Timberline Oil Containment	Adam Bromley	Johnathan Sisk	Glenn Travis	Construction	75%	$15,000	$7,941	$0	$7,059	47.1%		
5010012780	2019 Harmony Sub Cap Bank	Adam Bromley	Johnathan Sisk	Glenn Travis	Construction	95%	$45,000	$35,515	$0	$9,485	21.1%		
5010012815	2020 Dixon Sub RTU Relay Upgrade	Adam Bromley	Bob Hover	Glenn Travis	Planning	0%	$150,000	$2,206	$11,926	$135,868	90.6%		
501001 Substations Total *							**$3,467,154**	**$1,096,564**	**$138,268**	**$2,232,322**	**64.4%**		
5010020000	Service Center Capital L&P Parent Account	Tim McCollough			Planning	0%	$190,500	$0	$0	$190,500	100.0%		
5010022787	USC Warehouse Fire Sprinkler	Tim McCollough			Bidding	0%	$139,500	$113,559	$11,737	$14,204	10.2%		
5010022802	SCO Design Remodel & Upgrade	Adam Bromley	Adam Bromley	Operations Services	Design	0%	$950,000	$15,255	$55,001	$879,745	92.6%		
Total *							**$1,280,000**	**$128,814**	**$66,738**	**$1,084,449**	**84.7%**		
501004 Annexations													
5010040000	Annexations Capital Parent Account	Kraig Bader	Janet McTague		Planning	0%	$1,127,000	$0	$0	$1,127,000	100.0%		
5010042434	Riverwalk Annexation	Kraig Bader	Cody Snowdon		Design	0%	$224,000	$0	$0	$224,000	100.0%		
5010042440	Arapahoe Bend 2nd Annexation	Kraig Bader	Cody Snowdon	Joel Cirillo	Design	0%	$160,000	$0	$0	$160,000	100.0%		
5010042822	Soldier Canyon Pump Annexation	Kraig Bader			Design	0%	$135,000	$0	$0	$135,000	100.0%		
501004 Annexations Total *							**$1,646,000**	**$0**	**$0**	**$1,646,000**	**100.0%**		
501005 Feeders													
5010050000	Feeders Capital Parent Account	Kraig Bader			Planning	0%	$289,453	$0	$0	$289,453	100.0%		
5010052609	East Horsetooth Foothills Mall Switchgear	Kraig Bader	Rob Irish	Joe Larson	Construction	50%	$43,040	$16,273	$0	$26,767	62.2%		
5010052762	Water Treatment Facility Annexation	Kraig Bader	Janet McTague	Tyler Promes	Construction	90%	$1,300,000	$874,616	$77,661	$347,723	26.7%		
501005 Feeders Total *							**$1,632,493**	**$890,889**	**$77,661**	**$663,944**	**40.7%**		
501008 Duct Banks													
5010080000	Duct Bank Capital Parent Account	Kraig Bader			Planning	0%	$222,338	$0	$0	$222,338	100.0%		
501008 Duct Banks Total *							**$222,338**	**$0**	**$0**	**$222,338**	**100.0%**		
501009 CMMS–Maintenance Management													
5010090000	CMMS–Maintenance Management	Tim McCollough			Design	0%	$1,079,129	$690,487	$313,600	$75,042	7.0%		
501009 CMMS–Maintenance Management Total *							**$1,079,129**	**$690,487**	**$313,600**	**$75,042**	**7.0%**		
501010 Art In Public Places - Light & Power													
5010100000	Art In Public Places	Kraig Bader			Planning	0%	$901,068	$636,297	$3,660	$261,111	29.0%		
501010 Art In Public Places - Light & Power Total *							**$901,068**	**$636,297**	**$3,660**	**$261,111**	**29.0%**		
501012 System Improvements & Replacements													
5010120000	Distribution System Improvements Parent Account	Kraig Bader			Planning	0%	$1,734,784	$0	$0	$1,734,784	100.0%		
5010122706	Avery Park Phase 2	Kraig Bader	Luke Unruh	Jim Storebo	Design	0%	$3,000	$2,357	$0	$643	21.4%		
5010122794	2019 Willow St Sys Improvement	Kraig Bader	Tyler Siegmund	Adam Binder	Construction	80%	$276,200	$144,781	$4,575	$126,845	45.9%		
5010122797	2019 CR1 - Woodwest	Kraig Bader	Cody Snowdon	Mike Grenz	Construction	50%	$170,000	$42,708	$2,085	$125,207	73.7%		
5010122809	2019 CR4 - Stonehenge	Kraig Bader	Cody Snowdon	Doug Himmelberg	Construction	0%	$231,250	$0	$0	$231,250	100.0%		
5010122810	2019 CR7 - Village East	Kraig Bader	Cody Snowdon	Doug Himmelberg	Construction	0%	$242,000	$0	$0	$242,000	100.0%		
5010122812	2020 Cable Replacement Non-work Order	Kraig Bader			Planning	0%	$200,000	$28,960	$0	$171,040	85.5%		
5010122813	2020 Streetlight System Replacement	Kraig Bader			Planning	0%	$351,600	$118,648	$8	$232,944	66.3%		
5010122814	2020 Transformer Purchases New	Kraig Bader			Planning	0%	$732,500	$0	$447,352	$285,148	38.9%		
5010122816	2020 CR3 - Skyview	Kraig Bader	Cody Snowdon	Joel Cirillo	Design	0%	$0	$0	$0	$0	0.0%		
5010122817	2020 CR5 - Guard Annex	Kraig Bader	Cody Snowdon	Adam Binder	Construction	0%	$317,000	$0	$0	$317,000	100.0%		
5010122818	2020 CR6 - Horsetooth Annex	Kraig Bader	Cody Snowdon		Design	0%	$0	$0	$0	$0	0.0%		
5010122819	2020 CR8 - Brown Farm	Kraig Bader	Cody Snowdon		Design	0%	$0	$0	$0	$0	0.0%		
5010122820	CKT 732 - Jackson to Meldrum	Kraig Bader	Cody Snowdon	Doug Himmelberg	Completed	100%	$297,000	$87,628	$0	$209,372	70.5%	$209,372	
5010123243	2019 CR1 - Woodwest - Transformers	Kraig Bader	Cody Snowdon	Mike Grenz	Construction	30%	$16,500	$367	$0	$16,133	97.8%		
5010123249	2019 CR4 - Stonehenge - Transformers	Kraig Bader	Cody Snowdon	Doug Himmelberg	Construction	0%	$23,000	$0	$0	$23,000	100.0%		
5010123250	2019 CR7 - Village East - Transformers	Kraig Bader	Cody Snowdon	Doug Himmelberg	Construction	0%	$22,500	$0	$0	$22,500	100.0%		
5010123254	2020 CR3 - Skyview - Transformers	Kraig Bader	Cody Snowdon	Joel Cirillo	Design	0%	$0	$0	$0	$0	0.0%		
5010123255	2020 CR5 - Guard Annex - Transformers	Kraig Bader	Cody Snowdon	Adam Binder	Construction	0%	$31,500	$0	$0	$31,500	100.0%		
5010123256	2020 CR6 - Horsetooth Annex - Transformers	Kraig Bader	Cody Snowdon		Design	0%	$0	$0	$0	$0	0.0%		
5010123257	2020 CR8 - Brown Farm - Transformers	Kraig Bader	Cody Snowdon		Design	0%	$0	$0	$0	$0	0.0%		
501012 System Improvements & Replacements Total *							**$4,648,834**	**$425,448**	**$454,020**	**$3,769,367**	**81.1%**	**$209,372**	
501013 Operational Technology													
5010130000	Operational Technology Capital Parent Account	Adam Bromley			Planning	0%	$180,000	$0	$0	$180,000	100.0%		
5010132718	Operational Technology (GIS/GWD/ADMS BRII)	Adam Bromley	Mike Margenau		Construction	25%	$2,400,000	$1,746,663	$421,544	$231,792	9.7%		

Capital Budget

Fund	Project Name	Owner Name	Engineer	Crew Chief	Project Stage	% Complete	Budget						
							2020						
							Budget $	Spent $	Encumbered $	Available $	% Remaining $	Return To Parent $	Return To Fund $
501013 Operational Technology Total *							**$2,580,000**	**$1,746,663**	**$421,544**	**$411,792**	**16.0%**		
501030 CIS Upgrade/Replacement - Light & Power													
5010300000	CIS Upgrade - L&P Parent	Lisa Rosintoski			Construction	25%	$3,314,506	$2,145,053	$1,082,977	$86,477	2.6%		
501030 CIS Upgrade/Replacement - Light & Power Total *							**$3,314,506**	**$2,145,053**	**$1,082,977**	**$86,477**	**2.6%**		
501601 System Conversions													
5016010000	System Conversions Parent Account	Kraig Bader			Design	0%	$1,946,223	$0	$0	$1,946,223	100.0%		
5016012799	Milfred Subdivision Conversion	Kraig Bader	Cody Snowdon	Mike Grenz	Design	0%	$0	$0	$0	$0	0.0%		
5016012800	Craws Subdivision Conversion	Kraig Bader	Luke Unruh	Joel Cirillo	Design	0%	$0	$0	$0	$0	0.0%		
501601 System Conversions Total *							**$1,946,223**	**$0**	**$0**	**$1,946,223**	**100.0%**		
Grand Total *							**$22,717,745**	**$7,760,213**	**$2,558,466**	**$12,399,065**	**54.6%**	**$209,372**	

R-2 **Broadband & L/P Project Cost Split** Original

Broadband -Cost Breakout	**Area (SF)**	**$206/SF**
Hard Construction Cost		
Large Conf Rm (Energy)	562	$115,772
Split Conf Room (Poudre/Horsetooth)	573	$118,038
Sm Conf Room (Jetson)	179	$36,874
L&P Workstations (displacement)	404	$83,224
Broadband Workstations (displacement)	923	$190,138
NOC	1193	$245,758
1/2 Kitchen	150	$30,900
Server Room	200	$41,200
Lab	195	$40,170
1/2 Conf Room	150	$30,900
Hard Cost Sub-Total	**4529**	**$932,974**
Indirect Cost		
Permit Fees		$28,500
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$13,500
Contingency		$150,000
Indirect Cost Sub-Total		**$435,500**
Design Fees		
58% of AU Workshop	58% of $164,000	$95,120
1/4 of Diversified	25% of $60,000	$15,000
Design Fees Sub-Total		**$110,120**
Furniture/Fixtures/Equipment (FF&E)		
NOC 13 Desk Stations	$3,000 Ea.	$39,000
1 Managers Office	$6,500 Ea.	$6,500
1 Workbench Lab Area	$2000/ Ea	$2,000
6 Cubical workshations	$4,500/Ea.	$27,000
14 Monitors on Wall (Unisee)	$2,500/Ea	$35,000
1 - Collaboration Table	$2,500/Ea.	$2,500
1 Lg Conference Rm Furnishings	$10,000/Ea.	$10,000
2 Medium Conference Rm Furnishings	$7500/Ea	$15,000
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
1/2 of SCO Conf. Rm. Furnishings	1/2 of $7,000	$3,750
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
		$150,250
	Broadband Total	**$1,628,844**

Light & Power Cost Breakout	Area (SF)	$206/SF
Hard Construction Cost		
SCO area	2019	$415,914.00
1/2 Conf	150	$30,900.00
1/2 Kitchen	150	$30,900.00
2 Restrooms	128	$240,640.00
Small Conf at Entry	150	$30,900.00
Sm Conf in Work Area	137	$28,222.00
Commons Area (showers and coffee)	230	$47,380.00
Swing Space	1396	$287,576.00
Server Room	200	$41,200.00
Sub-Total	**4560**	$939,360.00
Indirect Cost		
Permit Fees		$23,000
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$18,000
Contingency		$150,000
Indirect Cost Sub-Total		**$434,500**
Design Fees		
42% of AU Workshop	42% of $164,000	$68,880
3/4 of Diversified	75% of $60,000	$45,000
Design Fees Sub-Total		**$113,880**
Furniture/Fixtures/Equipment (FF&E)		
SCO 5 Control Stations/Consols	$45000/Ea.	$225,000
1 Managers Office	$2,000/Ea.	$2,000
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
1 Collaboration table	$2500/ Ea	$2,500
6 - Re-use work stations	$1,100/Ea.	$6,900
24 TV Monitors on Wall	$5,500/Ea	$132,000
1 New Lobby Rm Furnishings	6,500/Ea.	$6,500
2 Coffe Bar Furnishings	$3,500/Ea	$7,000
1/2 of SCO Conference Room Furnishings	1/2 of $7,500	$3,750
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
Temp SCO Setup	$100,000	$100,000
Special A/V Coordination Consultant	$80,000	$80,000
	FF& E Sub-total	**$575,150**
	L & P Total	**$2,062,890**
	Renovation Total Cost	**$3,691,734**

R-2 **Broadband & L/P Project Cost Split** Revised 3/06/2020

Broadband -Cost Breakout	**Area (SF)**	**$215/SF**
Hard Construction Cost		
Large Conf Rm (Energy)	562	$121,111
Split Conf Room (Poudre/Horsetooth)	573	$123,482
Sm Conf Room (Jetson)	179	$38,575
L&P Workstations (displacement)	404	$87,062
Broadband Workstations (displacement)	923	$198,907
NOC	1193	$257,092
Accoustical Treatment	1193	$25,000
1/2 Kitchen	150	$32,325
Server Room	200	$43,100
Lab	195	$42,023
1/2 Conf Room	150	$32,325
Hard Cost Sub-Total	**5722**	**$1,001,000**
Indirect Cost		
Permit Fees		$28,500
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$13,500
Contingency		$200,000
Indirect Cost Sub-Total		**$485,500**
Design Fees		
58% of AU Workshop	58% of $164,000	$95,120
1/4 of Diversified	25% of $60,000	$15,000
Design Fees Sub-Total		**$110,120**
Furniture/Fixtures/Equipment (FF&E)		
NOC 14 Desk Stations	$18,571/Ea.	$260,000
1 Managers Office	$6,500 Ea.	$6,500
1 Workbench Lab Area	$2000/ Ea	$2,000
6 Cubical workshations	$4,500/Ea.	$27,000
14 Monitors on Wall (Unisee)	$14,286/Ea	$200,000
2 Planner 65" Monitors on Wall	$2,500/Ea	$5,000
2 Planar 42" Monitors on wall	$800/Ea	$1,600
30 Planar 32" monitors on consoles	$1,667/Ea	$50,000
NCO Core-Processing/UPS/Contol?Etc.	$60,000	$60,000
1 - Collaboration Table	$2,500/Ea.	$2,500
1 Lg Conference Rm Furnishings	$10,000/Ea.	$10,000
2 Medium Conference Rm Furnishings	$7500/Ea	$15,000
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
1/2 of SCO Conf. Rm. Furnishings	1/2 of $25,000	$12,500
1/2 of SCO Conf. Rm. Smart Glass	1/2 of 13,500	$6,750
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
		$668,350
	Broadband Total	**$2,264,970**

Light & Power Cost Breakout	Area (SF)	$215/SF
Hard Construction Cost		
SCO area	2019	$435,094.50
1/2 Conf	150	$32,325.00
1/2 Kitchen	150	$32,325.00
2 Restrooms	128	$240,640.00
Small Conf at Entry	150	$32,325.00
Sm Conf in Work Area	137	$29,523.50
Commons Area (showers and coffee)	230	$49,565.00
Acoustical Treatment (Ceiling & Walls	2019	$45,000.00
Swing Space	0	Covered by FF&E
Server Room	200	$43,100.00
Sub-Total	**5183**	**$939,898.00**
Indirect Cost		
Permit Fees		$23,000
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$18,000
Contingency		$200,000
Indirect Cost Sub-Total		**$484,500**
Design Fees		
42% of AU Workshop	42% of $164,000	$68,880
3/4 of Diversified	75% of $60,000	$45,000
Design Fees Sub-Total		**$113,880**
Furniture/Fixtures/Equipment (FF&E)		
SCO 5 Control Stations/Consols	$45000/Ea.	$225,000
1 Managers Office	$2,000/Ea.	$2,000
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
1 Collaboration table	$2500/ Ea	$2,500
6 - Re-use work stations	$1,100/Ea.	$6,900
24 TV Monitors on Wall (Unisee)	$13,500/Ea	$325,000
5 Planar 65" Monitors	$2,500/Ea	$12,500
40 - 32"Monitors as Dsktop Consoles	$1,875/Ea	$75,000
1 - Work area with desk top screen	$8,500/Ea	$8,500
1 New Lobby Rm Furnishings	6,500/Ea.	$6,500
2 Coffe Bar Furnishings	$3,500/Ea	$7,000
1/2 of SCO Conference Room Furnishings	1/2 of $25,000	$12,500
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
1/2 of SCO Conf. Rm. Smart Glass	1/2 of 13,500	$6,750
SCO Core Processing/Audoio/UPS/Control	$275,000	$275,000
SCO Spare Parts	$25,000	$25,000
Temp SCO Setup	$100,000	$100,000
Special A/V Coordination Consultant	$100,000	$100,000
	FF& E Sub-total	**$1,199,650**
	L & P Total	**$2,737,928**
	Renovation Total Cost	**$5,002,898**

R-2 **Broadband & L/P Project Cost Split** 3/13/2020

Broadband -Cost Breakout	**Area (SF)**	**$206/SF**
Hard Construction Cost		
Large Conf Rm (Energy)	562	$115,772
Split Conf Room (Poudre/Horsetooth)	573	$118,038
Sm Conf Room (Jetson)	179	$36,874
L&P Workstations (displacement)	404	$83,224
Broadband Workstations (displacement)	923	$190,138
NOC	1193	$245,758
1/2 Kitchen	150	$30,900
Server Room	200	$41,200
Lab	195	$40,170
1/2 Conf Room	150	$30,900
Hard Cost Sub-Total	**4529**	**$932,974**
Indirect Cost		
Permit Fees		$28,500
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$13,500
Contingency		$150,000
Indirect Cost Sub-Total		**$435,500**
Design Fees		
58% of AU Workshop	58% of $164,000	$95,120
1/4 of Diversified	25% of $60,000	$15,000
Design Fees Sub-Total		**$110,120**
Furniture/Fixtures/Equipment (FF&E)		
NOC 13 Desk Stations	$3,000 Ea.	$39,000
1 Managers Office	$6,500 Ea.	$6,500
1 Workbench Lab Area	$2000/ Ea	$2,000
6 Cubical workshations	$4,500/Ea.	$27,000
14 Monitors on Wall (Unisee)	$2,500/Ea	$35,000
1 - Collaboration Table	$2,500/Ea.	$2,500
1 Lg Conference Rm Furnishings	$10,000/Ea.	$10,000
2 Medium Conference Rm Furnishings	$7500/Ea	$15,000
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
1/2 of SCO Conf. Rm. Furnishings	1/2 of $7,000	$3,750
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
		$150,250
	Broadband Total	**$1,628,844**

Light & Power Cost Breakout	**Area (SF)**	**$206/SF**
Hard Construction Cost		
SCO area	2019	$415,914.00
1/2 Conf	150	$30,900.00
1/2 Kitchen	150	$30,900.00
2 Restrooms	128	$240,640.00
Small Conf at Entry	150	$30,900.00
Sm Conf in Work Area	137	$28,222.00
Commons Area (showers and coffee)	230	$47,380.00
Swing Space	1396	$287,576.00
Server Room	200	$41,200.00
Sub-Total	**4560**	$939,360.00
Indirect Cost		
Permit Fees		$23,000
Asbestos Remediation		$100,000
Material Testing		$5,500
PMPD - Project Mgt		$65,000
Commissioning		$8,000
IT Expenses		$65,000
Art in Public Places		$18,000
Contingency		$150,000
Indirect Cost Sub-Total		**$434,500**
Design Fees		
42% of AU Workshop	42% of $164,000	$68,880
3/4 of Diversified	75% of $60,000	$45,000
Design Fees Sub-Total		**$113,880**
Furniture/Fixtures/Equipment (FF&E)		
SCO 5 Control Stations/Consols	$45000/Ea.	$225,000
1 Managers Office	$2,000/Ea.	$2,000
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000
1 Collaboration table	$2500/ Ea	$2,500
6 - Re-use work stations	$1,100/Ea.	$6,900
24 TV Monitors on Wall	$5,500/Ea	$132,000
1 New Lobby Rm Furnishings	6,500/Ea.	$6,500
2 Coffe Bar Furnishings	$3,500/Ea	$7,000
1/2 of SCO Conference Room Furnishings	1/2 of $7,500	$3,750
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500
Temp SCO Setup	$100,000	$100,000
Special A/V Coordination Consultant	$80,000	$80,000
	FF& E Sub-total	**$575,150**
	L & P Total	**$2,062,890**
	Renovation Total Cost	**$3,691,734**

Broadband & L/P Project Cost Split 4/13/2020

Broadband -Cost Breakout	**Area (SF)**	**$198**		
Hard Construction Cost				
Large Conf Rm (Energy)	562	$111,276		
Split Conf Room (Poudre/Horsetooth)	573	$113,454		
Sm Conf Room (Jetson)	179	$35,442		
L&P Workstations (displacement)	404	$79,992		
Broadband Workstations (displacement)	923	$182,754		
NOC	1193	$236,214		
1/2 Kitchen	150	$29,700		
Server Room	200	$39,600		
Lab	195	$38,610		
1/2 Conf Room	150	$29,700		
Hard Cost Sub-Total	**4529**	**$896,742**		
Indirect Cost				
Permit Fees		$28,500		
Asbestos Remediation		$85,000		
Material Testing		$5,500		
PMPD - Project Mgt		$65,000		
Commissioning		$8,000		
IT Expenses		$50,000		
Art in Public Places		$18,500		
Contingency		$150,000		
Indirect Cost Sub-Total		**$410,500**		
Design Fees				
58% of AU Workshop	58% of $164,000	$95,120		
1/4 of Diversified	25% of $60,000	$15,000		
Design Fees Sub-Total		**$110,120**		
Furniture/Fixtures/Equipment (FF&E)				
NOC				
1 Managers Office	$6,500 Ea.	$6,500		
1 Workbench Lab Area	$2000/ Ea	$2,000		
6 Cubical workshations	$4,500/Ea.	$27,000		
1 Lg Conference Rm Furnishings	$10,000/Ea.	$10,000		
2 Medium Conference Rm Furnishings	$7500/Ea	$15,000		
1/2 NOC-SCO Conference Room Furniture	$22,889.00	$11,445		
1/2 NOC-SCO Conf. Rm. Shades	$3,757.00	$1,879		
1/2 NOC-SCO Floor Boxes	$12,717.00	$6,359		
1/2 NOC-SCO Ceiling Tiles	$39,000.00	$19,500		
1/2 NCO-SCO Wall Treatments	$24,951.00	$12,476		
1/2 NCO-SCO Sound masking	$6,488.00	$3,244		
1/2 NCO-SCO Lighting	$72,655.00	$36,328		
1/2 NCO-SCO Carpet	$9,080.00	$4,540		
1/2 NCO-SCO Server Raise Flooring	$12,831.00	$6,416		
Core AV 1:1 Signal Management		$10,625.00		$55,551.00
(4) 86" LED Videowall and Aux displays Combined		$59,943.00		$150,897.00
Furniture (TBC) - Desks, office and Collaboration Table		$123,774.00		$149,801.00
Spare Parts		$697.00		$3,089.00
Reduction in Furniture Cost (Karen)	-$25,000.00	($25,000)		
	FF& E Sub-total	**$332,723**		
	Broadband Total	**$1,750,085**		

Light & Power Cost Breakout	**Area (SF)**	**198**		
Hard Construction Cost (Walls, floors, ceilings, etc)				
SCO area	2019	$399,762.00		
1/2 Conf	150	$29,700.00		
1/2 Kitchen	150	$29,700.00		
2 Restrooms	128	$160,000.00		
Small Conf at Entry	150	$29,700.00		
Sm Conf in Work Area	137	$27,126.00		
Commons Area (showers and coffee)	230	$45,540.00		
Swing Space	1396	In FF&E		
Server Room	200	$39,600.00		
Sub-Total	**4560**	**$761,128.00**		
Indirect Cost				
Permit Fees		$38,000		
Asbestos Remediation		$100,000		
Material Testing		$5,500		
PMPD - Project Mgt		$65,000		
Commissioning		$8,000		
IT Expenses		$65,000		
Art in Public Places		$18,000		
Contingency		$200,000		
Indirect Cost Sub-Total		**$499,500**		
Design Fees				
42% of AU Workshop	42% of $164,000	$68,880		
3/4 of Diversified	75% of $60,000	$45,000		
Design Fees Sub-Total		**$113,880**		
Furniture/Fixtures/Equipment (FF&E)				
SCO				
Atl Option - Furniture (TBC) - Consoles and Collaboration Table			$186,302.00	
Atl Option - Furniture (Evans) - Consoles and Collaboration Table		$308,024.00		
1 Managers Office	$2,000/Ea.	$2,000		
1/2 Kitchen Furnishings	1/2 of $6,000	$3,000		
6 - Re-use work stations	$1,100/Ea.	$6,900		
1 New Lobby Rm Furnishings	6,500/Ea.	$6,500		
2 Coffee Bar Furnishings	$3,500/Ea	$7,000		
1 Small Conference Rm Furnishings	$6,500/Ea.	$6,500		
Temp SCO Setup	$50,000	$50,000		
Special A/V Consultant	$50,000	$50,000		
1/2 NOC-SCO Conference Room Furniture	$22,889.00	$11,445		
1/2 NOC-SCO Conf. Rm. Shades	$3,757.00	$1,879		
1/2 NOC-SCO Floor Boxes	$12,717.00	$6,359		
1/2 NOC-SCO Ceiling Tiles	$39,000.00	$19,500		
1/2 NCO-SCO Wall Treatments	$24,951.00	$12,476		
1/2 NCO-SCO Sound masking	$6,488.00	$3,244		
1/2 NCO-SCO Lighting	$72,655.00	$36,328		
1/2 NCO-SCO Carpet	$9,080.00	$4,540		
1/2 NCO-SCO Server Raise Flooring	$12,831.00	$6,416		
Temp SCO Setup (Rebuilding Consoles)		$18,831		
Core AV CMS Signal Management		$258,474.00		$258,474.00
Unisee Dual 4x3 Videowalls		$313,394.00		$313,394.00
Auxiliary Wall Displays - (6) 65" / (1) 46"		$49,089.00		$49,089.00
Console Monitors - (25) 32" 4K 24/7		$26,085.00		$26,085.00
Alt Option - Interactive Table		$13,740.00		$13,740.00
Spare Parts		$18,309.00		$18,309.00
	FF& E Sub-total	**$1,240,030**		
	L & P Total	**$2,614,538**		
	Renovation Total Cost	**$4,364,623**		

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Financial Services
215 N Mason Street, 2nd Floor
PO Box 580
Fort Collins, CO 80522

970.221.6770
970.221.6782 - fax
fcgov.com/finance

MEMORANDUM

DATE: April 20, 2020

TO: Council Finance Committee

THRU: Darin Atteberry, City Mana DS DA
Travis Storin, Interim CFO DS TS

FROM: Blaine Dunn, Interim Acco Director DS BD
Kelley Vodden, Controller DS KV

RE: Required planning communications from City's external audit firm

CC: Kirsten Howard, Poudre Fire Authority
Rachel Miller, Poudre River Public Library District

Attached is written communication from the City's external audit firm, BKD LLP, describing the scope and timing of their upcoming audit of the December 31, 2019 financial statements and of the City's compliance with its major federal award programs. The document contains useful information about the procedures and deliverables of a financial audit.

BKD LLP
CPAs & Advisors

1801 California Street, Suite 2900 // Denver, CO 80202-2606
303.861.4545 // fax 303.832.5705 // bkd.com

March 30, 2020

City of Fort Collins Council Finance
and Audit Committee
215 North Mason Street, 2nd Floor
Fort Collins, Colorado 80522

The purpose of this communication is to summarize various matters related to the planned scope and timing for the December 31, 2019 audits of the financial statements of the City of Fort Collins and of its compliance with specified requirements applicable to its major federal award programs.

Please refer to our engagement letter dated January 17, 2020 for additional information and the terms of our engagement.

OVERVIEW

We will conduct our audits in accordance with auditing standards generally accepted in the United States of America, the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards require that we plan and perform:

- The audit of the financial statements to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

- The audit of compliance with the types of compliance requirements described in the U.S. Office of Management and Budget, *Compliance Supplement* that are applicable to each major federal award program to obtain reasonable rather than absolute assurance about whether noncompliance having a direct and material effect on a major federal award program occurred.

Praxity MEMBER
GLOBAL ALLIANCE OF INDEPENDENT FIRMS

PLANNED SCOPE & TIMING

We have preliminarily identified the following areas of significant risks of material misstatement due to error or fraud and of material noncompliance and propose to address these areas as described:

Opinion Unit	Risk Area	Audit Approach
All	Management override of controls	Review accounting estimates for bias, review journal entries and evaluate business rationale for unusual transactions
All	Revenue recognition	Review significant revenue for proper cut-off and compliance with requirements determining recognition and analytically review all revenue for reasonableness
Governmental and Business Type Activities	Capital assets	Review for proper capitalization (including interest as applicable), depreciation, completeness, existence and impairment and proper cut-off
Governmental and Business Type Activities	Bonds payable	Review transactions for proper accounting, including retirement of existing debt, test footnote disclosure for complete and accurate information, verify appropriate classifications of unspent proceeds
All	Account payable and accrued liabilities	Test completeness of payables and accrued liabilities and review for proper cut-off

Opinion Unit	Risk Area	Audit Approach
All	GASB No. 84, *Fiduciary Activities*	Review implementation of GASB 84 including the City's identification of fiduciary component unit(s) related to pension arrangements and other fiduciary activities
Governmental and Business Type Activities	GASB No. 83, *Certain Asset Retirement Obligations*	Review recognition of asset retirement obligations and related accounts and disclosures for propriety as applicable
Single audit	Compliance for major federal award programs	Select samples of expenditures charged to grants and test for compliance with federal and grant requirements

We welcome any input you may have regarding the risk areas identified above, any other significant risk areas in your opinion or other matters you believe warrant particular attention.

We propose the following timeline, which is subject to change as necessary in regard to the COVID-19 emergency:

- Drafts of the management letter, together with our letter regarding auditor responsibilities and single audit report will be furnished by June 12, 2020
- Final reports will be issued by June 15, 2020

CONTACTS

We understand the appropriate person in the governance structure with whom to communicate is Mayor Wade Troxell.

If for any reason any member of the Finance and Audit Committee would need to contact us, please call Mr. Christopher Telli, Partner, or Ms. Anna Thigpen, Senior Manager at 303.861.4545.

ACCOUNTING & AUDITING MATTERS

The following matters are, in our judgment, relevant to the planned scope of the audit as well as your responsibilities in overseeing the financial reporting process.

- Segregation of accounting duties
- Revenue recognition, including receivables and unearned revenue
- Related-party transactions
- Component units
- Commitments and contingencies
- Significant estimates
- Cash and investments
- Capital assets
- Accounts payable and accrued liabilities
- Long-term debt
- Components of net position and fund balance
- Proper classification of special revenue funds in accordance with Governmental Accounting Standards Board Statement No. 54
- Expense/expenditures
- Compliance with federal award programs

CONSIDERATION OF ERROR OR FRAUD

One of the most common questions we receive from audit committees is, "How do you address fraud in a financial statement audit?" Our responsibility, as it relates to fraud, in an audit of financial statements is addressed in auditing standards generally accepted in the United States of America.

Our audit approach includes such procedures as:

- Engagement Team Brainstorming
    - Discussions include how and where we believe the entity's financial statements might be susceptible to material misstatement due to error or fraud, how management could perpetrate and conceal fraudulent financial reporting and how assets of the entity could be misappropriated
    - An emphasis is placed on the importance of maintaining the proper state of mind throughout the audit regarding the potential for material misstatement due to error or fraud

- Inquiries of Management and Others
    - Personnel interviewed include the Council Finance and Audit Committee Chair, the City Manager, the Chief Financial Officer, the Accounting Director, the Controller and others
    - Inquiries are directed towards the risks of error or fraud and whether personnel have knowledge of any fraud or suspected fraud affecting the entity
- Reviewing Accounting Estimates for Bias
- Evaluating Business Rationale for Significant Unusual Transactions
- Incorporating an Element of Unpredictability Into the Audit Each Year

* * * * *

This communication is intended solely for the information and use of those charged with governance (City Council and Council Finance and Audit Committee) and management and is not intended to be and should not be used by anyone other than these parties.

Sincerely,

Christopher J. Telli, CPA
Partner

Anna L. Thigpen, CPA
Senior Manager

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

City of Fort Collins Boards & Commissions

AFFORDABLE HOUSING BOARD

REGULAR MEETING

July 7, 2020, 1:00-3:00pm
Remote/Online via Zoom due to COVID-19

AHB Chair

DocuSigned by:
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1. **CALL TO ORDER:** 1:02

2. **ROLL CALL**
   - Board Members Present: Jen Bray, Catherine Costlow, Diane Cohn, Bob Pawlikowski, Tatiana Zentner, Kristin Fritz
   - Board Members Absent: None
   - Staff Members Present: Lindsay Ex, Victoria Shaw, JC Ward, Ryan Mounce, Yaz Haldeman, Noelle Currell, Sue Beck-Ferkiss, Brittany Depew
   - Guests: Marilyn Heller, Mark Bishop

DocuSigned by:
Sue Beck-Ferkiss
536011F76EFC429...
AHB Staff Liaison

3. **AGENDA REVIEW**

4. **CITIZEN PARTICIPATION -** NONE

5. **APPROVAL OF MINUTES**

Diane moved to approve May minutes. Bob seconded.
Approved unanimously 6-0-0.

6. **NEW BUSINESS**

   A. **Introduce Lindsay Ex, Interim Housing Manager**
   City was in process of hiring a Housing Manager, and Lindsay was appointed when the hiring freeze (due to COVID-19) took effect. Lindsay introduced herself, shared information about her background and experience working for the City for the past 10 years. Former board member for CARE Housing.

   B. **Update on Manufactured Housing Community Livability and Preservation work—Ryan Mounce and JC Ward, Planning and Neighborhood Services Departments**
   Manufactured homes represent a significant portion of Fort Collins' affordable housing stock. Council initiated a moratorium on development in manufactured housing communities (MHC) to implement mitigation and preservation strategies. In 2019-2020, the team worked on MHC Resident's Rights Handbook, neighborhood liaisons, neighborhood mini grants, website, and local complaint system. JC reviewed state and municipal legislation relevant to MHC, as well as ways MHC are empowered to organize, build leadership, access resources.

   Ryan presented on Manufactured Housing (M-H) Zone District, which is meant as preservation measure. Would encourage manufactured housing as primary goal of the zone. Challenging to balance priorities from various perspectives (Council, community, landowners, etc.)

   - Option A: more limited set of uses, greater preservation potential

- Option B: slightly broader set of uses, greater landowner flexibility. New definitions will update terminology ("manufactured home" preferred over "mobile home,") define minimum size for community (5 or more), clarify accessory uses

Comments/Q&A:

- Diane: Current communities can opt-out of the zoning. Is that right?
  - Ryan: Once the zone district is approved, some of the re-zonings may be involuntary, though some may be able to opt-in.
- Diane: For the minimum community size of 5, how does that affect some of the uses?
  - Ryan: The minimum size is to align with state requirements, and it wouldn't really impact other uses. It's just for those wanting to become or remain a MHC.
- Kristin: Why is multi-family not an allowable use?
  - Ryan: This goes back to being preservation focused. Staff's feeling is that additional uses could compromise that focus.
- Kristin: Because affordable is not a land use, is there a way to allow multi-family if they're affordable?
  - Ryan: There may be an option there. This came up with Council, and they seemed most concerned about preservation, but there may be some type of compromise option.
- Sue: Board members, JC and Ryan are asking if you'd like to make a recommendation about the zone district that is being brought to Council on July 21. It will be harder to transition to multi-family, which can be an important affordable housing strategy.
  - Diane: I do worry about affordability if we're replacing with something that's a single-family home for $400K, that's not a good substitute for someone in a manufactured home that's significantly less. We have to think about affordability along with preservation.
  - Sue: I think there's some concern about speaking to affordability directly, which could disallow communities from having rent control.
  - Jen: I would lean toward Option A, unless added parameters and uses speak directly to affordability.
  - Catherine: I'm not in favor of either option, looking at it as private property and the landowner can do with it what they want. We don't know their long-term plans for their property and could be unknowingly restricting their future plans.
  - Bob: I support at least moving forward with what staff is proposing here, with maybe some added words about incentives for adopting the new zone district.
- Jen: How restricted are mobile home zonings now? And would this change be forced or incentivized?
  - Ryan: We have about 10 MHC in the City right now. The new zone district is generally much more restrictive in its uses, with almost no commercial land uses.
- Diane: How does the rezoning directly impact preservation?
  - Ryan: Essentially the reduction and restriction of uses. Fort Collins has lost 5 MHC due to redevelopment, some residential and some commercial, and the new zone district would ideally restrict that.
  - Diane: How do we incentivize property owners to accept this new zone? Are we offering any services like infrastructure improvements?
  - Ryan: There has been discussion about incentivizing.

- Sue: What are you hearing from property owners?
  - Ryan: Not all the property owners are local. Some are private, some are part of corporations, and we haven't spoken directly with everyone. There is recognition what the City is trying to do but they also recognize the restrictions it places on them.
- Jen: It sounds like there is support for this, though we recognize property owners' rights and have concerns about affordability not being directly addressed.

Diane moved to recommend manufactured housing preservation through a new zone district. Tatiana seconded.
Motion passed 5-1

Diane moved to support the staff's recommendation on livability issues. Bob seconded.
Motion passed 6-0

C. Process Improvement for Affordable Housing Fee Waivers—Victoria Shaw, Sustainability Services Area

Fee waivers are the only development incentive at the 30% AMI level, so they are critically important for affordable housing. Victoria spoke about current fee waiver process (% of project) and specific benefits to making change to flat fee waiver amount. Proposed new structure: Grant a lump sum amount per unit, deposit that amount into trust account held with the City which the developer may draw from. Amount per unit would be updated every 4 years and would require code updates to implement. Recommend flat fee amount of $13,500 per new development unit and $5,500 per re-development unit.

Comments/Q&A:

- Diane: What happens when the fees rise?
  - Victoria: We revisit the amount with the same cadence as other fees.
  - Diane: Is that language built into this change?
  - Victoria: We haven't begun writing the code change, but that language will be in there.
- Kristin: This is a great process improvement. Is there a different process for applying for fee waivers?
  - Victoria: Approval at Council would still happen on an individual development basis, but the amount will be predictable ahead of time.
  - Kristin: Will the backfill be budgeted?
  - Victoria: Council could direct the funds come from the same places they have in the past (general fund, affordable housing capital fund, etc.). It would be a case-by-case basis.

Kristin moved to support process improvements and the board would also welcome specific budget allocation as the next step in the process. Diane seconded.
Motion passed 6-0.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

AFFORDABLE HOUSING BOARD

REGULAR MEETING

D. Board Discussion on Housing Strategic Plan
The Interim Housing Manager role is envisioned to bring many pieces together. Want to create clear goals, targets, roles, terms and internal structures, and update housing plan. Will work on vision with community related to the entire housing spectrum, creation of Council Ad Hoc Committee, alignment with community goals. Ad Hoc Committee: deep dive, bring in experts, create action plan, proposed start in August.

Comments/Q&A:

- Diane: Thinking about the impact of COVID economically on our community with potential evictions and loss of income, and I'm wondering if that will be realistically incorporated into what we're looking at.
    - Lindsay: Yes and there's a lot of uncertainty. We've been talking about how to design a plan that is nimble.
- Kristin: Happy to see the plan now inclusive of all housing, not just affordable.
    - Tatiana: I'll echo that, I agree.
    - Diane: My concern related to that would be watering down our focus on affordable housing. I want to make sure that those at the very lowest end of the economic spectrum can still live here.
    - Tatiana: With COVID, there have been more people with higher AMI than lower AMI out of jobs overall, and they're not able to go back to work as easily. That's another piece in the importance of looking at all housing types.
- Sue: This is definitely the beginning of this conversation. I sent out notice of the upcoming affordable housing workshops (July 8 and 9).

7. BUSINESS

a) City Council Six-Month Planning Calendar—not discussed

b) Council Comments—not discussed

c) Review 2020 Work Plan—not discussed

d) Open Board Discussion—none

e) Update on Affordable Housing Projects

- Certified 140 Oak St as an affordable housing project, formerly known as Spark and being developed by Housing Catalyst

f) Future AHB Meetings Agenda—not discussed

8. BOARD MEMBER REPORTS

a) Liaison Reports—not discussed

b) Board Meeting Logistics

- Permission from City Clerk's office to continue meeting regularly, either hybrid or in-person

10. ADJOURNMENT: 2:52

Permit #	Permit Desc	Fee	Amount w/o Waiver	Waiver Amount	Tax Exempt	Amount w/ Waiver & Tax Exemption	Refund Amount
PDP160025	Project Development Plan	Development Review Fee	$5,879.00	$ 1,603.49		$ 4,275.51	$ 1,603.49
PDP160025	Project Development Plan	Mailings	$845.25	$ 230.54		$ 614.71	$ 230.54
PDP160025	Project Development Plan	PFA Development Review Fee	$250.00	$ -		$ 250.00	$ -
PDP160025	Project Development Plan	Sign Posting	$50.00	$ 13.64		$ 36.36	$ 13.64
PDP160025	Project Development Plan	Transportation Dev Review	$15,840.00	$ 4,320.33		$ 11,519.67	$ 4,320.33
B1701458	Clubhouse	Water Right	$39,000.00	$ -		$ 39,000.00	$ -
B1701458	Clubhouse	Water PIF	$42,220.00	$ -		$ 42,220.00	$ -
B1701458	Clubhouse	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701458	Clubhouse	Water Dev. Review	$658.00	$ 296.10		$ 361.90	$ 296.10
B1701458	Clubhouse	Street Oversizing: Com	$11,986.50	$ 5,243.27		$ 6,743.23	$ 5,243.27
B1701458	Clubhouse	Stormwater PIF	$104.42	$ -		$ 104.42	$ -
B1701458	Clubhouse	Stormwater Dev. Review	$71.80	$ 32.31		$ 39.49	$ 32.31
B1701458	Clubhouse	Sewer PIF	$33,410.00	$ -		$ 33,410.00	$ -
B1701458	Clubhouse	Sewer Dev. Review	$658.00	$ 296.10		$ 361.90	$ 296.10
B1701458	Clubhouse	Police Capital Exp. (Com)	$491.62	$ 220.79		$ 270.83	$ 220.79
B1701458	Clubhouse	Plan Check Fee	$1,465.43	$ 399.69		$ 1,065.74	$ 399.69
B1701458	Clubhouse	Larimer County Reg. Road	$750.30	$ -		$ 750.30	$ -
B1701458	Clubhouse	General Govt. Capt. Exp. (Com)	$2,335.93	$ 1,049.06		$ 1,286.87	$ 1,049.06
B1701458	Clubhouse	Fire Capital Exp. (Com)	$986.15	$ 442.88		$ 543.27	$ 442.88
B1701458	Clubhouse	County Sales/Use Tax	$1,493.26	$ -	$ 1,493.26	$ -	0
B1701458	Clubhouse	City Sales/Use Tax	$8,844.68	$ -	$ 8,844.68	$ -	0
B1701458	Clubhouse	Building Permit Fee w/Subs	$3,043.58	$ 1,369.61		$ 1,673.97	$ 1,369.61
FDP160044	Final Development Plan	Development Review Fee	$1,000.00	$ 272.75		$ 727.25	$ 272.75
FDP160044	Final Development Plan	Transportation Dev Review	$1,000.00	$ 272.75		$ 727.25	$ 272.75
FDP160044	Final Development Plan	Transportation Dev Review	$15.00	$ 4.09		$ 10.91	$ 4.09
MA170080	Minor Amendment	Minor Amendment Fee	$192.00	$ 52.37		$ 139.63	$ 52.37
MA170080	Minor Amendment	PFA Development Review Fee	$250.00	$ -		$ 250.00	$ -
MA170080	Minor Amendment	Transportation Dev Review	$158.00	$ 43.09		$ 114.91	$ 43.09
BMISC170584	Erosion Control Escrow	Erosion Escrow	$31,462.50	$ -		$ 31,462.50	$ -
BMISC170489	Excavation Impact/Inspection	Dev. Review Excavation Inspection	$10,997.15	$ -		$ 10,997.15	$ -
BMISC170489	Excavation Impact/Inspection	Dev. Review Excavation Impact	$3,016.20	$ -		$ 3,016.20	$ -
BMISC170489	Excavation Impact/Inspection	DCP Application	$400.00	$ -		$ 400.00	$ -
B1701447	Building 9	Water Right	$41,849.94	$ -		$ 41,849.94	$ -
B1701447	Building 9	Water PIF	$16,876.56	$ -		$ 16,876.56	$ -
B1701447	Building 9	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701447	Building 9	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701447	Building 9	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701447	Building 9	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -
B1701447	Building 9	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701447	Building 9	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701447	Building 9	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701447	Building 9	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701447	Building 9	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701447	Building 9	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701447	Building 9	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701447	Building 9	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701447	Building 9	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701447	Building 9	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701447	Building 9	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94

Permit #	Permit Desc	Fee	Amount w/o Waiver	Waiver Amount	Tax Exempt	Amount w/ Waiver & Tax Exemption	Refund Amount
B1701447	Building 9	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701447	Building 9	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701447	Building 9	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
B1701448	Building 8	Water Right	$27,900.19	$ -		$ 27,900.19	$ -
B1701448	Building 8	Water PIF	$11,251.20	$ -		$ 11,251.20	$ -
B1701448	Building 8	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701448	Building 8	Water Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701448	Building 8	Street Oversizing: Res-Multi	$17,368.00	$ 7,597.31		$ 9,770.69	$ 7,597.31
B1701448	Building 8	Stormwater PIF	$1,437.44	$ -		$ 1,437.44	$ -
B1701448	Building 8	Stormwater Dev. Review	$447.51	$ 201.38		$ 246.13	$ 201.38
B1701448	Building 8	Sewer PIF	$20,160.00	$ -		$ 20,160.00	$ -
B1701448	Building 8	Sewer Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701448	Building 8	Poudre School District (5 or mor...	$6,840.00	$ -		$ 6,840.00	$ -
B1701448	Building 8	Police Capital Exp. (Res)	$1,424.00	$ 639.52		$ 784.48	$ 639.52
B1701448	Building 8	Plan Check Fee	$3,184.68	$ 868.62		$ 2,316.06	$ 868.62
B1701448	Building 8	Parkland: Neighborhood	$13,336.00	$ 5,833.59		$ 7,502.41	$ 5,833.59
B1701448	Building 8	Parkland: Community	$11,312.00	$ 5,080.21		$ 6,231.79	$ 5,080.21
B1701448	Building 8	Larimer County Reg. Road (Res)	$1,688.00	$ -		$ 1,688.00	$ -
B1701448	Building 8	General Govt. Capt. Exp. (Res)	$3,384.00	$ 1,519.75		$ 1,864.25	$ 1,519.75
B1701448	Building 8	Fire Capital Exp. (Res)	$2,856.00	$ 1,282.63		$ 1,573.37	$ 1,282.63
B1701448	Building 8	County Sales/Use Tax	$4,205.05	$ -	$ 4,205.05	$ -	$ -
B1701448	Building 8	City Sales/Use Tax	$24,906.84	$ -	$ 24,906.84	$ -	$ -
B1701448	Building 8	Building Permit Fee w/Subs	$6,614.33	$ 2,976.45		$ 3,637.88	$ 2,976.45
B1701449	Building 4	Water Right	$41,850.28	$ -		$ 41,850.28	$ -
B1701449	Building 4	Water PIF	$16,876.80	$ -		$ 16,876.80	$ -
B1701449	Building 4	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701449	Building 4	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701449	Building 4	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701449	Building 4	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -
B1701449	Building 4	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701449	Building 4	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701449	Building 4	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701449	Building 4	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701449	Building 4	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701449	Building 4	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701449	Building 4	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701449	Building 4	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701449	Building 4	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701449	Building 4	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701449	Building 4	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701449	Building 4	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701449	Building 4	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701449	Building 4	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
B1701450	Building 3	Water Right	$41,850.28	$ -		$ 41,850.28	$ -
B1701450	Building 3	Water PIF	$16,876.80	$ -		$ 16,876.80	$ -
B1701450	Building 3	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701450	Building 3	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701450	Building 3	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701450	Building 3	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -

Permit #	Permit Desc	Fee	Amount w/o Waiver	Waiver Amount	Tax Exempt	Amount w/ Waiver & Tax Exemption	Refund Amount
B1701450	Building 3	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701450	Building 3	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701450	Building 3	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701450	Building 3	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701450	Building 3	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701450	Building 3	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701450	Building 3	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701450	Building 3	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701450	Building 3	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701450	Building 3	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701450	Building 3	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701450	Building 3	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701450	Building 3	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701450	Building 3	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
B1701451	Building 5	Water Right	$41,850.28	$ -		$ 41,850.28	$ -
B1701451	Building 5	Water PIF	$16,876.80	$ -		$ 16,876.80	$ -
B1701451	Building 5	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701451	Building 5	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701451	Building 5	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701451	Building 5	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -
B1701451	Building 5	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701451	Building 5	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701451	Building 5	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701451	Building 5	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701451	Building 5	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701451	Building 5	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701451	Building 5	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701451	Building 5	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701451	Building 5	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701451	Building 5	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701451	Building 5	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701451	Building 5	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701451	Building 5	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701451	Building 5	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
B1701452	Building 6	Water Right	$41,850.28	$ -		$ 41,850.28	$ -
B1701452	Building 6	Water PIF	$16,876.80	$ -		$ 16,876.80	$ -
B1701452	Building 6	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701452	Building 6	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701452	Building 6	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701452	Building 6	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -
B1701452	Building 6	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701452	Building 6	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701452	Building 6	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701452	Building 6	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701452	Building 6	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701452	Building 6	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701452	Building 6	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701452	Building 6	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701452	Building 6	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -

Permit #	Permit Desc	Fee	Amount w/o Waiver	Waiver Amount	Tax Exempt	Amount w/ Waiver & Tax Exemption	Refund Amount
B1701452	Building 6	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701452	Building 6	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701452	Building 6	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701452	Building 6	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701452	Building 6	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
B1701453	Building 7	Water Right	$27,900.19	$ -		$ 27,900.19	$ -
B1701453	Building 7	Water PIF	$11,251.20	$ -		$ 11,251.20	$ -
B1701453	Building 7	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701453	Building 7	Water Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701453	Building 7	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701453	Building 7	Stormwater PIF	$1,437.44	$ -		$ 1,437.44	$ -
B1701453	Building 7	Stormwater Dev. Review	$447.51	$ 201.38		$ 246.13	$ 201.38
B1701453	Building 7	Sewer PIF	$20,160.00	$ -		$ 20,160.00	$ -
B1701453	Building 7	Sewer Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701453	Building 7	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701453	Building 7	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701453	Building 7	Plan Check Fee	$3,184.68	$ 868.62		$ 2,316.06	$ 868.62
B1701453	Building 7	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701453	Building 7	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701453	Building 7	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701453	Building 7	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701453	Building 7	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701453	Building 7	County Sales/Use Tax	$4,205.05	$ -	$ 4,205.05	$ -	$ -
B1701453	Building 7	City Sales/Use Tax	$24,906.84	$ -	$ 24,906.84	$ -	$ -
B1701453	Building 7	Building Permit Fee w/Subs	$6,614.33	$ 2,976.45		$ 3,637.88	$ 2,976.45
B1701455	Building 2	Water Right	$27,900.19	$ -		$ 27,900.19	$ -
B1701455	Building 2	Water PIF	$11,251.20	$ -		$ 11,251.20	$ -
B1701455	Building 2	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701455	Building 2	Water Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701455	Building 2	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701455	Building 2	Stormwater PIF	$1,437.44	$ -		$ 1,437.44	$ -
B1701455	Building 2	Stormwater Dev. Review	$447.51	$ 201.38		$ 246.13	$ 201.38
B1701455	Building 2	Sewer PIF	$20,160.00	$ -		$ 20,160.00	$ -
B1701455	Building 2	Sewer Dev. Review	$344.00	$ 154.80		$ 189.20	$ 154.80
B1701455	Building 2	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701455	Building 2	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701455	Building 2	Plan Check Fee	$3,184.68	$ 868.62		$ 2,316.06	$ 868.62
B1701455	Building 2	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701455	Building 2	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701455	Building 2	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701455	Building 2	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701455	Building 2	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701455	Building 2	County Sales/Use Tax	$4,205.05	$ -	$ 4,205.05	$ -	$ -
B1701455	Building 2	City Sales/Use Tax	$24,906.84	$ -	$ 24,906.84	$ -	$ -
B1701455	Building 2	Building Permit Fee w/Subs	$6,614.33	$ 2,976.45		$ 3,637.88	$ 2,976.45
B1701456	Building 1	Water Right	$41,850.28	$ -		$ 41,850.28	$ -
B1701456	Building 1	Water PIF	$16,876.80	$ -		$ 16,876.80	$ -
B1701456	Building 1	Water Meter	$694.31	$ -		$ 694.31	$ -
B1701456	Building 1	Water Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20

Permit #	Permit Desc	Fee	Amount w/o Waiver	Waiver Amount	Tax Exempt	Amount w/ Waiver & Tax Exemption	Refund Amount
B1701456	Building 1	Street Oversizing: Res-Multi	$26,052.00	$ 11,395.97		$ 14,656.03	$ 11,395.97
B1701456	Building 1	Stormwater PIF	$2,271.87	$ -		$ 2,271.87	$ -
B1701456	Building 1	Stormwater Dev. Review	$671.25	$ 302.06		$ 369.19	$ 302.06
B1701456	Building 1	Sewer PIF	$30,240.00	$ -		$ 30,240.00	$ -
B1701456	Building 1	Sewer Dev. Review	$516.00	$ 232.20		$ 283.80	$ 232.20
B1701456	Building 1	Poudre School District (5 or mor...	$10,260.00	$ -		$ 10,260.00	$ -
B1701456	Building 1	Police Capital Exp. (Res)	$2,136.00	$ 959.27		$ 1,176.73	$ 959.27
B1701456	Building 1	Plan Check Fee	$4,569.18	$ 1,246.24		$ 3,322.94	$ 1,246.24
B1701456	Building 1	Parkland: Neighborhood	$20,004.00	$ 8,750.38		$ 11,253.62	$ 8,750.38
B1701456	Building 1	Parkland: Community	$16,968.00	$ 7,620.31		$ 9,347.69	$ 7,620.31
B1701456	Building 1	Larimer County Reg. Road (Res)	$2,532.00	$ -		$ 2,532.00	$ -
B1701456	Building 1	General Govt. Capt. Exp. (Res)	$5,076.00	$ 2,279.63		$ 2,796.37	$ 2,279.63
B1701456	Building 1	Fire Capital Exp. (Res)	$4,284.00	$ 1,923.94		$ 2,360.06	$ 1,923.94
B1701456	Building 1	County Sales/Use Tax	$6,972.82	$ -	$ 6,972.82	$ -	$ -
B1701456	Building 1	City Sales/Use Tax	$41,300.53	$ -	$ 41,300.53	$ -	$ -
B1701456	Building 1	Building Permit Fee w/Subs	$9,489.83	$ 4,270.42		$ 5,219.41	$ 4,270.42
Total Fees			**$ 2,216,554.37**	**$ 352,318.74**	**$ 387,313.71**	**$ 1,476,921.92**	**$ 352,318.74**

City of Fort Collins
Affordable Housing Fee Credit Proposed Changes
Victoria Shaw, Noelle Currell, Sue Beck-Ferkiss

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City of Fort Collins
Strategic Alignment
Affordable Housing Council Priority
City Plan, SSD Strategic Plan, City Strategic Plan, Affordable Housing Strategic Plan
Neighborhood Livability & Social Health 1.1 and 1.3
2

2

City of Fort Collins

Incentivizing 30% AMI Units

Resource	Serves up to 80% AMI	Serves up to 30% AMI	Requires Permanent Affordability	Requires Ownership
Affordable Housing Capital Fund	X			
Competitive Process Grant	X			
Fee Waivers		X		
Private Activity Bond	X			
Development Incentives *(Density Bonus, Priority Processing, Fee Delay)*	X			
Land Bank Program	X		X	
Land Trust Partnership	X		X	X
Special Taxing District	X			

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City of Fort Collins

Current Fee Waivers

Historically Eligible for Fee Waiver

✓ Development Review
✓ Building Permit
✓ Capital Expansion (e.g. Fire, Parks, Streets)

Not Waived

o Fees collected on behalf of other agencies (Larimer County, PSD)
o Utilities Plant Investment Fees

Waiver Amount Calculation

Apply % of total units that serve up to 30% AMI against total eligible fees

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City of Fort Collins

Current Fee Waiver Calculation

Apply % of total units that serve up to 30% AMI against total eligible fees

- Hypothetical Scenario:
  - 25 Unit Development; 5 Units serving up to 30% AMI

Qualifying Units	Total Units	% Development ≤30% AMI
5	25	20%

  - Total Fees of $500K; Waivable Fees of $250K

Total Fees	Waivable Fees	% Development ≤30% AMI	Waiver Amount
$500K	$250K	20%	$50K

  - Waiver approval and appropriation require Council approval
  - $50K waiver amount may be backfilled within the City

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City of Fort Collins

Past Fee Waivers & Backfill

- Past 5 Affordable Housing projects with fee waivers:

	Backfill of Waivers			Backfill Sources		
Project	**Total Waivers**	**% Backfilled**	**Total Backfill**	**General Fund**	**Transportation Fund**	**AHCF**
Redtail Ponds	$ 274,762	85%	$ 233,781	$ 274,199	$ -	$ -
Village on Redwood	$ 100,708	0%	$ -	$ -	$ -	$ -
Oakridge Crossing	$ 90,923	100%	$ 90,923	$ -	$ -	$ 90,923
Village on Horsetooth	$ 352,319	83%	$ 292,345	$ 179,845	$ -	$ 112,500
Mason Place	$ 326,081	90%	$ 294,054	$ 190,554	$ 3,500	$ 100,000
Total	**$ 1,144,793**	**80%**	**$ 911,103**	**$ 644,598**	**$ 3,500**	**$ 303,423**

- 28% of Affordable Housing Capital Fund dollars have been expensed on waivers to date

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Why change the process?

City Benefits

- Process efficiency savings
- City holds its own cash in trust account unit permits are issued

Developer Benefits

- Incentive amount is known at the beginning of the process
- Developer does not have to float cash and wait for reimbursement

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Proposed Administrative Structure

Proposed Structure

- Grant a lump amount per each unit that serves up to 30% AMI
- Deposit amount into trust account held with City for when permits are issued
- Developer may use funds from trust account to pay any balances due to City

Other Considerations

- Amount of per unit subsidy to be updated every 4 years with the fee update process and tied to historically waivable fees
- Would require code updates to implement

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City of Fort Collins

Proposed Fee Offset Amount

		Actual			Proforma Based on 2020 Fee Updates	
Project	**Year**	**Fee Waivers**	**# of 30% AMI Units**	**Waiver per Qualifying Unit**	**Proforma 2020 Waiver Amount**	**Proforma Waiver per Qualifying Unit**
Redtail Ponds	2015	$ 274,762	40	$ 6,869	$ 512,300	$ 12,808
Village on Redwood	2017	$ 100,708	13	$ 7,747	$ 185,842	$ 14,296
Oakridge Crossing	2018	$ 90,923	13	$ 6,994	$ 172,882	$ 13,299
Village on Horsetooth	2018	$ 352,319	43	$ 8,193	$ 595,737	$ 13,854
Mason Place	2020	$ 326,081	60	$ 5,435	$ 317,572	$ 5,293
TOTAL		**$ 1,144,793**	**169**	**$ 6,774**	**$ 1,784,333**	**$ 10,558**

- To date, waivers for new development construction ranged $7-8K/unit
- 2020 Development Review Fee updates coupled with new Capital Expansion Fees will increase eligible fees
- Staff recommends $13,500 per qualifying new development unit & $5,500 per qualifying re-development unit

Recommendations intended to be financially neutral

9

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City of Fort Collins

Fee Update Cadence

- The amounts for reimbursements will be updated every 4 years in conjunction with the fee update process and based on waivable fees on an average per unit basis.

	2016	2017	2018	2019	2020	2021
Capital Expansion Fees		Update	Step II	Step III		Update
Transportation CEFs		Update	Step II			Update
Electric Capacity Fees		Update		Update		Update
Water Supply Requirement		Update		Update		Update
Wet Utility Fees			Update	Update		Update
Building Development Fees				Update		Update
Fee Working Group		Active	Active	Active		

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Next Steps

- ~~Complete: Council Finance Committee (March 2020)~~
- ~~Complete: Review with additional developers and Affordable Housing Board~~
- Current: Legal draft code language updates to LUC and Muni Code
- Current: P&Z work session / hearing
- October: Bring to Council for adoption*

*Final Amounts will depend on fee updates

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P&Z Discussion

1. What questions or concerns does the board have about the proposed process changes?

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City of Fort Collins

Backup

13

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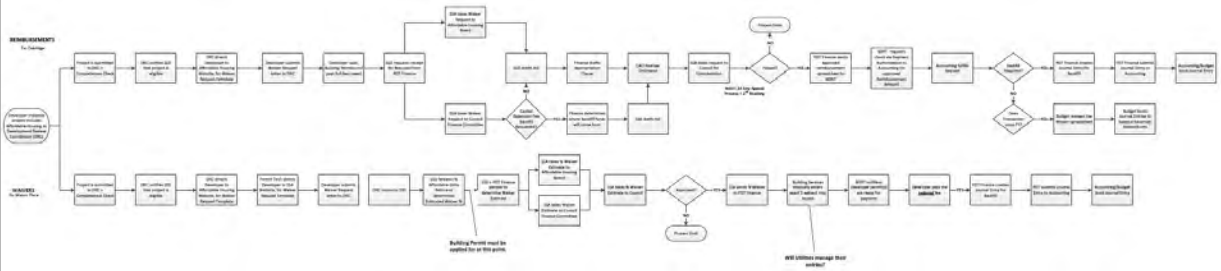
City of Fort Collins

Simplification of Process

Current City Flow for Affordable Housing:



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City of Fort Collins

Total City Subsidies by Development

New Construction Projects:

Project - Completion Date:	Competitive Process Funding	Capital Funds $	Discounted Land	Fee Waivers	Total City Provided Subsidy	# Units	Subsidy per unit	# Units @ 30% AMI	Waiver per Unit
Oakridge Crossing	$ -	$ -	$ -	$ 90,923	$ 90,923	110	$ 827	13	$ 6,994
Redtail Ponds - 2015	$ 1,391,077			$ 274,762	$ 1,665,839	60	$ 27,764	40	$ 6,869
Village on Redwood- 2017	$ 2,719,700			$ 100,708	$ 2,820,408	72	$ 39,172	13	$ 7,747
Village on Horsetooth - 2018	$ 1,125,000		$ 233,700	$ 352,319	$ 1,711,019	96	$ 17,823	43	$ 8,193
Mason Place - 2020	$ 1,123,338	$ 876,662		$ 326,081	$ 2,326,081	60	$ 38,768	60	$ 5,435
TOTAL:	**$ 6,359,115**	**$ 876,662**	**$ 233,700**	**$ 1,144,793**	**$ 8,614,270**	**398**	**$ 21,644**	**169**	**$ 6,774**

Note: Mason Place per unit waiver is less because it is adaptive reuse

Rehab Projects:

Project - Completion Date:	Competitive Process Funding	Capital Funds $	Discounted Land	Fee Waivers	Total City Provided Subsidy	# Units	Subsidy per unit
Northern Hotel-2018	$675,000				$675,000	47	$14,362
Village on Shields-	$3,135,011				$3,135,011	285	$11,000
DMA Plaza -2020	$2,500,000				$2,500,000	124	$20,161
TOTAL:	**$6,310,011**	**$0**	**$0**	**$0**	**$6,310,011**	**456**	**$13,838**

Home Ownership:

Project - Completion Date:	Competitive Process Funding	Capital Funds $	Discounted Land	Fee Waivers	Total City Provided Subsidy	# Units	Subsidy per unit
Avondale Cottages - 2016	$745,000				$745,000	10	$74,500.00
Harmony Cottages - Phase I - 2020	$480,000				$480,000	12	$40,000.00
Harmony Cottages - Phase II - 2021	$400,000				$400,000	8	$50,000.00
TOTAL:	**$1,625,000**				**$1,625,000**	**30**	**$54,166.67**

Development Review Staff Report

Agenda Item 5

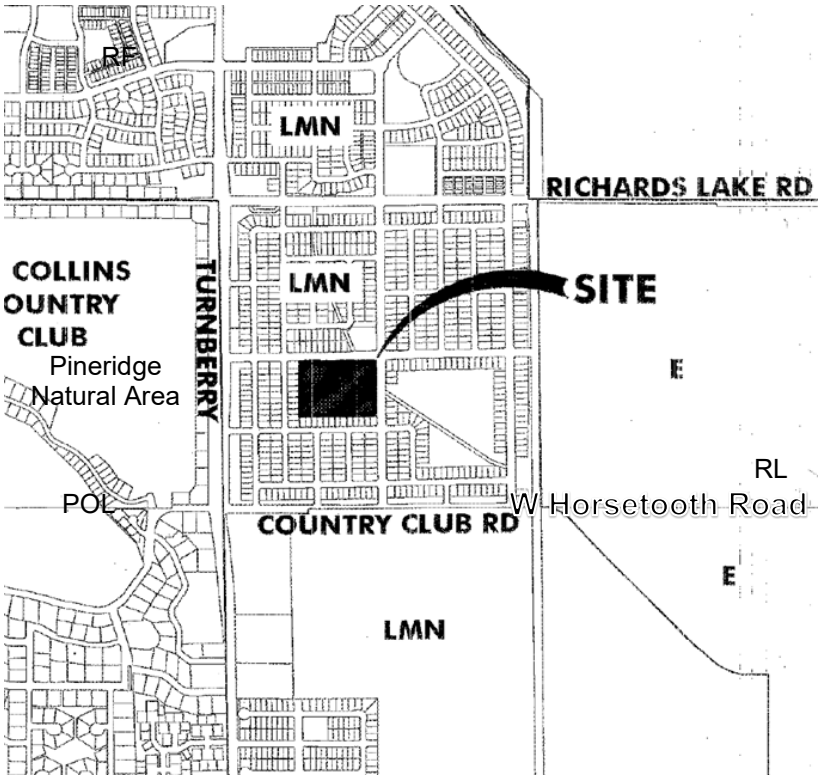
Planning and Zoning Board: October 15, 2020

Maple Hill Park Minor Amendment, MA200061

Summary of Request

This is a request for a Minor Amendment to expand the existing pump house in Maple Hill Public Neighborhood Park, also known as Crescent Park. The expansion proposes to include a storage room for the park maintenance staff's use. Proposed building materials and finishes will match the existing building. Because this is a City project, the Minor Amendment is subject to review and approval by the Planning and Zoning Board at a public hearing as required in Land Use Code Section 2.17.

Zoning Map



Next Steps

If approved by the decision maker, the applicant will submit a final set of electronic plans to be filed as the approved plan set.

Site Location

Located in the existing Maple Hill Neighborhood Park (Tract I), also known as Crescent Park, located at the southwest corner of Maple Hill Dr. and Bar Harbor Dr., 2401 Bar Harbor Dr.
Parcel #8832242909

Zoning

Low Density Mixed-Use (L-M-N)

Property Owner

City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

Applicant/Representative

Roger Sherman
BHA Design
1603 Oakridge Dr, Ste 100
Fort Collins, CO 80525

Staff

Jamie Kimberlin, Senior Zoning Inspector

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2. Public Outreach…… 3
3. Article 2 - Applicable Standards……...3
4. Article 3 - Applicable Standards……...4
5. Article 4 - Applicable Stanardss……6
6. Findings of Fact/Conclusiong……6
7. Recommendation……6
8. Attachments……6

Staff Recommendation

Approval of the Minor Amendment

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for a Minor Amendment to expand the existing pump house in Maple Hill Park by 301 square feet.
- The expansion proposes to include a storage room for the park maintenance staff's use.
- The existing pump house has vehicle access from Bar Harbor Drive.
- Dead trees and displaced shrubs will be replaced and re-planted south and east of the expanded maintenance building location.

B. SITE CHARACTERISTICS

1. Development Status/Background

The proposed maintenance building is located within the Maple Hill Public Neighborhood Park. The 7.16-acre park was initially approved through a Basic Development Review in 2017. The site was developed shortly after this approval. This approval included playgrounds, basketball courts, restrooms, and the pump house.

2. Surrounding Zoning and Land Use <u>from the Maintenance Facility</u>

	North	**South**	**East**	**West**
Zoning	Low Density Mixed-Use (L-M-N)	Low Density Mixed-Use (L-M-N)	Low Density Mixed-Use (L-M-N)	Low Density Mixed-Use (L-M-N)
Land Use	Maple Hill Subdivision: Community Pool	Maple Hill Subdivision: Single family detached homes	Maple Hill Subdivision: Single family detached homes	Maple Hill Subdivision: Open space, playground, courts, trails

C. OVERVIEW OF MAIN CONSIDERATIONS

The proposed maintenance facility expansion is within an approved neighborhood park.

Staff has reviewed the project and found the proposal to include minor changes that did not change the character of the approved site plan.

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2. Public Outreach

A. NEIGHBORHOOD MEETING

Pursuant to *Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for all projects to be reviewed by the Planning and Zoning Board. However, a Neighborhood Meeting is not required for a Minor Amendment application. *Division 2.17 – City Projects* states that "development projects for which the City is the applicant shall be processed in the manner described in this Land Use Code, as applicable, but shall be subject to review by the Planning and Zoning Board. This project has been processed as a Minor Amendment in accordance with *Section 2.2.10 – Step 10: Amendments and Changes of Use*.

The Director may determine a neighborhood meeting is not required if the proposal does not have significant neighborhood impact. In this case, based on the context of this proposal, the Director determined a neighborhood meeting was not required as it did not have significant neighborhood impact.

B. PUBLIC COMMENTS:

This application has been posted on the City's Development Review website as being reviewed. At the time of the submittal of this report, we have received no public comment for this proposal.

3. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on August 11, 2020. The project went through two rounds of staff review, including a site evaluation by Forestry.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Minor Amendment Submittal – MA200061

Round 1 Comments sent to applicant August 27, 2020
Round 2 Comment sent to applicant, October 2, 2020

2. Minor Amendment Review

The review criteria for a Minor Amendment is to verify that the proposed changes continue to comply with the standards of this Code to the extent reasonably feasible.

The Land Use Code defines Extent Reasonably Feasible:
Extent reasonably feasible shall mean that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.

C. DIVISION 2.17 – CITY PROJECTS

1. All City Projects are required to be review by the Planning and Zoning Board.

This Minor Amendment is subject to the Planning and Zoning Board review because the city is the applicant.

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4. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	This Code Section ensures a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context. The plan provides the following main components: • Two trees to planted to replace 2 dead trees • Other existing trees to remain and be protected • 5 existing shrubs to be relocated or replaced • Irrigation to be field adjusted as necessary to incorporate landscape changes	Complies
3.2.2 – Access, Circulation and Parking	This Code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development. • Site circulation remains the same	Complies
3.2.4 – Site Lighting	This code sections requires that exterior lighting meet the functional and security needs of the project, and are met in a way that does not adversely affect the adjacent properties or neighborhood. • New exterior lighting being proposed meets current lighting code requirements	Complies

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. No additional utility or emergency easements are necessary for this project.	Complies

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C. 3.5 – BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1– Building Project and Compatibility	These standards are designed to ensure compatibility of new buildings with the surrounding context. • The proposed maintenance building is: o 301 square feet overall o Height to match existing structure at 15' 4" o Colors and finishes to match existing structure with natural stone and metal rolling door	Complies

D. 3.6 TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 – Transportation Level of Service Requirements	No additional traffic is added	Complies
3.6.6 – Emergency Access	This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. • The proposed shed location is found to be within access from the existing emergency access easement.	Complies

E. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	This section requires that any approval of a development is conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required. • No changes to the level of services or service providers.	Complies

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5. Article 4 – Applicable Standards:

A. DIVISION 4.5 – LOW DENSITY MIXED-USE (L-M-N)

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(1)(d)	Neighborhood Parks are a permitted use in the Low Density Mixed-Use Zone District • The proposed shed is not a change of use to the approved Neighborhood Park	Complies

6. Findings of Fact/Conclusion

In evaluating the request for the Maple Hill Park – Maintenance Storage Building Minor Amendment, staff makes the following findings of fact:

- The Minor Amendment complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Minor Amendment complies with relevant standards located in Article 3 – General Development Standards, to the extent reasonably feasible.
- The Minor Amendment complies with relevant standards located in Division 4.5, Low Density Mixed-Use, Article 4.

7. Recommendation

Staff recommends approval of Maple Hill Neighborhood Park – Pump House Expansion, MA200061, based on the aforementioned Findings of Fact.

8. Attachments

1. Minor Amendment Application
2. Amended Sheets (cover, site, landscape, elevations and site photos)
3. Maple Hill Existing Premise Photos

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City of Fort Collins

Date Submitted:
Comments Due By:
Minor Amendment #
Zoning Facilitator:
Effective Date:
THIS BOX IS FOR OFFICE USE ONLY

Minor Amendment Application Form - Zoning Department

The requested information on this application is required.

Project name: Maple Hill Park BDR (a.k.a. Crescent Park) - Minor Amendment #1

Project Location (Street Address): Southwest corner of Maple Hill Drive and Bar Harbor Drive

General Information: *List all property owners having a legal/equitable interest in the property (Attach separate sheets if necessary).*

Owner's Name (s): City of Fort Collins - Park Planning Department, Matt Day

Street Address: 2401 Bar Harbor Drive **City/State/Zip**: Fort Collins, CO 80524

Telephone: office 970.224.6096, cell 970.218.4926 **Email:** mday@fcgov.com

Applicant's/Consultant's Name: Roger Sherman **Name of firm:** BHA Design

Street Address: 1603 Oakridge Drive, Suite 100 **City/State/Zip**: Fort Collins, CO 80525

Telephone: 970.223.7577 **Email:** rsherman@bhadesign.com

SUBMITTAL REQUIREMENTS:

1) The initial submittal and additional rounds of review shall be electronic (one (1) copy on a CD or Flash drive) of the site, landscape, elevation, etc. - whichever sheets are being altered. A Legal Description is required. Changes on each sheet should be clouded.

   Once all departments approve the proposed changes a Final Hard Copy will be required to be printed on 24"x36" Mylar sheets. Please ensure the electronic submittal can be printed to scale on 24"x36" sheets.

2) Complete and sign Minor Amendment application form and Transportation Development Review Fee application form (TDRF). The following link is to the TDRF application form: https://www.fcgov.com/engineering/pdf/TDRF2012applicationform.pdf?1365616099

3) Application fee of $350.

   Note: an additional $250 fee is required if the Poudre Fire Authority (PFA) needs to review the application. Typically, PFA fee is required for all changes of use, building additions and/or new buildings.

MINOR AMENDMENT

Detailed description of the change and reason(s) for the request:

The proposed amendment includes an expansion of the existing pump house that will include a storage room for the park maintenance staff's use. Building materials and finishes will match the existing building.

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having a legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; which is the subject of this application) without whose consent and authority the requested action should not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting a public notice on the property.

Name (please PRINT): Roger B. Sherman

Address: 1603 Oakridge Drive, Fort Collins, CO 80525

Telephone: 970.223.7577 **Signature**: Roger Sherman

Digitally signed by Roger Sherman
DN: C=US, E=rsherman@bhadesign.com, O="BHA Design, Inc.", CN=Roger Sherman
Date: 2020.08.11 10:23:17-06'00'

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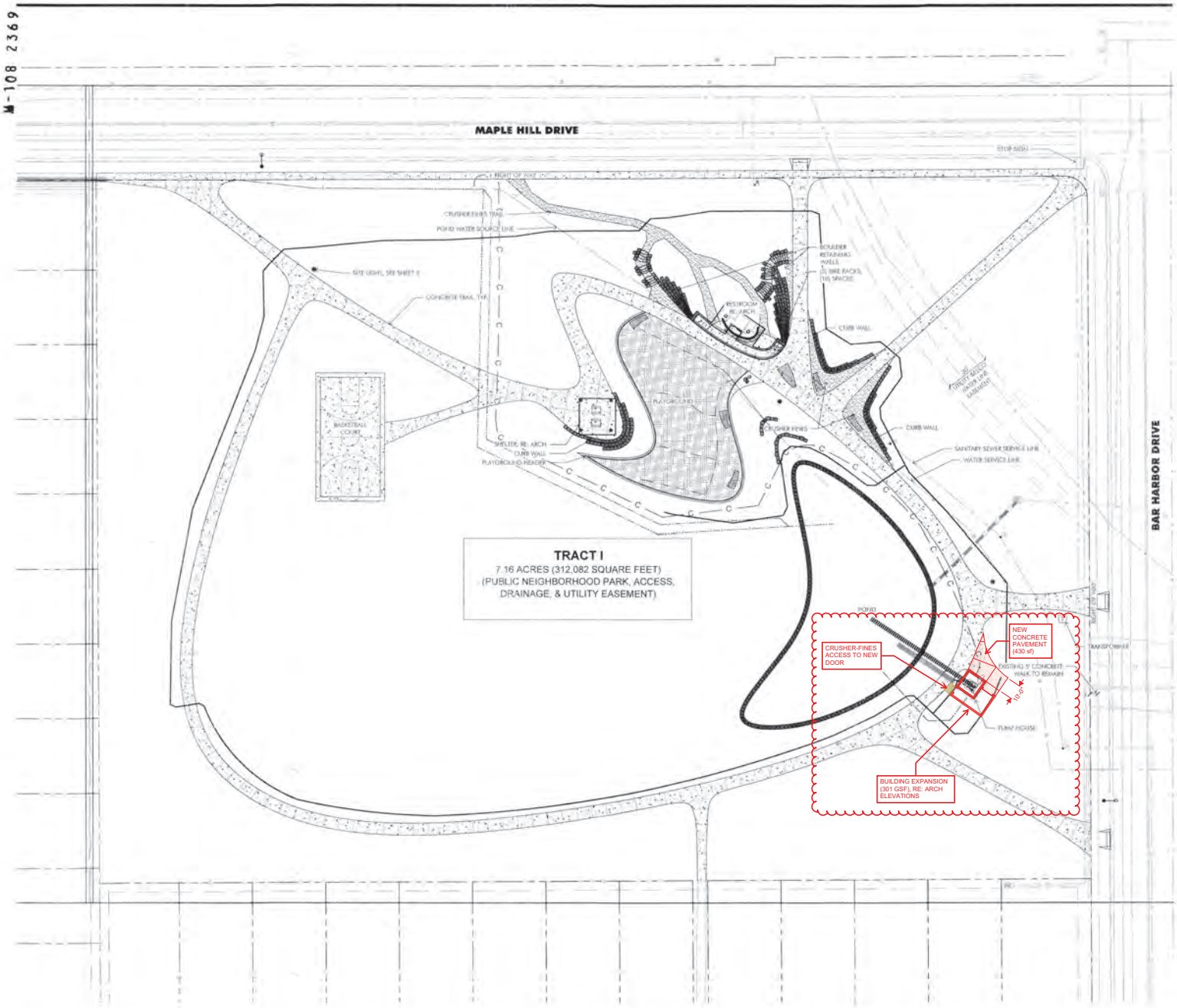

VICINITY MAP

LEGAL DESCRIPTION

TRACT I, MAPLE HILL, FORT COLLINS (209400004921)

OWNERSHIP CERTIFICATION

CITY OF FORT COLLINS

BY: PARK PLANNING & DEVELOPMENT

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF June 19
BY CITY OF FORT COLLINS
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/2/20

Carol J. Fahrney
NOTARY PUBLIC

CAROL J. FAHRNEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994004008
MY COMMISSION EXPIRES OCTOBER 2, 2020

CDNS DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS 18 DAY OF August 20 17

CDNS DIRECTOR

LEGEND

- SITE LIGHT
- CONCRETE PAVING
- CRUSHER FINES
- PLAYGROUND SURFACING

NEW IMPERVIOUS AREA

BUIDING EXPANSION	301 SF
NEW CONCRETE PAVEMENT	430 SF
TOTAL NEW IMPERVIOUS AREA	**731 SF**

NORTH

0 15' 30' 60'

SITE PLAN
BASIC DEVELOPMENT REVIEW
CRESCENT PARK

REVISIONS	DATE
MINOR AMENDMENT #1	08-11-2020
MINOR AMENDMENT #1	09-10-2020

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577
bha

FEBRUARY 21, 2017
SHEET 1 OF 1

BASIC DEVELOPMENT REVIEW # BDR170002

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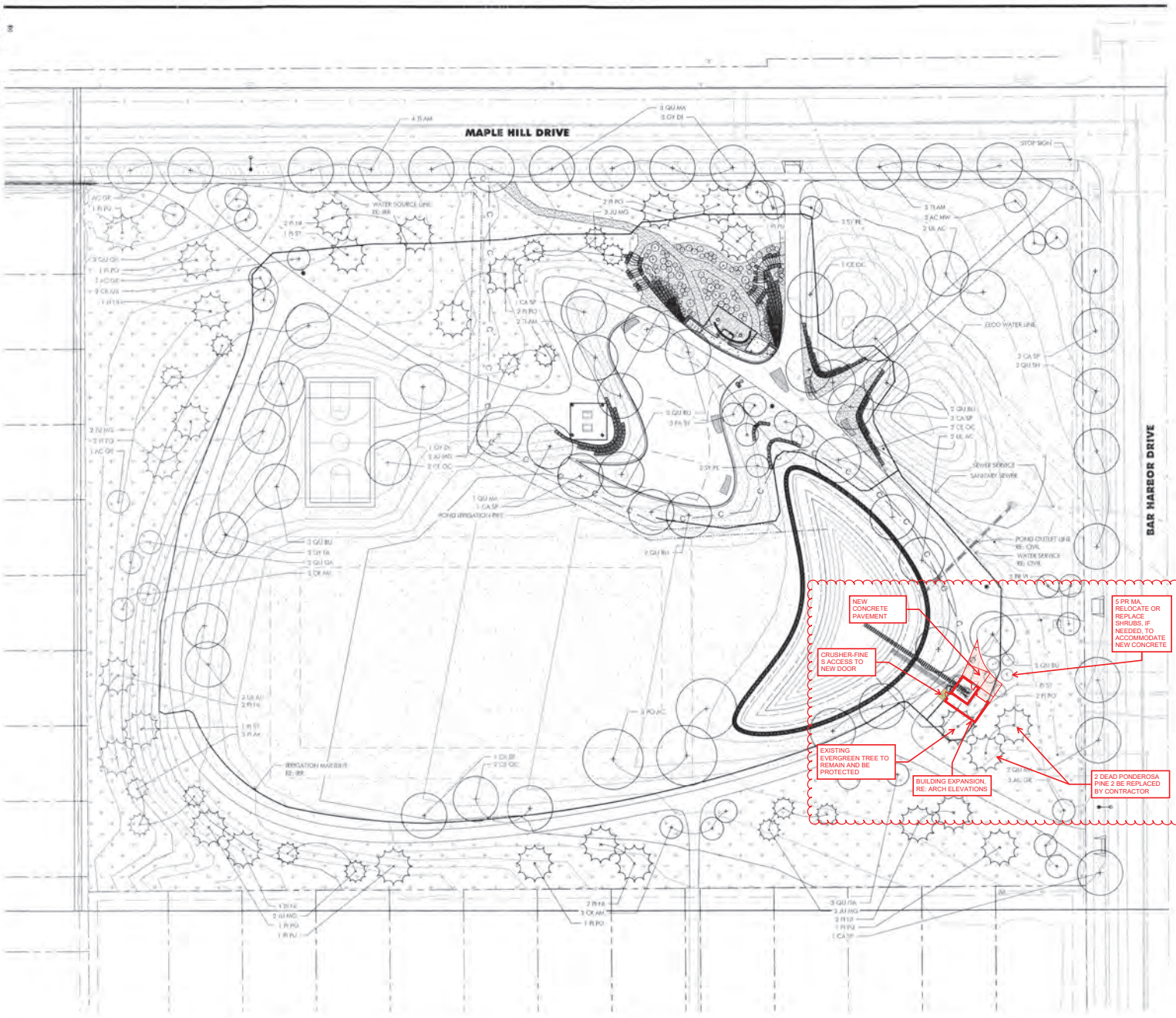

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- SEEDED TURF
- SODDED TURF
- NATIVE SEED
- MULCH

NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	SEED/LB	PERCENT	LB/ACRE	PLS OZ/SQ.FT.	LBS/ACRE
Blue Grama	Bouteloua gracilis	825,000		10%	4	2.2500
Prairie Sandreed	Calamovilfa longifolia	273,000		10%	4	6.6700
Needle and Thread	Hesperostipa comata	715,000	40%	10%	3	1.5000
Prairie Junegrass	Koeleria macrantha	2,300,000		10%	4	0.0900
Switchgrass	Panicum virgatum	389,000		10%	4	0.2700
Western Wheatgrass	Pascopyrum smithii	110,000		10%	4	1.6400
Sand Dropseed	Sporobolus cryptandrus	3,200,000		10%	4	0.0400
Six Weeks Fescue	Vulpia octoflora	965,000		10%	4	0.1900
	Grasses Total				42	9.1500
	Mix Total		100%		42	20.2400

PLANT LIST

Deciduous Trees

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Footprint
CA SP	Catalpa speciosa	Catalpa	2" Cal.	BB	9	6.4
CE OC	Celtis occidentalis	Common Hackberry	2" Cal.	BB	7	5
GY DI	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	BB	6	4.3
PO AC	Populus x acuminata	Lanceleaf Cottonwood	2" Cal.	BB	3	2.1
QU BU	Quercus bicolor	Swamp White Oak	2" Cal.	BB	13	9.3
QU SH	Quercus shumardii	Shumard Oak	2" Cal.	BB	3	2.1
QU MA	Quercus macrocarpa	Bur Oak	2" Cal.	BB	8	6.3
TI AM	Tilia americana 'Legend'	Legend American Linden	2" Cal.	BB	9	6.4
UL AC	Ulmus 'Morton	Accolade Elm	2" Cal.	BB	6	4.4

Ornamental Trees

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Footprint
AC HW	Acer tataricum 'Hot Wings'	Hot Wings Maple	2" Cal.	BB	3	2.1
AC GR	Acer grandidentatum	Bigtooth Maple	2" Cal.	BB	6	4.3
CR MA	Crataegus ambigua	Russian Hawthorn	2" Cal.	BB	7	5
FA SY	Fagus sylvatica 'Tricolor'	Tricolor Beech	2" Cal.	BB	3	2.1
PR VI	Prunus x virginiana 'POOCH'	Sucker Punch Chokecherry	2" Cal.	BB	3	2.1
SY PE	Syringa pekinensis 'Morton'	China Snow Peking Lilac	2" Cal.	BB	6	4.3
QU GA	Quercus gambelii	Gambel Oak	2" Ht.	BB	7	5

Evergreen Trees

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Footprint
JU MO	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6' Height	BB	12	8.5
PI AR	Pinus aristata	Bristlecone Pine	6' Height	BB	3	2.1
PI PU	Picea pungens	Colorado Blue Spruce	6' Height	BB	4	2.8
PI ST	Pinus strobiformis	Southwestern White Pine	6' Height	BB	3	2.1
PI TA	Pinus nigra	Austrian Pine	6' Height	BB	10	7.1

Deciduous Shrubs

PR MA	Prunus virginiana melanocarpa	Native Chokecherry	1 gallon	Cont 5

NOTES

1. Existing trees to be protected through construction. Trees that are within the limits of development shall have tree protection installed around them prior to any work being done.

2. Existing irrigation will be field adjusted as necessary to incorporate landscape changes

NORTH

0 15 30 60

LANDSCAPE PLAN
BASIC DEVELOPMENT REVIEW
CRESCENT PARK

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577
bha

REVISIONS:	DATE:
MINOR AMENDMENT #1	08-11-2020
MINOR AMENDMENT #1	09-10-2020

FEBRUARY 21, 2017

SHEET 1 OF 2

BASIC DEVELOPMENT REVIEW # BDR170002

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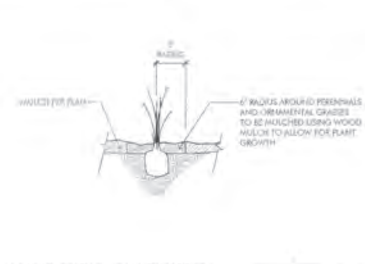
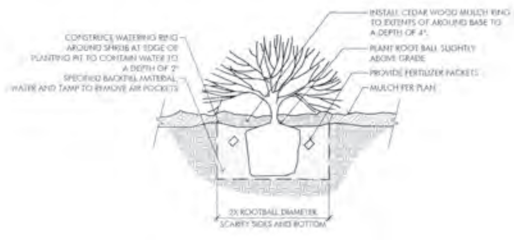
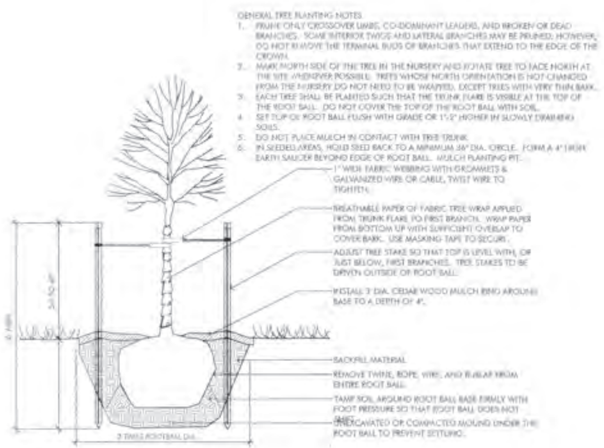


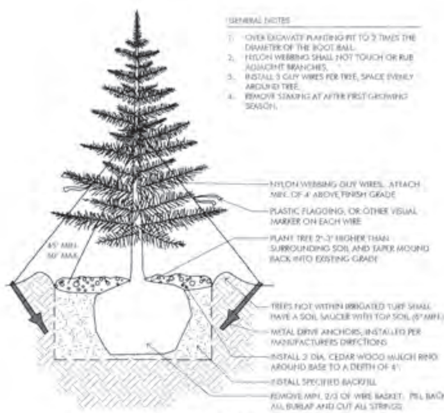
PERENNIAL PLANTING



DECIDUOUS SHRUB PLANTING

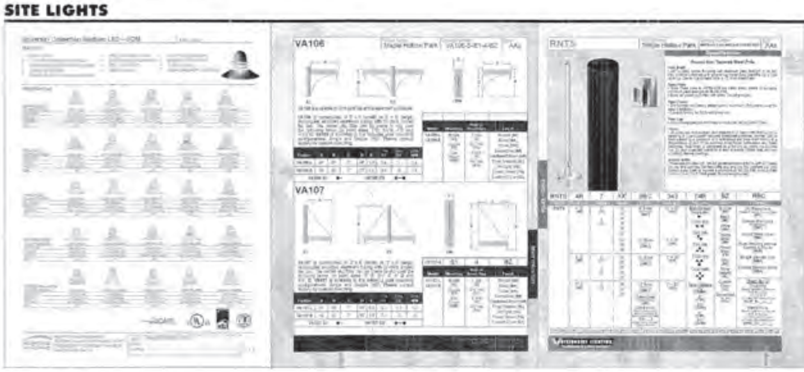


DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

SITE LIGHTS



AA Light Fixture to be installed
Pole light fixture, Universe Medium without luminous element 48w, Type 3, 2700k, 0-10V Dimmable, Motion Sensing, Flat diffused glass lens

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES
6. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
7. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

NATIVE SEED NOTES

1. PREPARE SOIL AS NECESSARY FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENDMENTS THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

WARRANTEE AND INSPECTIONS

[illegible]

AFTER MAINTENANCE AND WARRANTEE HAVE BEEN PROVIDED FOR TWO YEARS THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A FINAL INSPECTION WITH THE CITY PROJECT MANAGER, LANDSCAPE ARCHITECT AND CITY OF FORT COLLINS FORESTRY AND PARKS DIVISION REPRESENTATIVES. LANDSCAPE CONTRACTOR SHALL PROMPTLY REPLACE TREES AND LANDSCAPE PLANTS FOUND TO HAVE DIED OR IN POOR CONDITION AND PROVIDE REPAIRS TO ANY LANDSCAPING AS IDENTIFIED AT ANY OF THE SITE INSPECTIONS AND AS DIRECTED BY THE CITY PROJECT MANAGER OR A REPRESENTATIVE OF THE CITY OF FORT COLLINS PARKS OR FORESTRY DIVISIONS. [illegible] COMPLETED, THE CITY PROJECT MANAGER WILL NOTIFY THE LANDSCAPE CONTRACTOR THAT THE MAINTENANCE/WARRANTEE PERIOD [illegible] REPLACED PLANT MATERIAL SHALL HAVE A WARRANTEE TO THE END OF THE TWO YEAR WARRANTEE PERIOD OR FOR ONE YEAR WHICHEVER [illegible] AFTER PLANT REPLACEMENT. THIS MAY EXTEND WARRANTEE ON INDIVIDUAL REPLACED PLANTS PASSED THE TWO YEAR WARRANTEE PERIOD.

WATER BUDGET CHART

HYDROZONE	AREA (S.F.)	WATER NEED (gallons/S.F.)	ANNUAL WATER USE (gallons)
HIGH	163,090	18	2,935,620
MODERATE	775	10	7,750
LOW	105,631	3	316,893
VERY LOW	0	0	0
TOTAL GALLONS			3,260,263
TOTAL S.F.	269,496		
AVERAGE		12.10 GALLONS/S.F./SEASON	

1. The average needs to be a maximum of 15 gallons/S.F./season.
2. ROW landscaping is included.
3. 'High' hydrozone includes sod areas; moderate' hydrozone includes shrub, perennial, and ornamental grass planting beds.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON CITY PROPERTY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

LANDSCAPE DETAILS
BASIC DEVELOPMENT REVIEW
CRESCENT PARK

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577
bha

REVISIONS: DATE:

FEBRUARY 21, 2017
SHEET 2 OF 2

BASIC DEVELOPMENT REVIEW #BDR170002

M-108 2369

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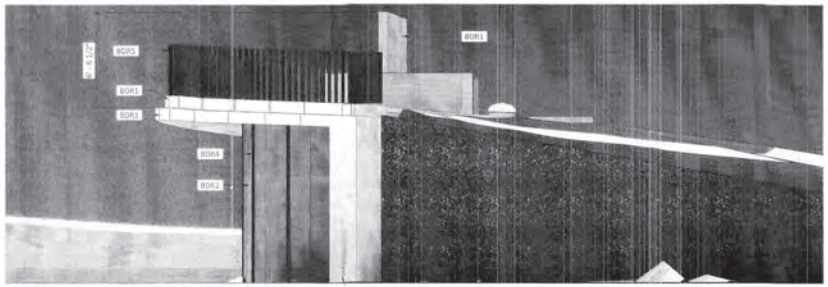
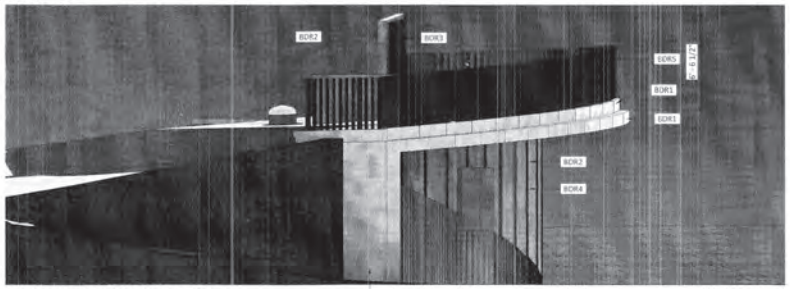


EAST ELEVATION - BDR

1 BDR 1 SCALE: 1/4" = 1'-0"

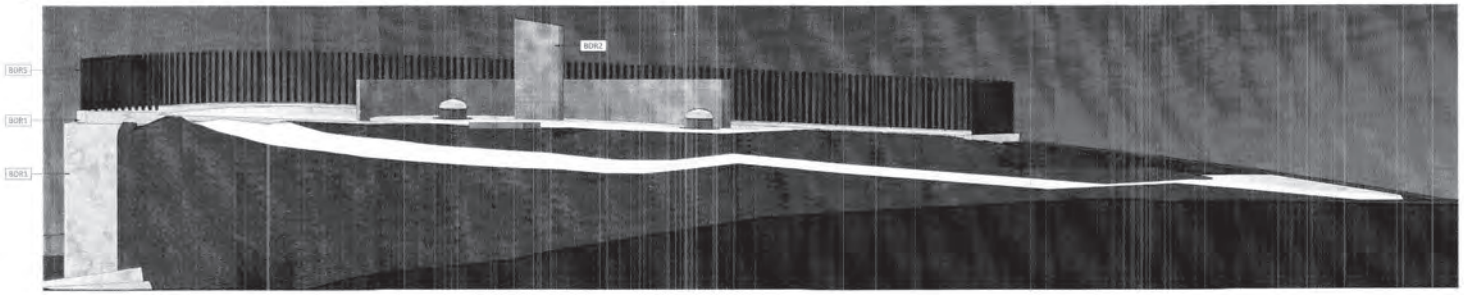


WEST ELEVATION - BDR

2 BDR 1 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION - BDR

3 BDR 1 SCALE: 1/4" = 1'-0"



NORTH ELEVATION - BDR

4 BDR 1 SCALE: 1/4" = 1'-0"

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SYSTEM NOTES FOR BDR

BDR1	Cast in place concrete - natural tone.
BDR2	Cast in place concrete - accent tone.
BDR3	Composite wood veneer planks - maple finish.
BDR4	2" square steel posts set in 3 1/2" x 3/4" deep reveal, finish to match guardrail.
BDR5	Steel guardrail, black.
BDR6	21" diameter solabube.
BDR7	Cast in place concrete bench - natural tone.
BDR8	Drinking fountain.
BDR9	Prefinished metal roof on tongue and groove boards, maple finish.
BDR10	Prefinished metal fascia to match roof.
BDR11	Steel roof supports, finish to march guardrail.
BDR12	Hollow metal door and frame with expanded metal screen door.
BDR13	Metal louver.
BDR14	Precast concrete - natural tone.

BASIC DEVELOPMENT REVIEW # BDR170002

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1603 Oakridge Drive
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(970) 223-7577
fax (970) 223-1827
Landscape Architecture
Urban Design
Graphic Design

alms

Project: CRESCENT PARK
Fort Collins, Colorado

Client: CITY OF FORT COLLINS
PARK PLANNING AND DEVELOPMENT
215 NORTH MASON STREET FORT COLLINS, CO 80522

Revisions:
BID SET - 03.29.17

NORTH

0
SCALE:

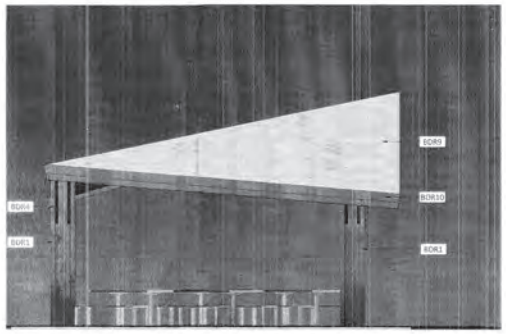
Designed by: alm2s
Drawn by:
Checked by:

Drawing Name:
RESTROOM
ELEVATIONS

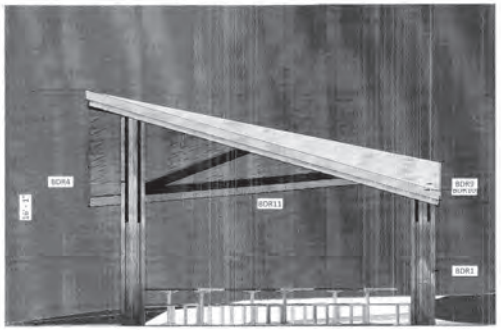
Project Number: 5819.01
Sheet Date: 03.29.17
Sheet Number: BDR 1

M-108 2369

M-108 2369



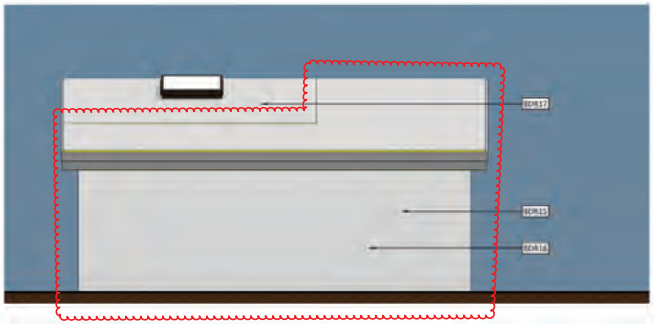
Shelter - West Elevation BDR



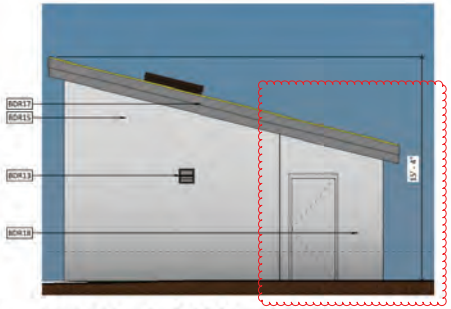
Shelter - East Elevation BDR

SYSTEM NOTES FOR BDR

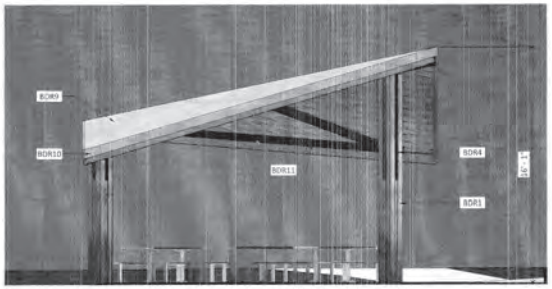
BDR1	Cast in place concrete - natural tone.
BDR2	Cast in place concrete - accent tone.
BDR3	Composite wood veneer planks - maple finish.
BDR4	2" square steel posts set in 3 1/2" x 3/4" deep reveal, finish to match guardrail.
BDR5	Steel guardrail, black.
BDR6	21" diameter solatube.
BDR7	Cast in place concrete bench - natural tone.
BDR8	Drinking fountain.
BDR9	Prefinished metal roof on tongue and groove boards, maple finish.
BDR10	Prefinished metal fascia to match roof.
BDR11	Steel roof supports, finish to match guardrail.
BDR12	Hollow metal door and frame with expanded metal screen door.
BDR13	Metal louver, paint to match facade.
BDR15	CMU - natural tone.
BDR16	Coiling metal door - gray.
BDR17	Existing pumphouse.
BDR18	New addition.
BDR19	Electrical, paint to match facade.



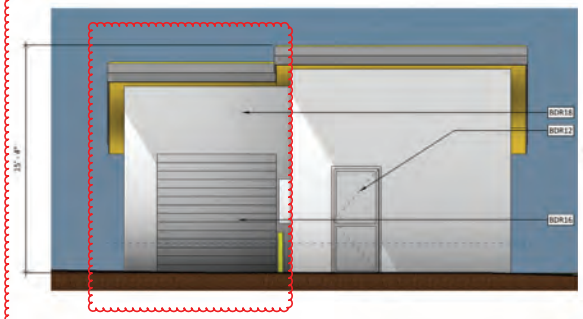
Pumphouse - Rear Elevation BDR



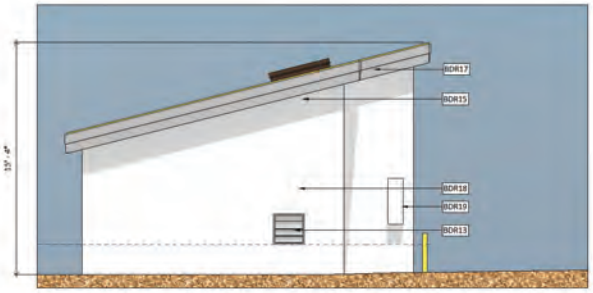
Pumphouse - Side Elevation BDR



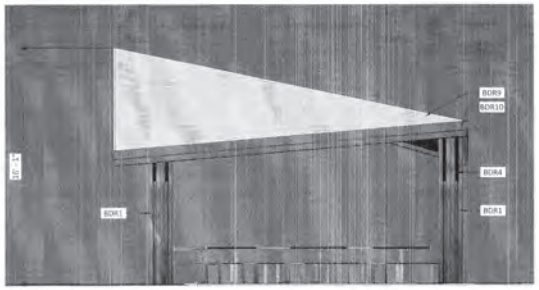
Shelter - South Elevation BDR



Pumphouse - Front Elevation BDR



Pumphouse Side Elevation BDR



Shelter - North Elevation BDR

REVISIONS:	DATE:
MINOR AMENDMENT #1	08-11-2020
MINOR AMENDMENT #1	08-10-2020

NOT FOR CONSTRUCTION

Basic Development Review + BDR170002

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Landscape
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Graphic

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Project CRESCENT PARK
Fort Collins, Colorado
Client CITY OF FORT COLLINS
PARK PLANNING AND DEVELOPMENT
215 NORTH MASON STREET FORT COLLINS, CO 80522

Revisions

NORT

SCALE

Designed
Drawn
Checked

Drawing SHELTER AND PUMPHOUSE ELEVATIONS

Project 1432
Sheet 11.04.18
Sheet BDR 2

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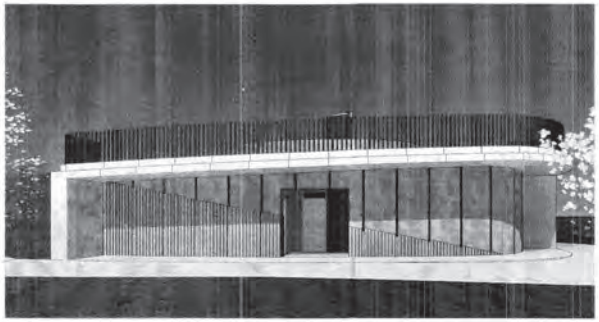

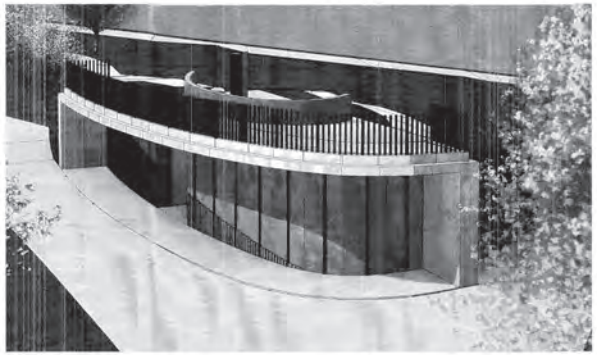

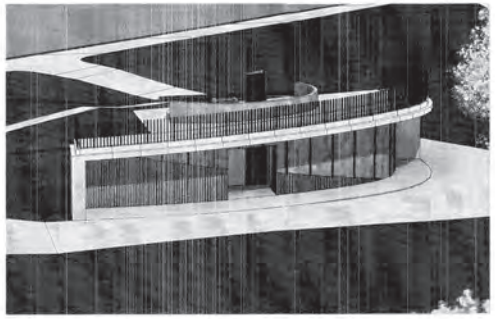

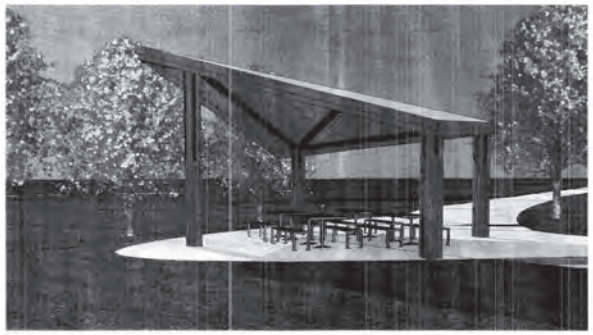

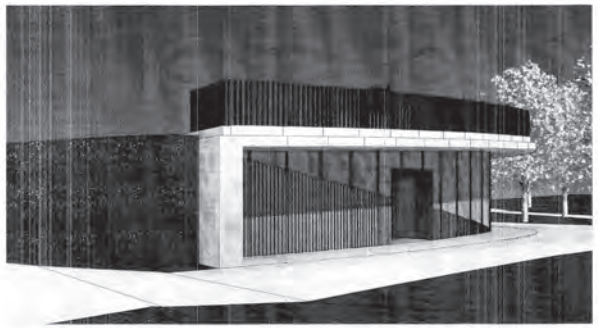

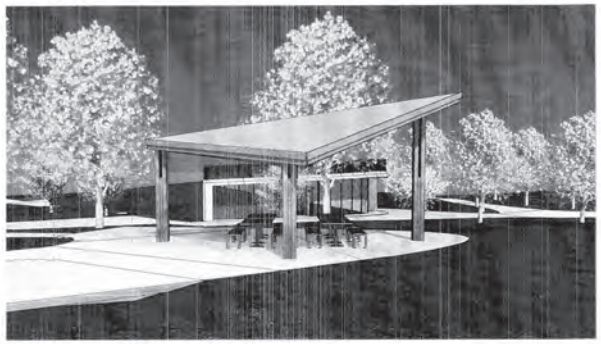

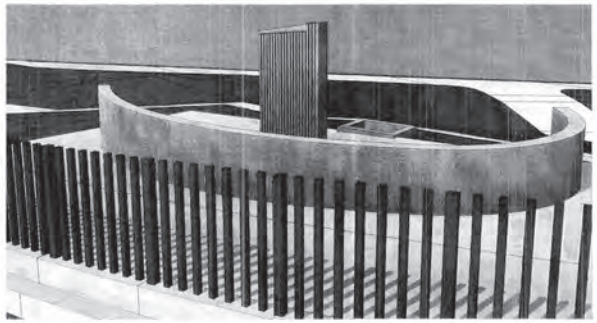

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BASIC DEVELOPMENT REVIEW # BDR170002

bha
1603 Oakridge
Fort Collins, CO
(970)
fax (970)
Landscape
Urban
Graphic

alms

Project
CRESCENT PARK
Fort Collins, Colorado

Client
CITY OF FORT COLLINS
PARK PLANNING AND DEVELOPMENT
215 NORTH MASON STREET FORT COLLINS, CO 80522

Revisions

NORT

0
SCALE

Designed
Drawn
Checked

Drawing
PERSPECTIVE VIEWS

Project 1432
Sheet 11.04.16
Sheet BDR 3

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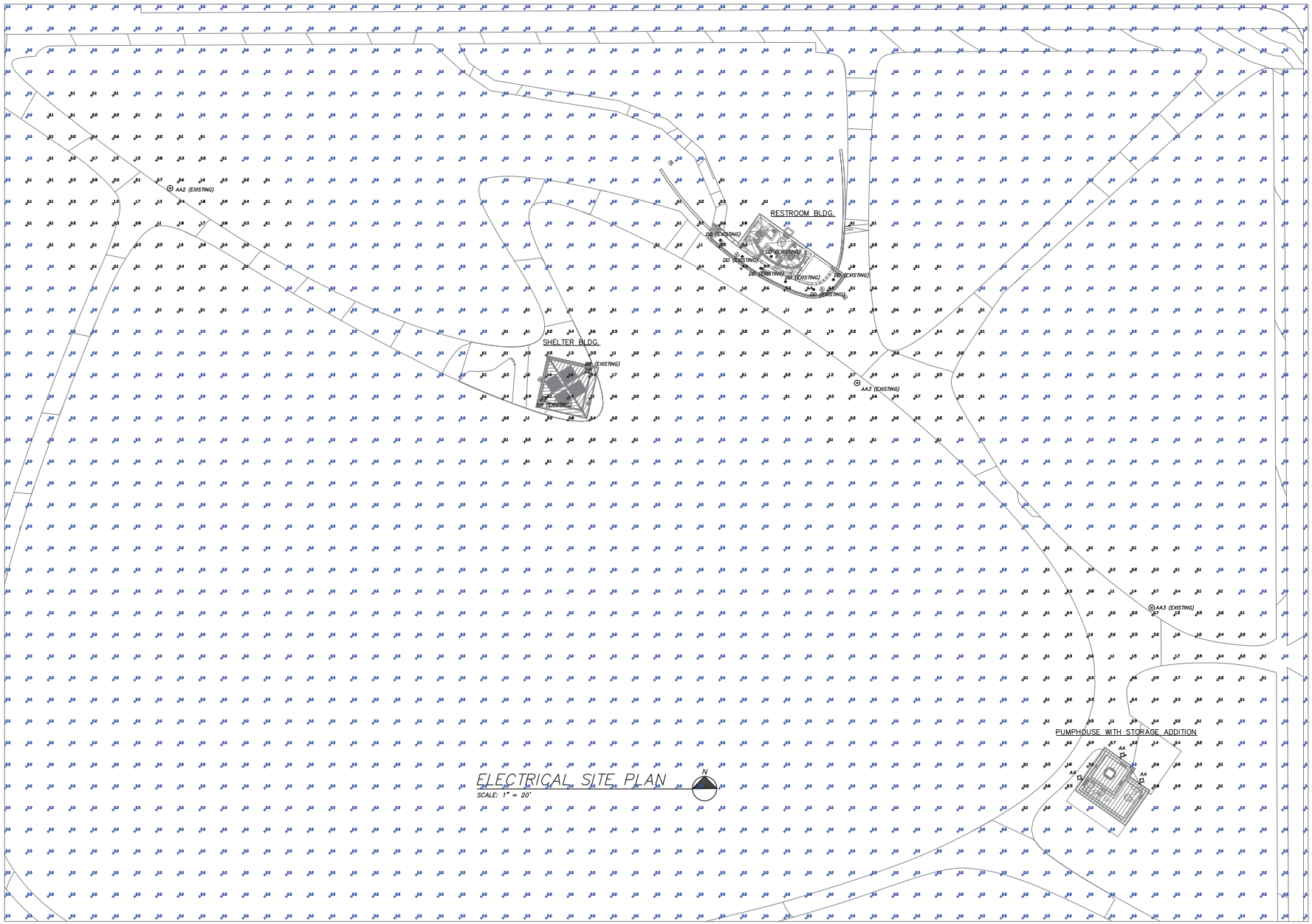

ELECTRICAL SITE PLAN

SCALE: 1" = 20'

alm2s
712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.alm2s.com

Crescent Park - Storage Addition

City of Fort Collins

APS, INC.
ELECTRICAL ENGINEERS
APSINC.BIZ

NO	ISSUE	DATE
3	Site Photometrics	09/14/2020
2	Storage Addition	07/07/2020
1	ASI 01	07/07/2017

PROJECT	APS..616.20
DATE	09/14/2020
DRAWN	SJM, RJB

PHOTOMETRIC PLAN

PM.1

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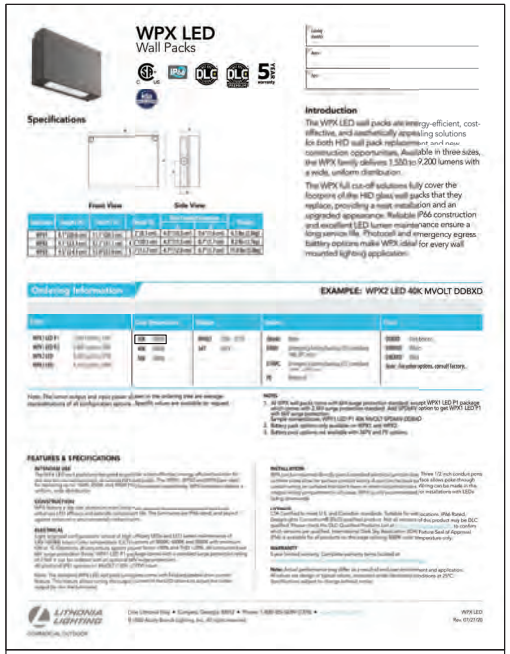
Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	Existing AA3		2	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T3-32LED-3K--450-AWT	UNIVERSE Medium - Type III w/ Angled Hood	32- NICHIA 3000K LEDs	1	UCM-T3-32LED-3K-450.ies	4571	1	1	47.9
	Existing AA2		1	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T3-32LED-3K--450-AWT	UNIVERSE Medium - Type II w/ Angled Hood	32- NICHIA 3000K LEDs	1	UCM-T2-32LED-3K-450.ies	4609	1	1	47.9
	Existing DD		7	New Star Lighting	AGG11-OP-UN-42K	Blue formed aluminum housing, frosted plastic lens enclosu re	80 white LEDs	1	11710226-11710226.01.ies	1399	1	1	18.4329
	Existing BB		2	Luminaire LED	FFW1212 40W 40K CLP	Luminaire LED Vandal Resistant Luminaire. Cat No: FFW1212-40W 4000K CP Black painted extruded aluminum body with cast endcaps, linear plastic prismatic lens ~9.7" x 9.7 x 1.0". Six PCBs with 1 x 30 LED array each, spaced at~0.23" centers, affixed to curved white painted reflector. Integral Thomas Research Products LED25W-72-C0350 & LED12W-36-C0350 90-305V 50/60Hz drivers. Tested ceiling mount position at 120V. Luminaire overall externs ~ 12-5/16 x 12-3/8 x 4".		180	FFW1212_40W_40K_CLP.ies	19	1	0.86	41
	New AA		3	Lithonia Lighting	WPX1 LED P1 30K MVolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts		1	WPX1_LED_P1_30K_MvolT.ies	1537	1	1	11.49

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	BB	-114.56	-70.55	10.00	10.00	56.91	0.00	-114.56	-70.55	0.00
2	BB	-91.46	-56.02	10.00	10.00	239.08	0.00	-91.46	-56.02	0.00
1	AA2	-288.69	29.26	14.75	14.75	208.30	0.00	-288.69	29.26	0.00
1	AA3	31.81	-60.38	14.75	14.75	19.38	0.00	31.81	-60.38	0.00
2	AA3	167.24	-167.07	14.75	14.75	203.96	0.00	167.24	-167.07	0.00
1	AA	152.78	-235.42	9.50	9.50	34.08	0.00	152.78	-235.42	0.00
2	AA	161.85	-247.19	9.50	9.50	35.15	0.00	161.85	-247.19	0.00
3	AA	135.61	-245.68	9.50	9.50	308.31	0.00	135.61	-245.68	0.00
2	DD	-31.50	3.50	9.00	9.00	133.21	0.00	-31.50	3.50	0.00
3	DD	-21.45	-4.07	9.00	9.00	127.63	0.00	-21.45	-4.07	0.00
4	DD	-12.46	-9.82	9.00	9.00	122.91	0.00	-12.46	-9.82	0.00
5	DD	-6.20	-5.23	9.00	9.00	124.29	0.00	-6.20	-5.23	0.00
6	DD	-1.17	-15.80	9.00	9.00	114.50	0.00	-1.17	-15.80	0.00
7	DD	20.58	-14.77	9.00	9.00	126.95	0.00	20.58	-14.77	0.00
8	DD	11.51	-19.29	9.00	9.00	89.09	0.00	11.51	-19.29	0.00



NEW FIXTURE TYPE 'AA'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	9.7 fc	0.0 fc	N/A	N/A

alm2s
712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.alm2s.com

Crescent Park - Storage Addition
City of Fort Collins

APS, INC.
ELECTRICAL ENGINEERS
APSINC.BIZ

NO	ISSUE	DATE
3	Site Photometrics	09/14/2020
2	Storage Addition	07/07/2020
1	ASI 01	07/07/2017

PROJECT APS. .616.20
DATE 09/14/2020
DRAWN SJM, RJB

PHOTOMETRIC SCHEDULES

PM.2

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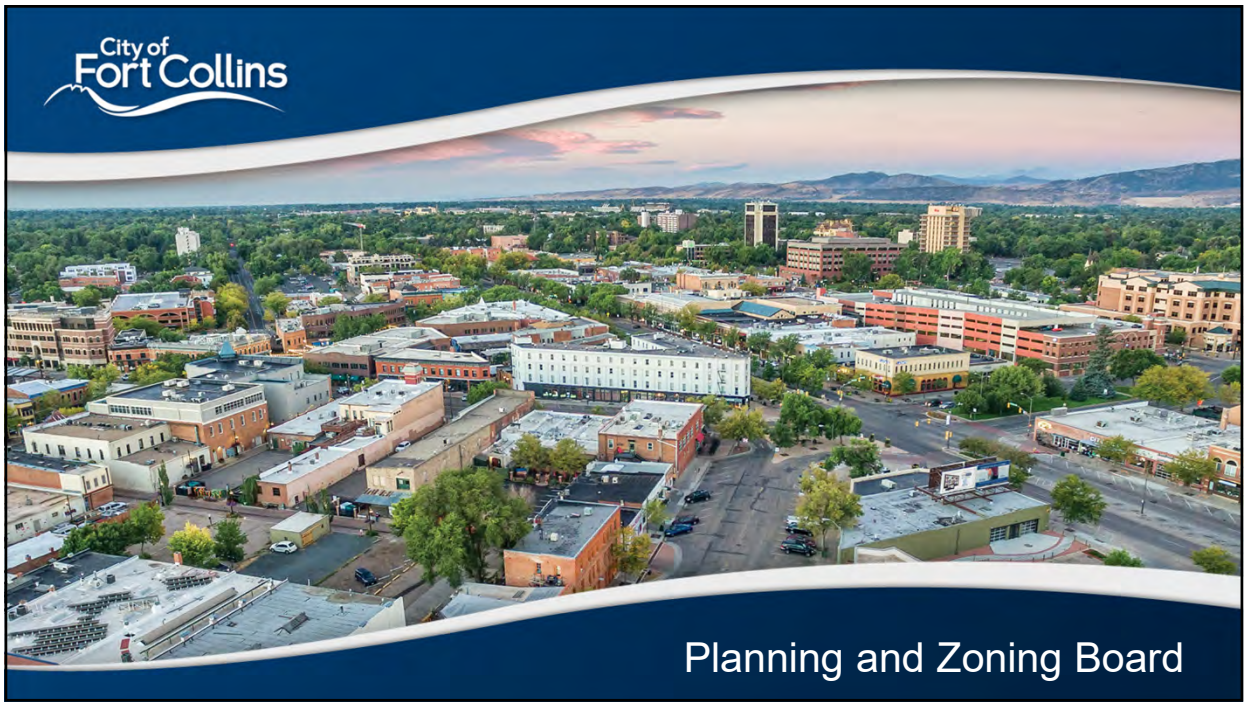

1

City of Fort Collins

Maple Hill Park – Maintenance Storage

Maple Hill Park, Maintenance Storage Building
MA200061

Applicant: Roger Sherman , BHA Design

City Staff: Senior Zoning Inspector, Jamie Kimberlin 2

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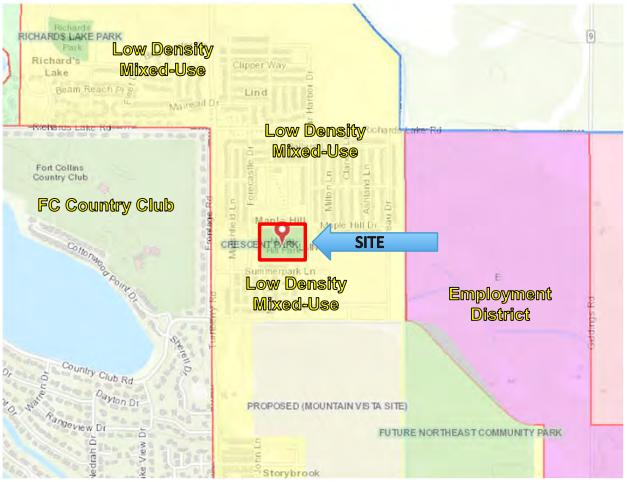
City of Fort Collins

Maple Hill/Crescent Park



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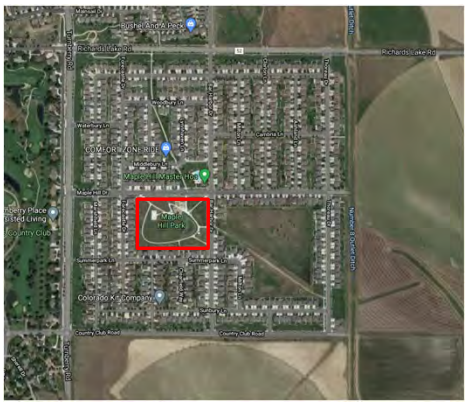
City of Fort Collins

Maple Hill Park



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Maple Hill Park Existing Pump House

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Maple Hill Park Existing Pump House

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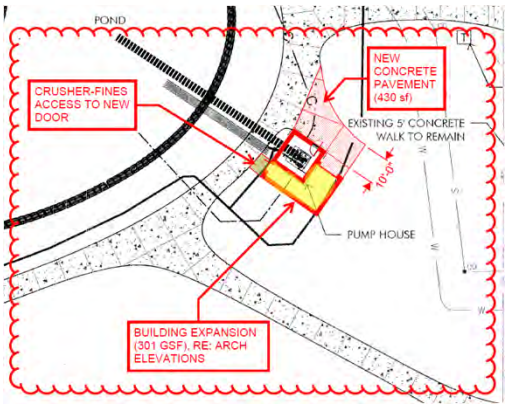
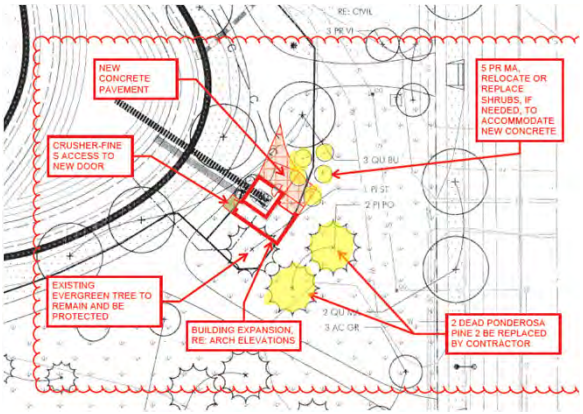
Maple Hill Park Site & Landscape





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Maple Hill Park Elevations

Proposed building is 301sf

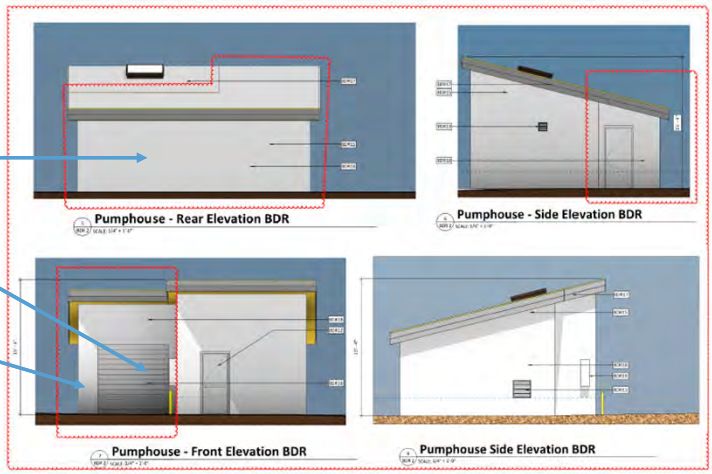
BDR15 CMU - natural tone.

BDR16 Coiling metal door - gray.

BDR17 Existing pumphouse.

BDR18 New addition.

BDR19 Electrical, paint to match facade.



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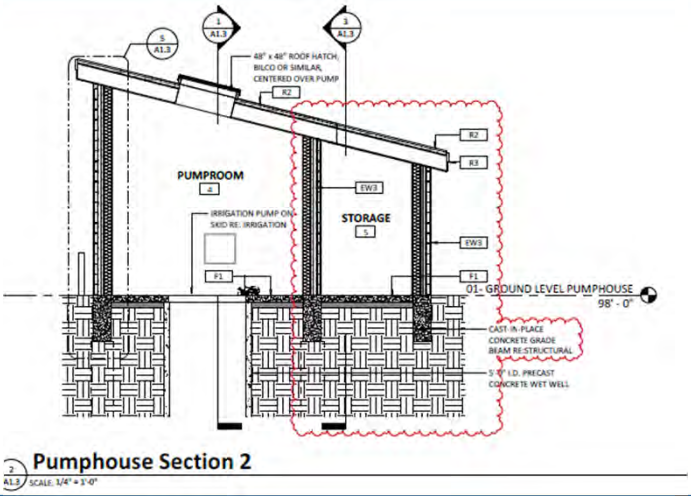
Maple Hill Park Pump House Cross Section



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Maple Hill Park Recommendation

Staff recommends approval of MA200061,
Maple Hill Neighborhood Park- Maintenance Storage Building

10

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City of Fort Collins

Maple Hill Park

Thank You

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Development Review Staff Report

Agenda Item 6

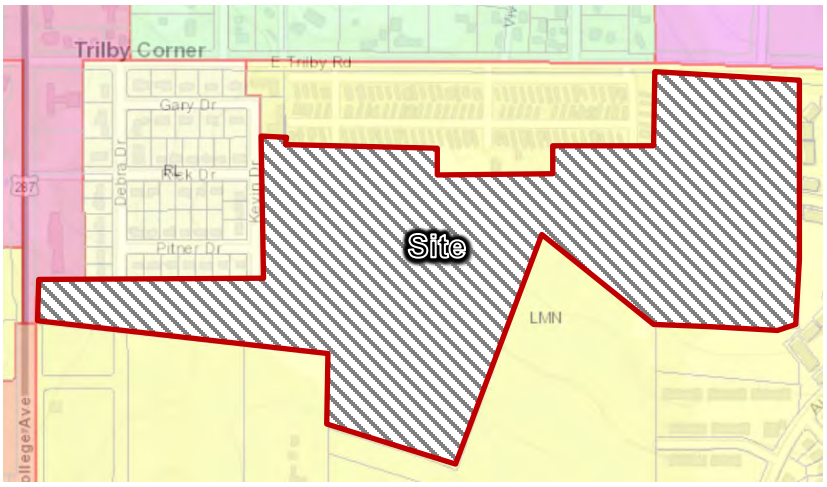
Planning & Zoning Board: October 15, 2020

Sun Communities, The Foothills Stand-Alone Modifications – MOD 200002

Summary of Request

This is a request for two stand-alone modifications to the City of Fort Collins Land Use Code for a proposed manufactured home project (The Foothills) located east of S College Ave and south of E Trilby Rd at 6750 S College Avenue. The first request is for a modification to Land Use Code 3.6.2(N)(1)(c), *Street Like Private Drives,* to allow a modified street cross-section without on-street parking. The second request is for a modification to Land Use Code 4.5(D)(2), *Mix of Housing,* to permit one housing type (manufactured home park) instead of four housing types. These stand-alone modification requests are being made in advance of the submittal of a Project Development Plan (PDP).

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the Board, the stand-alone modifications will be valid for one year. If the applicant does not submit a Project Development Plan for the site within one year, any stand-alone modifications approved by the Board will expire.

Site Location

Located at 6750 South College Avenue – southeast of the intersection of S. College Avenue and E. Trilby Road.

Zoning

Low Density Mixed-Use Neighborhood (LMN) District

Property Owner

College Avenue Properties, LLC
6261 S. Potomac Way
Centennial, CO 80111

Applicant/Representative

Nikki Jeffries
Sun Land Development
Two Towne Square, Suite 700
Southfield, MI 48034

Staff

Meaghan Overton, Senior City Planner

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2. Comprehensive Plan 3
3. Public Outreach 5
4. Article 2 – Applicable Standards 5
5. Findings of Fact/Conclusion 14
6. Recommendation 14
7. Attachments 14

Staff Recommendation

Approval of Modifications of Standard, with conditions

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for two Stand-Alone Modifications to the City of Fort Collins Land Use Code for a proposed manufactured home project located east of S College Avenue and south of E Trilby Road.
    - The first request is for a Modification to Land Use Code 3.6.2(N)(1)(c), *Street Like Private Drives*, to allow a modified street cross-section with no on-street parking.
    - The second request is for a Modification to Land Use Code 4.5(D)(2), *Mix of Housing*, to permit one housing type (manufactured home park) instead of the four housing types required for a site larger than 30 acres.
- The applicant is requesting these Stand-Alone Modifications in advance of the submittal of a Project Development Plan (PDP). A conceptual plan has been submitted that represents a pending PDP and, while not under review at this time, helps inform the discussion related to the Requests for Modification.
    - For informational purposes, the conceptual site plan for a future PDP includes approximately 200 manufactured housing units and an amenity center, with primary access taken from E. Trilby Road.
    - Manufactured Home Parks (mobile home parks) are a permitted use in the Low Density Mixed-Use Neighborhood (LMN) Zone, subject to Planning & Zoning Board approval.
- The applicants are invoking the Stand-Alone Modification process for a future Project Development Plan because the proposed street cross-section and number of housing types are critical path decision points that are best addressed as early in the development review process as possible.

B. SITE CHARACTERISTICS

1. Development Status/Background

The subject property is approximately 51.6 acres in size and is currently unplatted. The property was annexed into the City on February 16, 2010 as part of the Southwest Enclave Annexation, Phase Three. The property includes two parcels (9613200003, 9613100001). A single-family house built in 1968 and associated outbuildings are currently located on the western portion of the site adjacent to S. College Avenue. The property was the subject of a conceptual review in 2017 (CDR 170024). No additional development activity has been proposed or approved on the site since 2017.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (LMN) District; Low Density Residential (RL) District; Limited Commercial (CL) District	Low Density Mixed-Use Neighborhood (LMN) District	Low Density Mixed-Use Neighborhood (LMN) District	Low Density Mixed-Use Neighborhood (LMN) District Limited Commercial (CL) District
Land Use	Manufactured Home Park (LMN Zone; Pleasant Grove) Residential (RL Zone); single-family Commercial (CL Zone); various commercial uses	Residential; single-family and multifamily (Lakeview on the Rise, vacant Land Bank parcel, Provincetowne PUD Third Filing)	Residential; single-family and multifamily (Provincetowne PUD Second Filing)	Commercial (various retail, service and commercial businesses)

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C. OVERVIEW OF MAIN CONSIDERATIONS

Staff's primary consideration has been a detailed review of the applicant's justifications for the two Stand-Alone Modification requests, which follows in Section 4 of this report:

- Modification to Land Use Code 3.6.2(N)(1)(c), *Street Like Private Drives*, to allow a modified street cross-section with no on-street parking.
- Modification to Land Use Code 4.5(D)(2), *Mix of Housing*, to permit one housing type (manufactured home park) instead of the four housing types required for a site larger than 30 acres.

In summary, Staff finds that the modification requests comply with the requirements in Land Use Code Section 2.8, with conditions of approval that should apply to the future PDP submittal. In addition to the analysis of the modifications under Section 2.8 criteria in Section 4 of this report, staff would also like to highlight the following points for consideration:

- As of 2020, the City is approximately 700 units behind on adopted goals for affordable housing production. Recent estimates indicate that the City will need to encourage the construction of 280+ units of affordable housing a year to meet 2040 goals. Though City Plan, the City Strategic Plan, and the Affordable Housing Strategic Plan all encourage production of affordable housing, the realities of financing and constructing deed-restricted affordable housing are very challenging. This proposal commits to providing 15% deed-restricted, affordable lots/units in the manufactured home park (approximately 30 units) that will be affordable to households making 80% or less of the Area Median Income (AMI).
- Manufactured housing, even without a deed restriction, has been identified as an important source of naturally occurring affordable housing that does not require significant government subsidy. Currently, the number of manufactured homes and deed-restricted affordable units are roughly equivalent in the City (approximately 3,500 units each). Both manufactured and deed-restricted housing serve similar demographics, and manufactured housing is a critical component of the City's housing stock for lower-income residents.
- Fort Collins has not had a new manufactured home park proposed or developed since the Dry Creek manufactured housing project was approved in 1997. There has not been a new manufactured home park developed under the current Fort Collins Land Use Code. The Dry Creek project, while approved as a manufactured home park, has since been converted into a single-family subdivision with fee simple lots.

2. Comprehensive Plan

A. SOUTH COLLEGE CORRIDOR PLAN (2009)

The South College Corridor Plan was adopted in 2009 in conjunction with the Southwest Enclave Annexation process. The Plan aims to integrate a range of studies and policy documents to provide direction for the future of the South College area (Harmony Road to Carpenter Road) and the gateway into Fort Collins at Carpenter Road and S. College Avenue. The Plan envisions that the South College corridor will evolve over time "as a healthy business district to become a clearly recognizable part of Fort Collins with upgrades to streetscapes and buildings, new uses that support neighborhoods and the Mason Corridor, stronger multi-modal transportation connections, and active civic partnerships" (pg 27).

Particularly important for this proposal is the Plan's integration of the Colorado Department of Transportation (CDOT) Access Control Plan for S. College Avenue. As a state highway, College Avenue is under CDOT's jurisdiction. As the number of access points out to S. College Avenue is consolidated over time, long-term plans encourage construction of parallel streets to provide circulation alternatives for local residents and businesses, connecting to existing public streets where possible. The South College Corridor Plan suggests that enhancing circulation along the rear of properties abutting South College Avenue and reducing reliance on the State Highway are important considerations for any redevelopment in this area (pg. 33).

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Additionally, the South College Corridor Plan identifies the subject site as residential use in the Framework Plan (pg. 18). Later in the Plan, however, an exploration of this site for a commercial center is also included. The Plan did not recommend land use changes to re-designate the subject property as a commercial area for several reasons, including lack of access to South College Avenue, impacts to adjacent natural areas, and other site constraints (pg 40). The designation of the property has since remained residential as recommended in the Plan.

The proposal for development of a manufactured home park on this site aligns with the guidance in the South College Corridor Plan. It is a residential use, and parallel street connectivity is proposed with the connection of Debra Drive through the western portion of the site. In addition, the proposal seeks to take primary access off Trilby Road, rather than off S. College Avenue.

B. CITY PLAN (2019)

City Plan is the City's comprehensive plan for land use, transportation, and transit. Several principles and policies are relevant to the evaluation of the current proposal.

- Principle LIV 2 – Promote infill and redevelopment.
- Principle LIV 5 – Create more opportunities for housing choices.
    - Policy LIV 5.2 - SUPPLY OF ATTAINABLE HOUSING Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.
- Principle LIV 6 – Improve access to housing that meets the needs of residents regardless of their race, ethnicity, income, age, ability or background.

The place type assigned to this site is also relevant to evaluation of the current proposal. This site is assigned a "mixed neighborhood" place type in the City Plan Structure Map. Principal land uses in this neighborhood type are single-family detached homes, duplexes, triplexes, and townhomes. ADUs and small-scale multifamily buildings are listed as secondary uses, along with a range of neighborhood-serving commercial and retail uses. Densities for this place type are expected to be in the 5-20 dwelling units per acre range.

The proposal for redevelopment of this site aligns well with the guidance contained in City Plan. Because this proposal increases the amount of available and affordable housing in the community, it supports City Plan principles that encourage a diverse range of housing options that are attainable (30% or less of monthly income) to residents earning the median income. It also increases housing choices by proposing the development of a new manufactured home park, adding to the inventory of this important type of naturally occurring affordable housing. Finally, the density of the conceptual site plan is currently about 5-6 dwelling units per acre, which meets the lower end of recommended densities for this place type.

C. ADDITIONAL RELEVANT PLANS

Several other adopted policy documents are relevant to this proposal in addition to the land use/comprehensive plans summarized above. City Plan has incorporated these additional documents by reference. Key points are summarized below:

- *City Strategic Plan (2020):* the 2020 Strategic Plan identifies housing affordability as one of the City's guiding themes and principles. In particular, the section dedicated to Neighborhood Livability and Social Health (NLSH) Policy 1.8 states that the City should "Preserve and enhance manufactured housing communities as a source of affordable housing and create a safe and equitable environment for residents."
- *Affordable Housing Strategic Plan (2015):* sets a goal to facilitate the development of about 188 affordable housing units per year through 2019, which would result in approximately 6% of all units as

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designated affordable housing. The overall goal is to have 10% of the City's housing stock composed of designated affordable units by 2040.

- *Affordable Housing Redevelopment Displacement Mitigation Strategy (2014):* Though this document primarily concerns itself with the closure of existing manufactured home parks and preventing displacement of residents, the document also suggests that the City could encourage the development of new manufactured housing parks "both as an efficient source of affordable housing and to increase the number of mobile home sites available for potential relocation from existing mobile home parks when they redevelop" (pg. 25).

3. Public Outreach

A. NEIGHBORHOOD MEETING

Two public meetings were held for this proposal. The neighborhood meeting was held on May 28, 2020. Approximately 90 members of the public were in attendance. A subsequent Community Q&A event was held on July 23, 2020. Approximately 50 members of the public were in attendance. Notes from both meetings have been included as an attachment to this report. The meetings were also recorded and are available for review at the links below:

- Meeting 1, May 28, 2020 (access code: SunComm_2020)
- Meeting 2, July 23, 2020

B. PUBLIC COMMENTS:

31 written comments or emails have been received for this proposal and have been included as an attachment to this report. An additional 11 comments or questions were received on the OurCity engagement forum; these comments are also attached. Any communication received between the public notice period and hearing will be forwarded to the P&Z Board to be considered when making a decision on the project.

4. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on August 7, 2020. The modification requests required two rounds of staff review.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR190071

A conceptual review meeting was held on August 29, 2019.

2. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. Two neighborhood meetings were held for this project on May 28, 2020 and July 23, 2020.

3. First Submittal – MOD200002

The first submittal of this project was completed on August 7, 2020.

4. Notice (Posted, Written and Published)

Posted Notice: May 18, 2020, Sign # 541

Written Hearing Notice: May 14, 2020, 512 addresses mailed.

Published Hearing Notice: Scheduled for October 4, 2020, Coloradoan Confirmation #0004405382

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C. DIVISION 2.8 – MODIFICATION OF STANDARDS

1. Section 2.8.1 – Stand-Alone Modification of Standard

The Purpose and Applicability statement for Modifications of Standard allows for a Request for Modification to be submitted in advance of a Project Development Plan. Section 2.8.1 states:

"The decision maker is empowered to grant modifications to the General Development Standards contained in Article 3 and the Land Use Standards and Development Standards contained in Article 4 and any separation or proximity standards that are established as a specific measurement of distance in the District Permitted Uses contained in Article 4, either for: (1) overall development plans and/or project development plans which are pending approval at the time that the request for proposed modification is filed; (2) overall development plans **and/or project development plans which the applicant intends to file, provided that such plans are in fact filed with the Director as development applications within one (1) year following the determination of the decision maker on the request for the proposed modification;** or (3) development plans approved under prior law and which are sought to be amended (either as a minor or major amendment) pursuant to Section 2.2.10. This modification of standards process shall not apply so as to allow any modification of the requirements contained in Division 4.29 of this Code." (Emphasis added.)

The applicants are invoking the Stand-Alone Modification process for a future Project Development Plan because the proposed street cross-section and number of housing types are critical path decision points that are best addressed as early in the development review process as possible.

2. Section 2.8.2 – Modification of Standard

The applicants are requesting two Modifications of Standard:

- The first modification is to the requirements for a Street-Like Private Drive, contained in Land Use Code (LUC) Section 3.6.2(N)(1)(c). The applicants request approval for a street cross-section that does not include on-street parking.
- The second modification is to the required mix of housing types in LUC Section 4.5(D)(2). The applicants request approval for one housing type – manufactured home park – rather than the four housing types that are required for projects over 30 acres in the Low Density Mixed-Use Neighborhood (LMN) zone.

The Land Use Code was adopted with the recognition that there will be instances where a project could support the implementation of City Plan or intent of the Land Use Code, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted

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policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

3. Applicant's Justification

The applicant's complete justifications for Modifications of Standard to Section 3.6.2(N)(1)(c) and Section 4.5(D)(2) are included as attachments to this report. Staff will address each modification in turn in the following sections:

A. Modification to *3.6.2(N)(1)(c) – Street-Like Private Drives*. The applicant contends that this modification is justified under criterion 2, "substantially alleviate an existing, defined, and described problem of citywide concern…[where the] strict application of such a standard would render the project infeasible" and criterion 3, "by reason of exceptional physical conditions…unique to such property." Section 3.6.2(N)(1)(c) requires that street-like private drives provide travel lanes, on-street parking, tree-lined borders, detached sidewalks, and crosswalks.

The applicants propose a street cross-section that does not include on-street parking. The applicant's proposed cross-section does meet other requirements for a street-like private drive. The applicant offers the following points in their justification:

"Sun's reduced roadway section and corridor widths proposed for travel lanes help reduce vehicular speed throughout its communities. Typical speed limits within a Sun community are 10-15 mph; and the narrower street profile is the primary reason, not signage. In addition, Sun does not typically allow onstreet parking within its communities to provide a more attractive streetscape. Every house will have at least three (3) dedicated on-site parking spaces behind the sidewalk and visitor parking will be provided within short walking distance at the central amenity center and in other designated common areas throughout the development. A visitor parking plan is included as Attachment D. Finally, Sun's on-site community management staff enforces parking and speeding concerns within the community, if any arise" (Pg. 2)

<u>Criterion 2:</u>

"Typical Sun communities have a total housing cost well below a traditional single-family community, while providing a mixture of options within a highly amenitized community. Whereas a traditional apartment community is built for renters only, Sun prides itself on being able to provide attainable housing to its residents and an opportunity to build equity in an asset. This is important for a population that would normally have nothing to show after years of paying rent. In Fort Collins, Sun is planning to sell brand-new manufactured homes in the $100,000 - $200,000 price range. Site rent for the community is projected to be in the $700- $750 per month range, which equates to a total monthly cost in the $1,900 - $2,400 range. To compare, the average home value in Fort Collins is around $425,000, with a monthly mortgage payment in the $3,100 - $3,300 range. A nurse or teacher or

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retiree living in The Foothills will have a brand-new, energy efficient home in a community with open space, a playground, a clubhouse, a pool, a nature preserve, and a dog park; and will save $1,000 per month or more in housing costs when compared to the elusive and expensive traditional single-family home in Fort Collins" (Pg 4).

"In an effort to provide an affordable housing option within the City of Fort Collins, Sun will enter into an agreement with the City to provide 30 units (approximately 15%) of the homes in The Foothills as affordable by placing a deed restriction on the sites. Sun will provide some of these deed restricted homes for rent and some of the deed restricted homes will be offered for sale to give residents multiple options, including the chance at home ownership. This agreement is above and beyond the generally more affordable price point already available (without deed restriction) to everyone. By providing 30 units of affordable, energy-efficient, single-family detached homes, this project provides 10% of the units needed to meet the City's annual goal while also helping to provide a wide range of affordable housing options throughout the community. The detached single-family housing proposed differs from most of the new affordable housing stock in the City, which is typically attached multi-family apartments without private yards. All 30 units to be deed restricted will be affordable to households earning 80% or less of the Area Median Income (AMI) and be deed restricted for at least 20 years" (Pg. 5).

"The City's Land Use Code standards for Street-Like Private Drives place a financial burden on a developer providing workforce and affordable housing, as the required on-street parking necessitates a wider road cross-section, costing more money to build and maintain, while reducing the number of homes available within the community. Providing a wider road cross-section that meets the City standards will result in just 180 homes, which is a reduction in 24 homes from the current concept plan. The proposed site concept plan is shown in Attachment A, while the alternate site plan with wider roadway widths is shown in Attachment E. A reduction of 24 units in this community would render the project financially unfeasible to develop and build, thus negating the opportunity to provide a needed affordable housing project in the City of Fort Collins." (Pg. 4-5).

<u>Criterion 3:</u>

"The site is narrow and irregularly shaped (like a figure-eight), has no viable access from College Avenue, and has existing wetlands, all of which make the property difficult for many types of development and the associated infrastructure required. More specifically, existing site constraints include:

- *The site has an irregular shape with very narrow frontage on College Avenue and is long and narrow on the western portion, which limits the ability to efficiently design and build a typical residential neighborhood along with wider street section that include on-street parking.*
- *Moreover, the 51' minimum city roadway corridor width, if applied to this plan, would reduce density, well below the desired minimum density level for this property of 4 dwelling units per acre for the L-M-N zoning district.*
- *The current plan will not only concentrate the wetlands for improved regional storm water management, but will also improve the overall quality of wetlands while providing access to nature for residents and neighbors. The wetlands will become a "nature preserve area" and Sun will provide benches and walking trails in the area around the wetlands so that residents may enjoy and appreciate this natural feature" (Pg. 6).*

B. Modification to *4.5(D)(2) – Mix of Housing*. The applicant contends that this modification is justified under criterion 2, "substantially alleviate an existing, defined, and described problem of citywide concern…[where the] strict application of such a standard would render the project infeasible" and and criterion 3, "by reason of exceptional physical conditions…unique to such property." Section 4.5(D)(2) requires four distinct housing types for projects over 30 acres in size in the LMN zone district. The applicants propose one housing type – manufactured home park. In addition to the

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justification points included above (which are repeated for this second modification), the applicant offers the following additional points in their justification:

"While Sun intends to provide a wide variety of housing styles, layouts and elevations, the City's Land Use Code requirement of four separate housing types on a parcel that is over 30 acres places an excessive burden on any workforce or affordable housing developer, as the incorporation of different housing types as defined requires completely different standards of infrastructure; including utilities, public streets, private streets, alleys, parking lots and maintenance programs; which makes the project financially unfeasible for Sun to develop and build as an affordable housing project. However, we did look at some ways to meet the intent of the Land Use Code, while still being able to provide a much needed affordable housing development in the City of Fort Collins. Sun is committed to providing at least five different floor plans with at least three elevations options per floor plan at the Foothills to give residents many options and provide a varied and interesting streetscape. In addition, there will be garage and carport options for residents on most sites, so some houses will have front loaded garages or carports and some sites will have no garage or carport, which will further help to diversify the streetscape. Finally, a minimum of 15 "small-lot" single family sites will be incorporated into the site plan. These sites will meet the City's definition of small lot single-family detached dwellings and contain less than 4,000 SF or have lot frontages of 40 feet or less. The homes on these smaller sites will have more varied architecture and lower price points than the larger lots to provide additional variety in housing options at The Foothills. The small sites will be integrated throughout the overall site and not concentrated in one area" (Pg. 6-7).

"The current requirement of providing four different product types within a development of this size would create a much less affordable infrastructure plan, adding costs and reducing product efficiencies, thereby causing the project to be too expensive and infeasible to build, thus negating the opportunity for Sun to deliver the critical affordable and workforce housing stock within the City of Fort Collins. The proposed project provides many options for elevations and floorplans, along with different lot sizes and configurations at different price points to provide a diverse community, which helps to meet the intent of the City's Land Use Code while addressing a very important community need" (Pg. 10).

4. Staff's Analysis of Modification Request

A. Staff finds that the requested Modification of Standard to Section 3.6.2(N)(1)(c) to permit a street-like private drive with no on-street parking would not be detrimental to the public good and is justified by criterion 2 and 3 in Land Use Code Section 2.8.2, under the following conditions:

- Condition 1: That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units.
- Condition 2: That the future PDP demonstrates adequate parking within the development for guests and residents.

Criterion 2:

Staff finds that the requested Modification addresses criterion 2, "substantially alleviates a community need," because the PDP will result in the addition of approximately 30 affordable housing units, which equates to roughly 10% of the City's annual affordable housing goal. Affordable housing is a critical community priority that has been identified in City Plan, the City Strategic Plan, and the Affordable Housing Strategic Plan. Relevant principles and policies have been included below for reference:

- *City Plan:* Adopted in 2019, City Plan is the City's comprehensive plan for land use, transportation, and transit. Attainable, affordable housing options were one of the top issues raised in community engagement during the plan update process. These concerns are reflected in a range of principles across multiple outcome areas:
  - Principle LIV 2 – Promote infill and redevelopment.
  - Principle LIV 5 – Create more opportunities for housing choices.

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- Principle LIV 6 – Improve access to housing that meets the needs of residents regardless of their race, ethnicity, income, age, ability or background.

The future PDP associated with this modification will help achieve each of these principles. It will be an infill project and will provide additional housing choices that are affordable.

- *City Strategic Plan:* The Strategic Plan is the City's five-year road map that articulates community priorities, ways to measure success and alignment of work across projects and departments. The outcomes and objectives identified in the plan directly affect the development of City's budget and guide the work the City does in its seven key outcome areas. The 2020 Strategic Plan identifies housing affordability as one of the City's guiding themes and principles.

  - NLSH (Neighborhood Livability and Social Health) 1.1 – Improve and increase availability and choice of quality housing that is affordable to a broad range of income levels.

  - NLSH 1.8 – "Preserve and enhance manufactured housing communities as a source of affordable housing and create a safe and equitable environment for residents."

  The future PDP is well aligned with this direction, particularly because manufactured home parks are an important form of naturally occurring affordable housing that does not require government subsidy. In addition, the applicants have committed to deed-restricting 15% of the housing (approximately 30 units) in the manufactured home park for households making 80% or less of the Area Median Income (AMI).

  Staff also notes that manufactured home parks provide a single-family housing type at a cost that is more affordable to lower-income households. Most subsidized, deed-restricted affordable housing in Fort Collins is provided in multifamily buildings, with a small percentage provided in the form of townhomes or single-family houses. Manufactured home parks provide a single-family detached type of housing at a more affordable price than stick-built single-family housing.

- *Affordable Housing Strategic Plan:* Adopted in 2015, the Affordable Housing Strategic Plan set a goal to facilitate the development of about 188 affordable housing units per year through 2019, which would result in approximately 6% of all units as designated affordable housing. The overall goal is to have 10% of the City's housing stock composed of designated affordable units by 2040.

  As of 2020, the pace of affordable housing development is not keeping up with this goal, especially when compared to the pace of market-rate residential development. Current affordable inventory is approximately 4.8% of all housing units. To achieve the 10% goal set by the plan, recent estimates indicate that Fort Collins will need to produce 280+ units of affordable housing every year between 2020 and 2040.

  The approximately 30 units proposed in the future PDP would represent about 10% of the City's desired affordable housing production in 2021, which is a significant contribution toward achieving our adopted affordable housing goals. It is also important to recognize that affordable housing that does not rely on government subsidy is becoming increasingly rare.

- *Other considerations and analysis*: In addition to specific alignment with adopted policy documents as outlined above, staff also considered the following:

  - Price escalation in both rental and for-sale housing is also increasing prices for previously affordable homes, which means that market rates are no longer affordable for many of the City's residents. Recent data from the City's Social Sustainability Gaps Analysis (2020) indicates that only 11% of renters in Fort Collins can afford a median-priced home. In this context of rising home prices and increasing monthly rents, manufactured housing offers a lower-cost option for households that can't afford the $400,000+ cost of a single-family, stick-built home. While there are pros and cons to the divided asset ownership that is typical of manufactured home parks (where someone owns their home and rents

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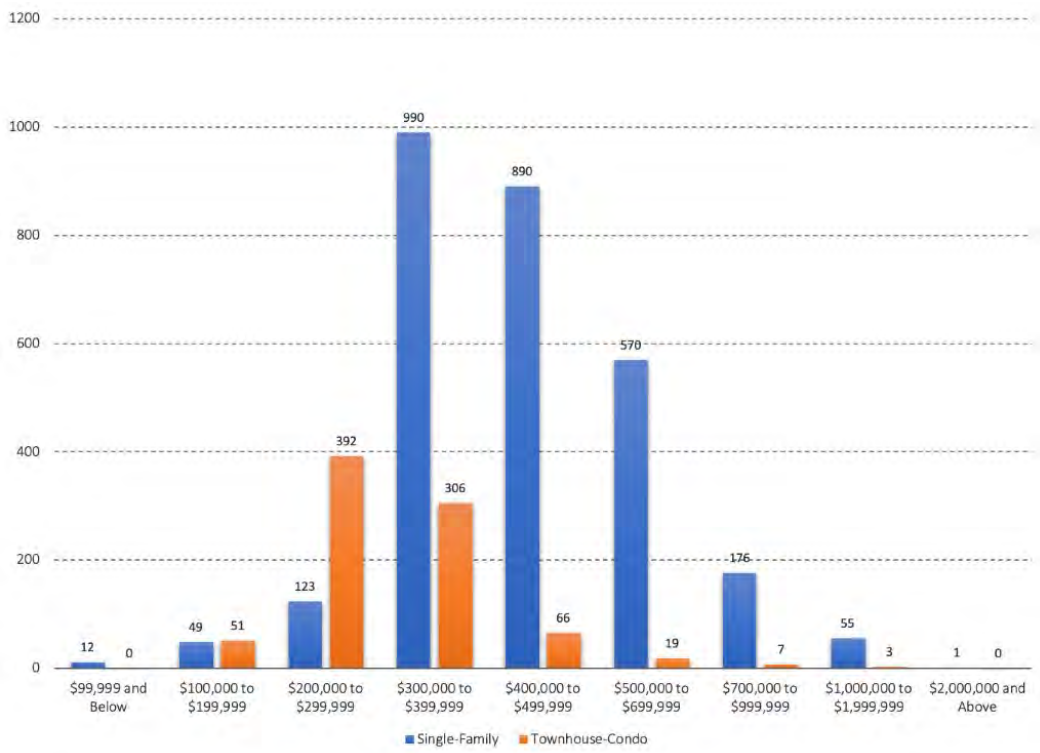
the lot), this model does provide an affordable option that is similar in form and function to stick-built single family homes.

- In 2019, 3,710 homes sold in Fort Collins. 2,866 single-family detached homes sold while 844 townhomes and condominiums sold. Only 184 single-family and 443 townhomes and condos sold under $300,000 in 2019. The prices for homes in this manufactured home park are expected to be in the $100,000-$200,000 range. Inventory for homes in this price range is very limited in Fort Collins, and this development could add an additional 200 units of housing priced at $200,000 and below.

Figure 16: Prices of Homes Sold, 2019 (IRES, 2019) – Housing Strategic Plan Existing Conditions Assessment (Pg. 33)



Staff further notes that criterion 2 includes a requirement to find that the "strict application of such a standard would render the project infeasible." If the required on-street parking was applied to the future PDP, the applicants estimate that the number of units in the project would be reduced by about 24 lots, rendering the project infeasible from a financial perspective.

The applicants also assert that a reduction of lots of this magnitude would result in a project that does not meet the minimum density in the LMN zone (4 dwelling units/acre). If the applicants provided on-street parking and the net density of the project fell below 4 dwelling units per acre, a modification to reduce the density of the project would be required. This modification would be unlikely to be supported by staff because the City Plan Structure Plan map assigns a "mixed neighborhood" place type to this area. A mixed neighborhood is intended to be compact, with a variety of housing types. Average densities in this place type are between 5-20 dwelling units per acre. The current conceptual site plan proposes densities in the 5-6 dwelling units per acre range.

Criterion 3:

Staff finds that the requested Modification also addresses criterion 3, "by reason of exceptional physical conditions…unique to such property," because the property has several unique physical constraints that

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make developing this site difficult. In addition, none of the site constraints were caused by the act or omission of the applicant. A summary of site constraints is outlined below:

- The site is irregularly shaped, particularly on the western portion of the site. The narrowness of the site on the west (180 feet-280 feet in width) and the irregular property boundaries throughout the site make a traditional grid-like pattern of development very challenging to design while also meeting the requirements for road widths, lot sizes, and density in the LMN zone district.
- The Access Control Plan (ACP) for South College Avenue (2002) allows for a ¾ access onto College Avenue from Lorien Lane, which is located directly to the south. Debra Drive will connect the site to this access point, but there is no direct access planned from the subject site out to College Avenue. Debra Drive is planned as a parallel street in both the ACP and the South College Corridor Plan. As a result, the proposed project will take primary access from Trilby Road and from Lorien Lane via Debra Drive. The limited access points for a site of this size (approximately 51 acres) also create challenges for circulation and street layout.
- The site is also constrained by existing wetlands and a prairie dog colony. While the wetlands and prairie dogs do not make the property impossible to develop, they do create additional requirements for development including landscaping, buffering, habitat restoration, and prairie dog mitigation. An Ecological Characterization Study (ECS) will be required with the submittal of a future PDP to outline requirements for the protection of natural habitats and features on the site.

Additional analysis that is specific to the standard being modified follows:

- Street-Like Private Drives

  Section 3.6.2(N)(1)(c) states:

  "A street-like private drive shall be allowed as primary access to facing buildings or to parcels internal to a larger, cohesive development plan, or for the purposes of meeting other requirements for streets. Street-like private drives shall be designed to include **travel lanes, on-street parking, tree-lined border(s), detached sidewalk(s) and crosswalks**. Other features such as bikeways, landscaped medians, corner plazas and pedestrian lighting may be provided to afford an appropriate alternative to a street in the context of the development plan." (Emphasis added)

  - While no on-street parking is proposed with the street-like private drive cross-section, the conceptual site plan does include designated guest parking throughout the development. Two standard parking spaces and one tandem parking space are also proposed for each lot.
  - Parking standards for single-family home development require one parking space for lots greater than 40 feet in width, and two spaces for lots less than 40 feet in width (Section 3.2.2(K)(1)(c). Standards for manufactured home parks require two parking spaces per lot (Section 3.2.2(K)(1)(d). The proposal meets the parking requirements for the use proposed, and the guest parking will provide additional parking to minimize spillover into adjacent neighborhoods.
  - The applicants have agreed to provide detached walks with street trees, which is not typical of manufactured housing development in Fort Collins or for the applicant's projects in other parts of the country.
  - The applicants have also agreed to provide a public street connection that will continue Debra Drive on the western edge of the site. This aligns with policy guidance in the South College Corridor Plan that encourages the creation of north-south street connections that parallel College Avenue.

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B. Staff finds that the requested Modification of Standard to Section 4.5(D)(2) to permit one housing type (manufactured home park), instead of the four housing types required for a site over 30 acres in the LMN zone district, would not be detrimental to the public good. Staff finds that this modification is justified by criteria 2 and 3 in Land Use Code Section 2.8.2 under the following condition:

- Condition 1: That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units
- Condition 3: That the future PDP includes a minimum of 5 distinct floor plans, 3 distinct building elevations per floor plan, and 15 small-lot homes

Staff finds that the requested Modification addresses criterion 2, "substantially alleviates a community need," because the PDP will result in the addition of approximately 30 affordable housing units, which equates to roughly 10% of the City's annual affordable housing goal. Affordable housing is a critical community priority that has been identified in City Plan, the City Strategic Plan, and the Affordable Housing Strategic Plan as described in section A above.

Staff also finds that the requested Modification addresses criterion 3, "by reason of exceptional physical conditions…unique to such property," as described in section A above.

Additional analysis that is specific to the standard being modified follows:

- Housing Types

  Section 4.5(D)(2) requires four distinct housing types for a project over 30 acres in the LMN zone district. The housing types listed in this section are as follows:

  1. Single-family detached dwellings with rear loaded garages.
  2. Single-family detached dwellings with front or side loaded garages.
  3. Small lot single-family detached dwellings (lots containing less than four thousand [4,000] square feet or with lot frontages of forty [40] feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single-family detached dwellings and the average lot size for single-family detached dwellings with front or side loaded garages.
  4. Two-family dwellings.
  5. Single-family attached dwellings.
  6. Two-family attached dwellings, the placement of which shall be limited to no more than two (2) dwellings per two (2) consecutive individual lots.
  7. Mixed-use dwelling units.
  8. Multi-family dwellings containing more than three (3) to four (4) units per building;
  9. Multi-family dwellings containing five (5) to seven (7) units per building.
  10. Multi-family dwellings containing more than seven (7) units per building (limited to twelve [12] dwelling units per building).
  11. Mobile home parks.

  The standard further states that a single housing type "shall not constitute more than eighty (80) percent or less than five (5) percent of the total number of dwelling units."

  In this case, the applicants are requesting a modification to permit just one housing type – manufactured (mobile) home parks. In addition to the analysis of the modification's compliance with Criteria 2 above, staff also notes that the applicant's justification for this modification includes commitments to housing model variety that will help the future PDP meet the intent of the Land Use Code requirements for four different housing types.

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While the ownership and management model of a manufactured home park limits the development to one distinct housing type, the applicants have agreed to include a minimum of 5 distinct floor plans, 3 distinct building elevations per floor plan, and 15 small-lot homes in the development (approximately 8% of the total number of lots). The applicants expect that some homes will have garages, while others will not. A stick-built single-family home subdivision with this amount of housing variety could very well meet the standards in 4.5(D)(2). This project can not meet this standard primarily because of its different ownership and management structure.

Finally, staff notes that criterion 2 includes a requirement to find that the "strict application of such a standard would render the project infeasible." If the requirement for four housing types was strictly applied to this proposal, it would no longer function as a manufactured home park. This makes the project infeasible from a practical and logistical perspective.

5. Findings of Fact/Conclusion

In evaluating the request for the Sun Communities Stand-Alone Modifications, MOD #200002, Staff makes the following findings of fact:

- The Modification of Standard to *Section 3.6.2(N)(1)(c) – Street-Like Private Drives* meets the application requirements of Section 2.8.2(H)(2) and (3), with conditions, and the granting of the modification would not be detrimental to the public good.
- The Modification of Standard to *4.5(D)(2) – Mix of Housing* meets the application requirements of Section 2.8.2(H)(2) and (3), with conditions, and the granting of the modification would not be detrimental to the public good.

6. Recommendation

Staff recommends approval of the Modifications of Standard to Section based on the aforementioned Findings of Fact, subject to the following conditions:

1. That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units
2. That the future PDP demonstrates adequate parking within the development for guests and residents.
3. That the future PDP includes a minimum of 5 distinct floor plans, 3 distinct building elevations per floor plan, and 15 small-lot homes

7. Attachments

1. Vicinity Map
2. Modification Request to 3.6.2(N)(1)(c)
3. Modification Request to 4.5(D)(2)
4. Conceptual Site Plan
5. Meeting #1 Staff Summary
6. Meeting #2 Staff Summary
7. Public Comments Received (via email and online via OurCity page)

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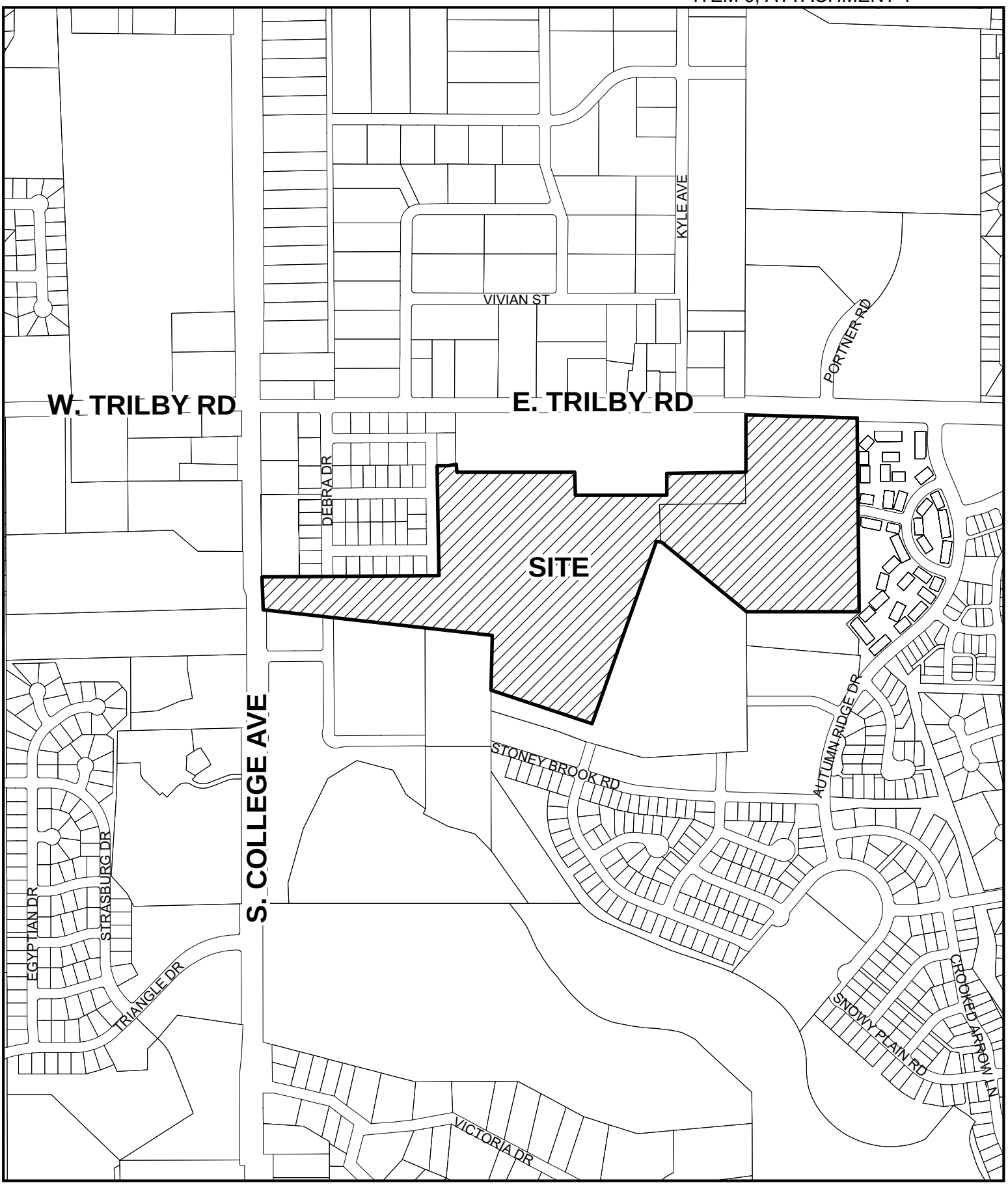

SUN COMMUNITIES VICINITY MAP

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ATWELL

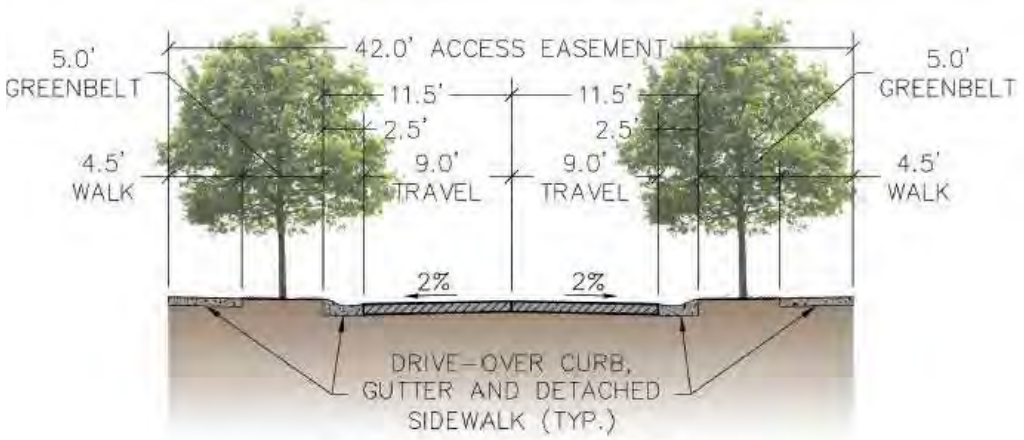
CONSULTING. ENGINEERING. CONSTRUCTION.

Zoning Modification Request #1 *(REVISION 2)*
Street-Like Private Drives
The Foothills
Sun Communities
6750 South College Avenue
Fort Collins, CO
September 22, 2020

Introduction

Sun Communities, Inc. is proposing approximately 200 units of detached residential manufactured housing with amenity center on approximately 51.9 acres on two parcels near the southeast corner of South College Avenue and East Trilby Road in a new community to be called "The Foothills". Both parcels are zoned Low Density Mixed-Use Neighborhood District (L-M-N). The site is currently vacant and covered with native vegetation. The current concept plan for this project is included as Attachment A. Sun Communities intends to develop and operate the site as a land-lease manufactured home community built to HUD standards. The development's roadways, utilities and amenities will be private and maintained by Sun Communities and funded through monthly site rent payments, much like typical HOA Fees, while the community residents will generally purchase and own their manufactured home. Typically, a large majority of Sun residents own their own home and can build equity in their investment.

As part of Sun's development program, a slightly modified private roadway cross-section is needed to accommodate the proposed site layout, which is designed to generally minimize the presence of motor vehicles along the roadway and create a more pedestrian friendly and aesthetically pleasing road corridor. The proposed cross-section is shown below and included as Attachment B.



TYPICAL ROADWAY SECTION
1:10 HOR.

The following is a request for a modification to the City of Fort Collins Land Use Code, Division 3.6.2 (N)(1)(c), regarding Street-Like Private Drives. This Division of the Land Use Code reads as follows, with the relevant section underlined:

Division 3.6.2 - Streets, Streetscapes, Alleys and Easements
Paragraph (N) Private Drives and Street-Like Private Drives

(1) When Allowed.

(a) Internal access or additional cross-access. Private drives shall be allowed in a development, provided that their function will only be to provide access to the property within the development or additional cross-access between developments that are also connected by a street(s). Private drives shall not be permitted if (by plan or circumstance) such drives would, in the judgement of the City Engineer, attract "through traffic" in such volumes as to render such drives necessary as connections between developments, neighborhoods or other origins and destinations outside of the development plan.

(b) Primary access. A private drive shall be allowed to provide primary access to a development, provided that the drive follows subparagraph (a) above.

(c) Street-Like Private Drives. A street-like private drive shall be allowed as primary access to facing buildings or to parcels internal to a larger, cohesive development plan, or for the purposes of meeting other requirements for streets. Street-like private drives shall be designed to include travel lanes, on-street parking, tree-lined border(s), detached sidewalk(s) and crosswalks. Other features such as bikeways, landscape medians, corner plazas and pedestrian lighting may be provided to afford an appropriate alternative to a street in the context of the development plan.

Sun is proposing street-like private drives throughout the community except for short roadway section of Debra Drive, which will be a public street built to City standards. The proposed cross-section for the street-like private drives will meet all the above criteria but will not include on-street parking. However, detached sidewalks and tree-lined borders are proposed on both sides of the street to promote walkability and connectivity throughout the community. The proposed street-like private drive cross-section can be seen above and in Attachment B and the cross-section with utilities shown along with unit details can been seen in Attachment C.

Sun's reduced roadway section and corridor widths proposed for travel lanes help reduce vehicular speed throughout its communities. Typical speed limits within a Sun community are 10-15 mph; and the narrower street profile is the primary reason, not signage. In addition, Sun does not typically allow on-street parking within its communities to provide a more attractive streetscape. Every house will have at least three (3) dedicated on-site parking spaces behind the sidewalk and visitor parking will be provided within short walking distance at the central amenity center and in other designated common areas throughout the development. A visitor parking plan is included as Attachment D. Finally, Sun's on-site community management staff enforces parking and speeding concerns within the community, if any arise.

Zoning Variance Guidelines

Section 2.8.2(H) of the Land Use Code states that a decision-maker may grant a modification of standards if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria:

(1) The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) The granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) By reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The applicant believes this modification request is not detrimental to the public good, meets two of the four criteria listed above, and respectfully requests that the modification be approved. Justification for meeting the two criteria is included in the sections below.

Applicant's Justification

Criteria #1 – Addresses an Important Community Need

Sun Communities (Sun) is a nationally recognized developer and manager of manufactured housing (MH) communities and recreational vehicle (RV) parks across the United States and Canada. Sun currently has eight MH communities and two RV resorts in Colorado, including two communities in Fort Collins that were developed prior to Sun purchasing and upgrading them; specifically, Timber Ridge and Skyline. Sun prides itself on providing an affordable, quality housing product and operating its communities to a high standard that residents have come to appreciate. Sun has developed successful communities by designing infrastructure and amenities within the development that meet market demands while satisfying the public infrastructure and life safety requirements of the municipality they are located in.

Sun owns and operates over 420 communities across the United States and Canada and most of these communities have private roadways and utilities that are owned and maintained by Sun. Sun has a comprehensive capital improvement plan and prefers to maintain their own infrastructure. Typically, Sun maintains their roads and infrastructure to a higher standard than a City or County can, with a substantial portion of the monthly site rent payments being re-invested directly into the communities.

Typical Sun communities have a total housing cost well below a traditional single-family community, while providing a mixture of options within a highly amenitized community. Whereas a traditional apartment community is built for renters only, Sun prides itself on being able to provide attainable housing to its residents and an opportunity to build equity in an asset. This is important for a population that would normally have nothing to show after years of paying rent. In Fort Collins, Sun is planning to sell brand-new manufactured homes in the $100,000 - $200,000 price range. Site rent for the community is projected to be in the $700- $750 per month range, which equates to a total monthly cost in the $1,900 - $2,400 range. To compare, the average home value in Fort Collins is around $425,000, with a monthly mortgage payment in the $3,100 - $3,300 range. A nurse or teacher or retiree living in The Foothills will have a brand-new, energy efficient home in a community with open space, a playground, a clubhouse, a pool, a nature preserve, and a dog park; and will save $1,000 per month or more in housing costs when compared to the elusive and expensive traditional single-family home in Fort Collins.

Most of homes in The Foothills will provide market-rate, non-subsidized, single-family housing for the workforce of Fort Collins. Workforce housing is designed to be affordable for families with incomes between 80% and 120% of the local Area Median Income (AMI). Per the City's definition, an affordable monthly "all-in" rental payment (including utilities) should be 30% or less of a household's income and an affordable "all-in" monthly ownership payment (including utilities, insurance and taxes) should be 38% or less of a household's income. Table 1 below shows the maximum monthly rental payment (including utilities) to qualify as workforce housing. By providing single-family housing for this missing "sweet spot" in the City, Sun will significantly help Fort Collins meet the rising demand for workforce housing.

Number of People per Household	Median Income	80% AMI	120% AMI	"Workforce" Monthly Rental Payment Range
1	$65,900	$52,720	$79,080	$1,318 - $1,977
2	$75,300	$60,240	$90,360	$1,506 - $2,259
3	$84,700	$67,760	$101,640	$1,694 - $2,541
4	$94,100	$75,280	$112,920	$1,882 - $2,823
5	$101,700	$81,360	$122,040	$2,034 - $3,051
6	$109,200	$87,360	$131,040	$2,184 - $3,276

Table 1 – Workforce Housing Monthly Costs

The City's Land Use Code standards for Street-Like Private Drives place a financial burden on a developer providing workforce and affordable housing, as the required on-street parking necessitates a wider road cross-section, costing more money to build and maintain, while reducing the number of homes available within the community. Providing a wider road cross-section that meets the City standards will result in just 180 homes, which is a reduction in 24 homes from the current concept plan. The proposed site concept plan is shown in Attachment A, while the alternate site plan with wider roadway widths is shown in Attachment E. A reduction of 24 units in this community would render the project financially

unfeasible to develop and build, thus negating the opportunity to provide a needed affordable housing project in the City of Fort Collins.

The City's Affordable Housing Strategic Plan states that the City of Fort Collins endeavors to have 6% of the overall housing stock of Fort Collins be deed restricted affordable by 2020, with an aim at 10% affordable by City buildout around 2040. Currently, the City has 4.8% of its housing stock deemed affordable and needs to build at least 300 units of affordable housing per year to meet its goals, which is not happening at present. In an effort to provide an affordable housing option within the City of Fort Collins, Sun will enter into an agreement with the City to provide 30 units (approximately 15%) of the homes in The Foothills as affordable by placing a deed restriction on the sites. Sun will provide some of these deed restricted homes for rent and some of the deed restricted homes will be offered for sale to give residents multiple options, including the chance at home ownership. This agreement is above and beyond the generally more affordable price point already available (without deed restriction) to everyone. By providing 30 units of affordable, energy-efficient, single-family detached homes, this project provides 10% of the units needed to meet the City's annual goal while also helping to provide a wide range of affordable housing options throughout the community. The detached single-family housing proposed differs from most of the new affordable housing stock in the City, which is typically attached multi-family apartments without private yards. All 30 units to be deed restricted will be affordable to households earning 80% or less of the Area Median Income (AMI) and be deed restricted for at least 20 years. Sun will work with the City's Social Sustainability Department to write an agreement to ensure that the costs for the deed-restricted units will meet the City's definition of affordable housing. To be considered affordable, households must spend 30% or less of their gross income on housing costs (including utilities) when renting units, and 38% or less of their gross income on housing costs (including insurance, taxes, and utilities) when buying units. The current area median household incomes for the Fort Collins area are shown in Table 2 below, along with 80% of AMI, and the affordable monthly rental payment for households of 1 to 6 people. The median income data is from the City of Fort Collins, based on information from the Department of House and Urban Development (HUD).

Number of People per Household	Median Income	80% AMI	Affordable Monthly Payment
1	$65,900	$52,720	$1,318
2	$75,300	$60,240	$1,506
3	$84,700	$67,760	$1,694
4	$94,100	$75,280	$1,882
5	$101,700	$81,360	$2,034
6	$109,200	$87,360	$2,184

Table 2 – Affordable Housing Monthly Costs

Clearly, the current Street-Like Private Drive standard creates a more expensive infrastructure plan, adding costs and thereby negating the ability for Sun to deliver critical, affordable single-family housing stock for the workforces of Fort Collins.

Finally, the City of Fort Collins, along with the greater Colorado Front Range, is experiencing a housing shortage coupled with rising housing costs, as evidenced by the following data:

- Fort Collins' average home price in 2019 was $430,887, up 2% from 2018, but an 86% jump in a decade that saw the City's population rise 17%.

- The rental vacancy rate for Fort Collins is currently at 2.6 percent, while the vacancy rate for Fort Collins southeast sector is at 3.3%, well below the 5 percent vacancy rate considered to be an equilibrium rate according to the Colorado Division of Housing Q3 2019 Multi-Family Housing Vacancy & Rental Survey

- Tight rental markets have the effect of driving up the cost of rental housing City-wide. Rental rates have steadily increased City-wide and even more dramatically in the southeast sector of the city. Rents have been increasing steadily over the past ten years.

Developing this vacant property as a brand new residential community will help to alleviate the current housing shortage in the market by providing a supply of more than 200 new single-family homes while also directly adding to the City's affordable housing and workforce housing stock.

Criteria #2 – Exceptional Physical Conditions
In addition to the justifications above, another reason for modifying the standard at this location is that the property has several existing physical constraints that meet the definition of "exceptional physical conditions". The site is narrow and irregularly shaped (like a figure-eight), has no viable access from College Avenue, and has existing wetlands, all of which make the property difficult for many types of development and the associated infrastructure required.

More specifically, existing site constraints include:

- The site has an irregular shape with very narrow frontage on College Avenue and is long and narrow on the western portion, which limits the ability to efficiently design and build a typical residential neighborhood along with wider street section that include on-street parking. Moreover, the 51' minimum city roadway corridor width, if applied to this plan, would reduce density, well below the desired minimum density level for this property of 4 dwelling units per acre for the L-M-N zoning district.

- The site has existing wetlands, which have been determined to be non-jurisdictional by the US Army Corps of Engineers. The wetland map and determination are included as Attachment D. The City requires that any wetlands, regardless of determination status, be preserved with the development of the Site. It should be noted that the wetlands were caused by the development to the east and created in an existing low area on the site, which collects runoff from the adjacent developments. There is a 24-inch storm sewer pipe that concentrates discharge onto the site at the western property boundary and flows to the central low point of the site. Storm water also flows from the adjacent developments to the south and east and collects in the same existing low area. The current plan will not only concentrate the wetlands for improved regional storm water management, but will also improve the overall quality of wetlands while providing access to nature for residents and neighbors. The wetlands will become a "nature preserve area" and Sun will provide benches and walking trails in the area around the wetlands so that residents may enjoy and appreciate this natural feature.

- Access to the site is limited to Trilby Road and no access is allowed from College Avenue, due to the site's narrow frontage and vicinity to other access points on College Avenue.

While these site constraints create serious hardship for traditional single-family housing or multi-family developments, manufactured single-family housing is a better design fit because of the inherent flexibility of smaller building envelopes and infrastructure corridors, and consistent design parameters throughout the Site. The development of manufactured housing at this location is more compatible with the site limitations and more cost effective to develop and build while meeting the needs of the City and its City Plan.

Summary

The City needs a variety of housing options and this site is an ideal location for a new detached single-family residential development. An energy efficient, single-family manufactured housing community at this location will provide much needed workforce and affordable housing options to the City of Fort Collins.

Sun Communities has always delivered market leading communities with a focus on an active lifestyle for its residents. Proposed within this community are a clubhouse, pool, sports courts, sidewalks, nature viewing area and parks for the residents. Including these types of amenities not only benefits the residents within the community, but also lessens the burden on existing city amenity resources within the broader region. A conceptual amenity plan is included as Attachment G.

The proposed private drive cross-section provides a more aesthetically pleasing pedestrian environment while providing residents with front yards, sidewalks on both sides of the road, and a tree-lined streetscape. Requiring an extra wide road cross-section with on-street parking on this site is cost prohibitive to providing affordable housing. The proposed land plan addresses the existing problem of a lack of workforce and affordable housing, particularly in the southern section of the City. Finally, development of the site is difficult due to the exceptional narrowness, shape, and existing wetlands. The flexibility of a manufactured housing community with pedestrian-oriented private streets allows for the site to be designed in the most efficient manner, and allows the workforce of Fort Collins to build equity in brand new homes.

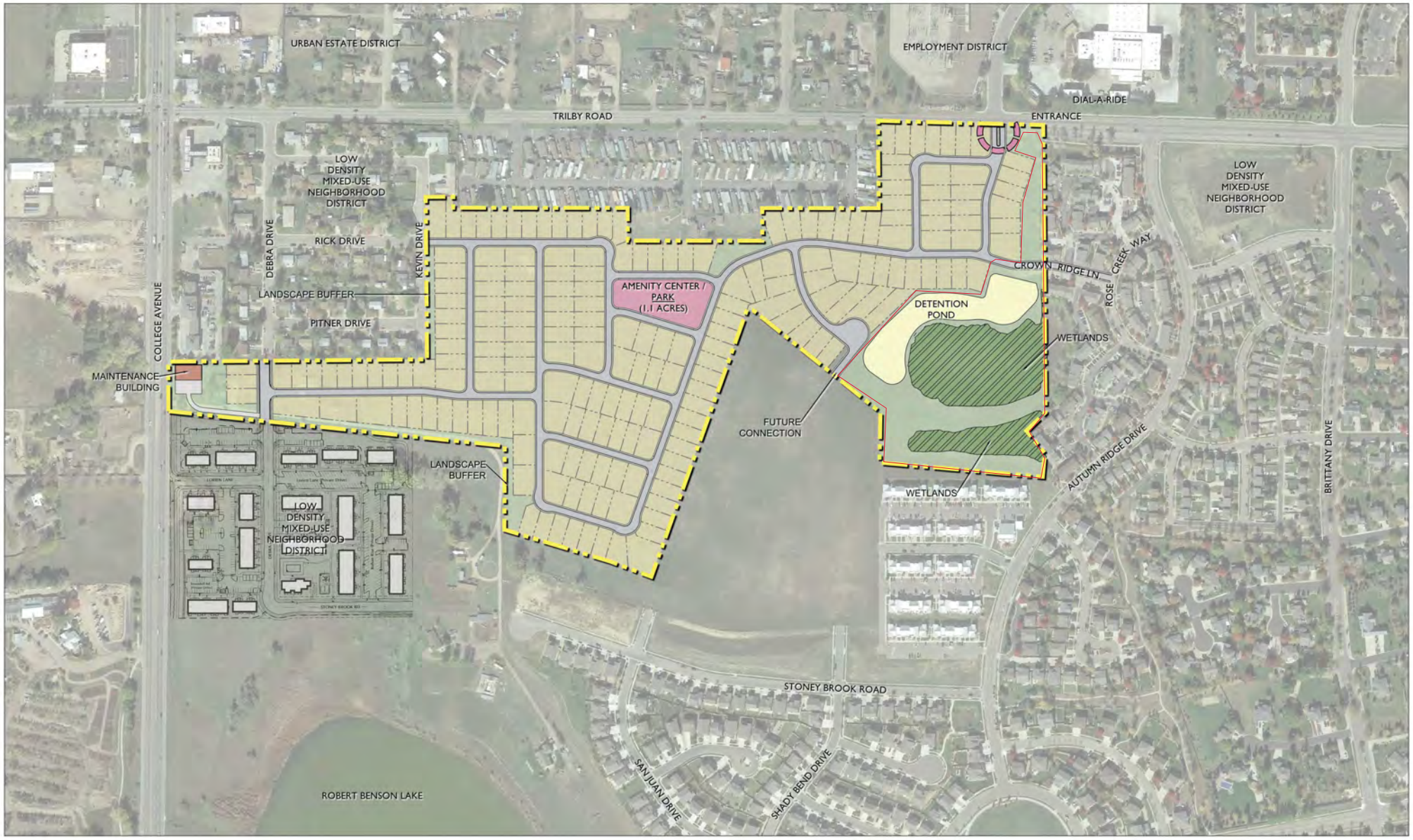
The Applicant respectfully requests that the City of Fort Collins approve this Zoning Modification Request because it meets two of the criteria for granting a modification.

Supporting Documentation:

- Attachment A – The Foothills Conceptual Site Plan
- Attachment B – Street-Like Private Drive Proposed Cross-Section
- Attachment C – Proposed Cross-Section w/ Utilities & Unit Details
- Attachment D – Guest Parking Plan
- Attachment E – Alternate Site Plan
- Attachment F – Wetland Map & Jurisdictional Determination from US Army Corps of Engineers
- Attachment G – Conceptual Amenity Plan

Attachment A
Conceptual Site Plan

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com



RVi

FORT COLLINS • **CONCEPT E3 - (204 UNITS)**

Fort Collins, Colorado
May 28, 2020
19002785
Sun Communties

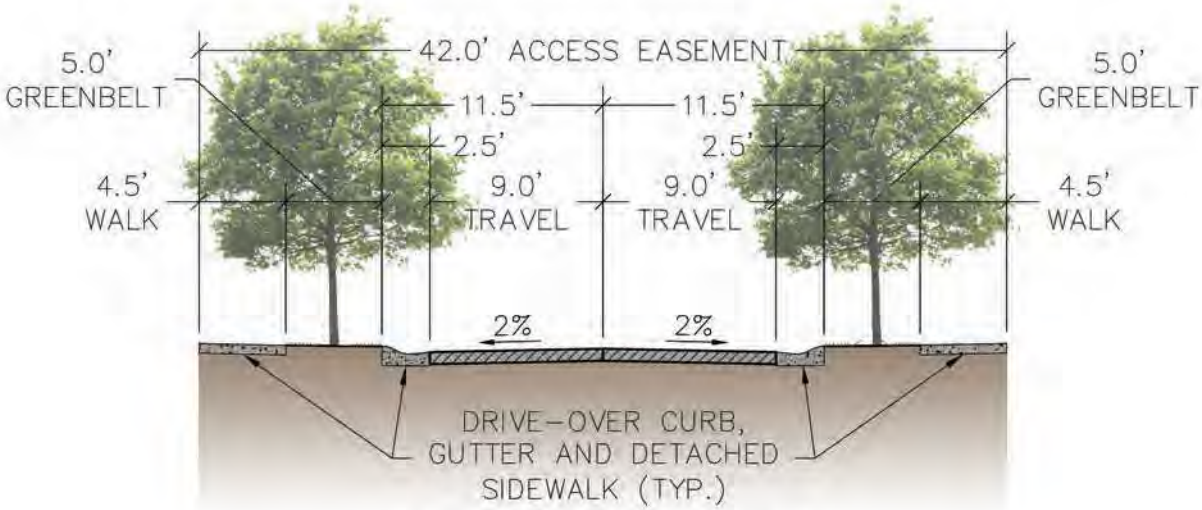
SUN COMMUNITIES, INC.
ATWELL

Attachment B
Street-Like Private Drive
Proposed Cross-Section

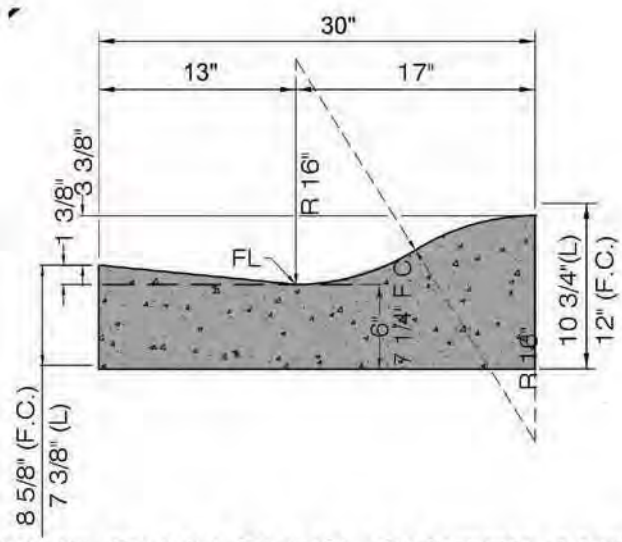
143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

FORT COLLINS

TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION
1:10 HOR.



DRIVE-OVER CURB, GUTTER AND

PROJECT NO.: 19002763
DATE: 09/18/2020

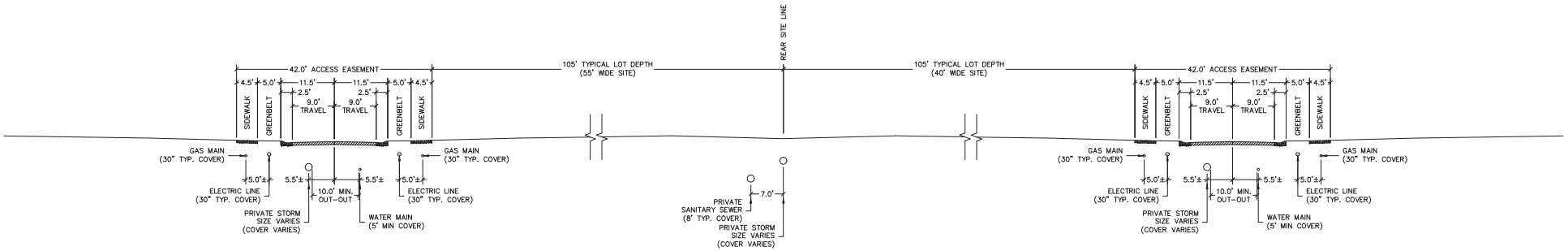
ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100
CONTACT: RICK WEED
RWEED@ATWELL-GROUP.COM

Attachment C
Proposed Cross-Section w/ Utilities & Site Details

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

FORT COLLINS

TYPICAL DRY & WET UTILITY CROSS SECTION



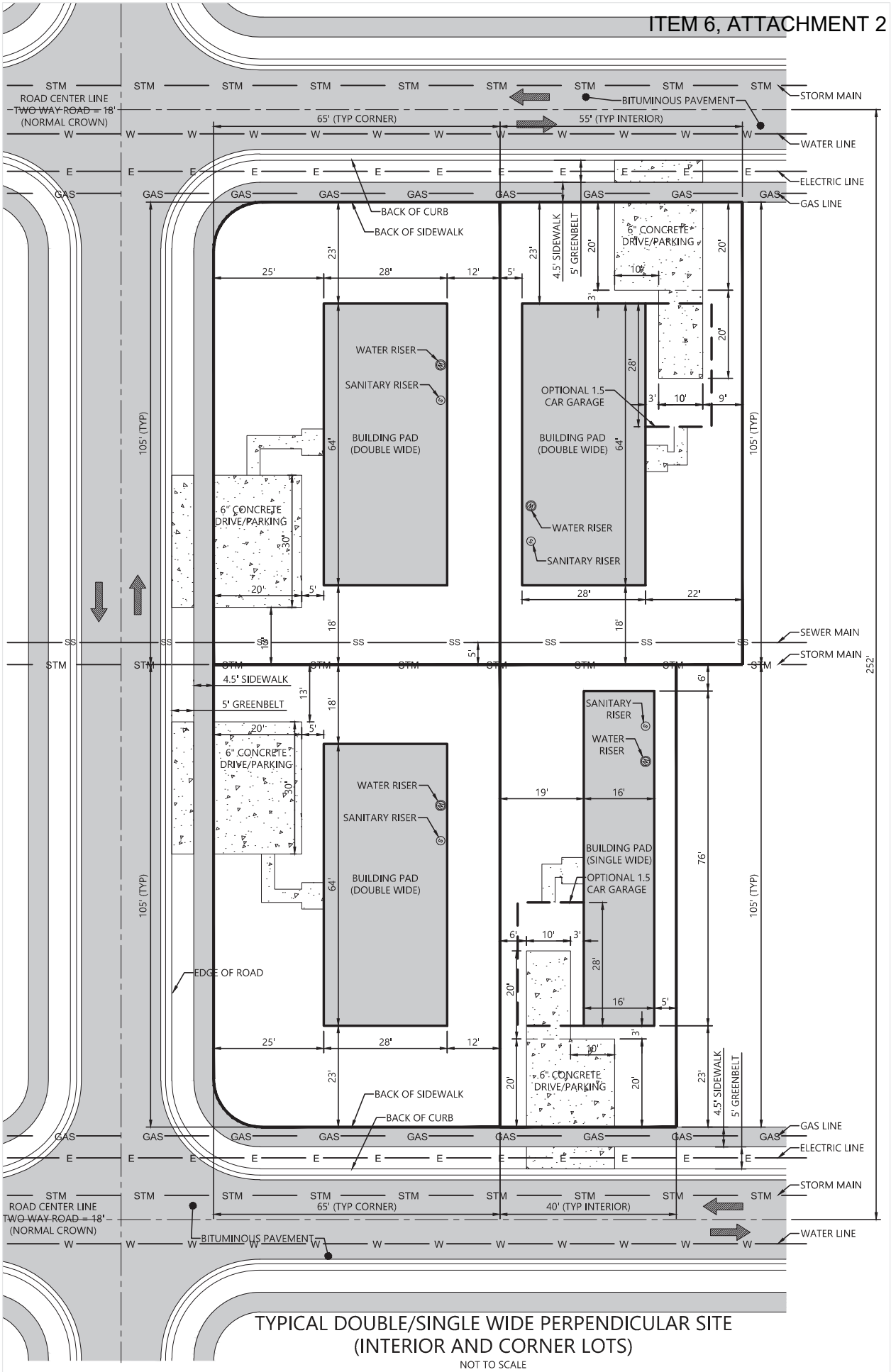
10 0 10 20

(IN FEET)
1 inch = 10 ft.

PROJECT NO.:19002763
DATE: 09/18/2020

ATWELL
800.880.4100 WWW.ATWELL-GROUP.COM
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100
CONTACT: JEFF FRENCH
JFRENCH@ATWELL-GROUP.COM

CAD FILE: 19002763-EXHIBIT-TYP DRY AND WET UTIL CROSS SECTION.DWG



TYPICAL DOUBLE/SINGLE WIDE PERPENDICULAR SITE
(INTERIOR AND CORNER LOTS)

NOT TO SCALE

GENERAL NOTES

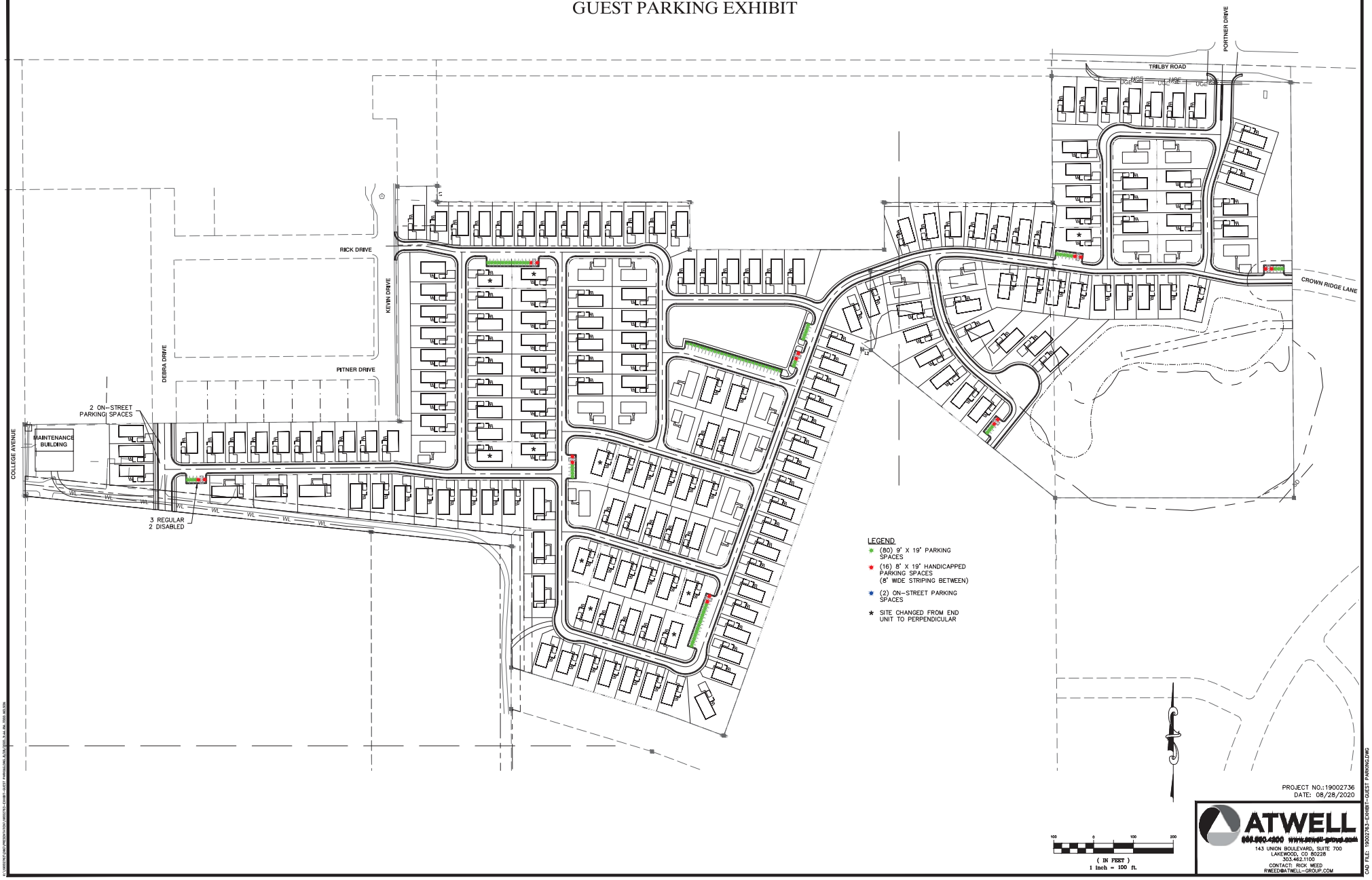
1. DETAILS SHOWN ARE FOR GARAGES ON LEFT SIDE OF HOME. HOMESETS CAN BE MIRRORED IN CERTAIN SITUATIONS.

Attachment D
Guest Parking Plan

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

FORT COLLINS

GUEST PARKING EXHIBIT



Attachment E
Alternate Site Plan

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

RVi

FORT COLLINS • **CONCEPT - F (180 UNITS)**

- Fort Collins, Colorado
- July 1, 2020
- # 19002785
- Sun Communties

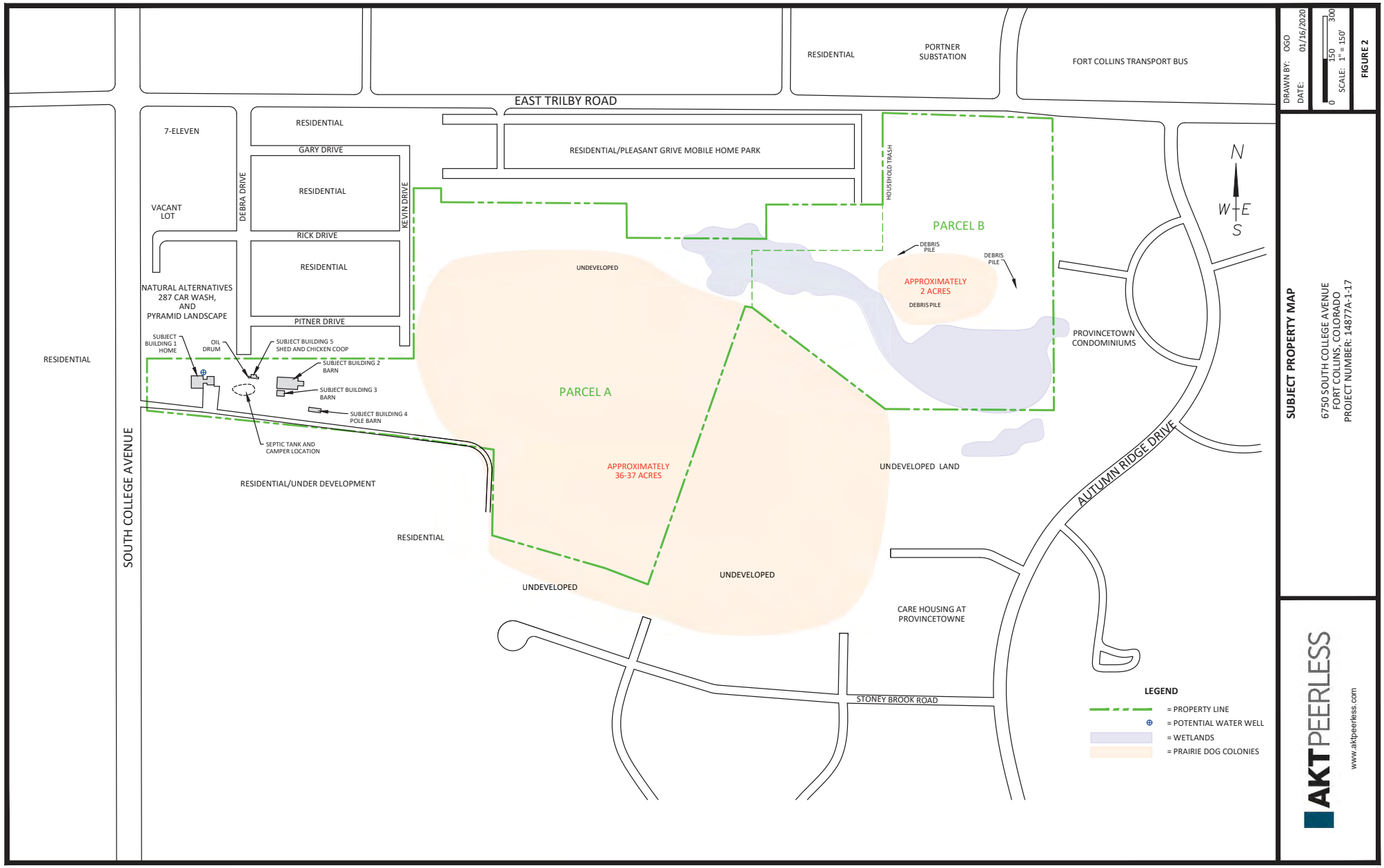
SUN COMMUNITIES, INC.

ATWELL

0 75' 150' 300'

Attachment F
Wetland Map & Jurisdictional Wetland Determination

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com


EAST TRILBY ROAD
SOUTH COLLEGE AVENUE
RESIDENTIAL
7-ELEVEN
VACANT LOT
NATURAL ALTERNATIVES 287 CAR WASH, AND PYRAMID LANDSCAPE
DEBRA DRIVE
KEVIN DRIVE
GARY DRIVE
RICK DRIVE
PITNER DRIVE
RESIDENTIAL/PLEASANT GRIVE MOBILE HOME PARK
PORTNER SUBSTATION
FORT COLLINS TRANSPORT BUS
HOUSEHOLD TRASH
PARCEL A
PARCEL B
APPROXIMATELY 36-37 ACRES
APPROXIMATELY 2 ACRES
DEBRIS PILE
UNDEVELOPED
SUBJECT BUILDING 1 HOME
OIL DRUM
SUBJECT BUILDING 5 SHED AND CHICKEN COOP
SUBJECT BUILDING 2 BARN
SUBJECT BUILDING 3 BARN
SUBJECT BUILDING 4 POLE BARN
SEPTIC TANK AND CAMPER LOCATION
RESIDENTIAL/UNDER DEVELOPMENT
PROVINCETOWN CONDOMINIUMS
UNDEVELOPED LAND
AUTUMN RIDGE DRIVE
CARE HOUSING AT PROVINCETOWNE
STONEY BROOK ROAD
N
W E
S
LEGEND
= PROPERTY LINE
= POTENTIAL WATER WELL
= WETLANDS
= PRAIRIE DOG COLONIES
DRAWN BY: OGO
DATE: 01/16/2020
0 150 300
SCALE: 1" = 150'
FIGURE 2
SUBJECT PROPERTY MAP
6750 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO
PROJECT NUMBER: 14877A-1-17
AKTPEERLESS
www.aktpeerless.com

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

January 28, 2020

SUBJECT: Approved Jurisdictional Determination – Corps File No. NWO-2019-02270-DEN, 6750 College Avenue, Larimer County, CO

Chris Sveum
Atwell, LLC
143 Union Blvd., Suite 700
Lakewood, CO 80228

Dear Ms. Sveum:

This letter is in reference to the property located at approximate latitude 40.492514, longitude -105.070224, in Larimer County, Colorado. The submittal dated December 19, 2019, consists of a request for an Approved Jurisdictional Determination for the above project. The delineated area located on the subject property has been reviewed in accordance with Section 404 of the Clean Water Act under which the U.S. Army Corps of Engineers regulates the discharge of dredged and fill material, and any excavation activity associated with a dredge and fill project in waters of the United States.

At your request, an Approved Jurisdictional Determination (JD), a written indication that wetlands and waterways within your project area are not waters of the United States has been prepared. The review area contains the following that are not considered waters of the United States (WOTUS): Unnamed Ditch, Wetland 1, and Wetland 2 are not considered WOTUS and are therefore not jurisdictional.

The JD is attached to this letter. If you are not in agreement with the JD decision, you may request an administrative appeal under regulation 33 CFR 331, by using the attached Appeal Form and Administrative Appeal Process form. The request for appeal must be received within 60 days from the date of this letter. It is not necessary to submit a Request for Appeal if you do not object to the JD.

This JD is valid for a period of five years from the date of this letter, unless new information warrants revisions of the JDs before the expiration date, or unless the Corps has identified, after a possible public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

If there are any questions please feel free to contact Nicholas Franke at (303) 979-4120 or by e-mail at Nicholas.A.Franke@usace.army.mil, and reference **Corps File No. NWO-2019-02270-DEN**.

Sincerely,

Kiel Downing
Chief, Denver Regulatory Office

Enclosures:
Approved Jurisdictional Determination (January 28, 2020)
Notice of Administrative Appeal Options Form
Appeal Process Flowchart

Copies Furnished:
Hidde Snieder, ERO Resources, 1842 Clarkson Street, Denver, CO/80218

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 28, 2020

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Denver Regulatory Office, 6750 College Avenue, NWO-2019-02270-DEN

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Colorado County/parish/borough: Larimer City: Fort Collins
Center coordinates of site (lat/long in degree decimal format): Lat. 40.492514° N, Long. -105.070224° W
Universal Transverse Mercator:
Name of nearest waterbody: Dry Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: none
Name of watershed or Hydrologic Unit Code (HUC): HUC8: 10190007; HUC12: 101900071002

- ☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
- ☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ☒ Office (Desk) Determination. Date: January 28, 2020
- ☒ Field Determination. Date(s): January 10, 2020

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **are not** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

- ☐ Waters subject to the ebb and flow of the tide.
- ☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [*Required*]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

- ☐ TNWs, including territorial seas
- ☐ Wetlands adjacent to TNWs
- ☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs
- ☐ Non-RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- ☐ Impoundments of jurisdictional waters
- ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters:
Wetlands:

c. Limits (boundaries) of jurisdiction based on:
Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

- ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: Reference is made to the November 13, 1986 Federal Register (Page 41217), Part 328 (a), "Non-tidal drainage and irrigation ditches excavated on dry land." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, the Unnamed Ditch is a non-tidal irrigation ditch excavated on dry land and displaying no downstream connection to other waters. No part of the ditch was constructed in a tributary or relocated a tributary; therefore, the Unnamed Ditch is not jurisdictional.

---

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (b), "Artificially irrigated areas that would revert to upland if the irrigation ceased." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 1 is associated with a stormwater drainage from a residential area, and would revert to upland if this hydrologic source was removed. Wetland 1 is therefore not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (c), "Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 2 is associated with a stormwater detention pond excavated in uplands as a result of residential development in the area. This area would remain upland but for the presence of the detention pond. Therefore, Wetland 2 is not jurisdictional.

ERO Resources delineated a swale on the northeast side of the review area. This swale does not display bed, bank, OHWM, or evidence of flow. The Corps has determined that the swale is not an aquatic resource and is therefore not jurisdictional.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW
Summarize rationale supporting conclusion that wetland is "adjacent":

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody[4] is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:
Watershed size: **Pick List**
Drainage area: **Pick List**
Average annual rainfall: inches
Average annual snowfall: inches

[4] Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

(ii) Physical Characteristics:

(a) Relationship with TNW:

☐ Tributary flows directly into TNW.
☐ Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.
Project waters are **Pick List** river miles from RPW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Project waters are **Pick List** aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW[5]:
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is: ☐ Natural
☐ Artificial (man-made). Explain:
☐ Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):
Average width: feet
Average depth: feet
Average side slopes: **Pick List.**

Primary tributary substrate composition (check all that apply):

☐ Silts ☐ Sands ☐ Concrete
☐ Cobbles ☐ Gravel ☐ Muck
☐ Bedrock ☐ Vegetation. Type/% cover:
☐ Other. Explain:

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:
Presence of run/riffle/pool complexes. Explain:
Tributary geometry: **Pick List**
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: **Pick List**
Estimate average number of flow events in review area/year: **Pick List**
Describe flow regime:
Other information on duration and volume:

Surface flow is: **Pick List.** Characteristics:

Subsurface flow: **Pick List**. Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☐ Bed and banks
☐ OHWM[6] (check all indicators that apply):

☐ clear, natural line impressed on the bank ☐ the presence of litter and debris
☐ changes in the character of soil ☐ destruction of terrestrial vegetation
☐ shelving ☐ the presence of wrack line
☐ vegetation matted down, bent, or absent ☐ sediment sorting
☐ leaf litter disturbed or washed away ☐ scour
☐ sediment deposition ☐ multiple observed or predicted flow events
☐ water staining ☐ abrupt change in plant community
☐ other (list):

☐ Discontinuous OHWM.[7] Explain:

---

[5] Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.
[6] A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7] Ibid.

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

- ☐ High Tide Line indicated by:
  - ☐ oil or scum line along shore objects
  - ☐ fine shell or debris deposits (foreshore)
  - ☐ physical markings/characteristics
  - ☐ tidal gauges
  - ☐ other (list):
- ☐ Mean High Water Mark indicated by:
  - ☐ survey to available datum;
  - ☐ physical markings;
  - ☐ vegetation lines/changes in vegetation types.

(iii) Chemical Characteristics:

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.). Explain:

Identify specific pollutants, if known:

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☐ Riparian corridor. Characteristics (type, average width):
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size:

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain:

Surface flow is: **Pick List**

Characteristics:

Subsurface flow: **Pick List**. Explain findings:

- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Flow is from: **Pick List.**

Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):

- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:

☐ Aquatic/wildlife diversity. Explain findings:

3. **Characteristics of all wetlands adjacent to the tributary (if any)**
   All wetland(s) being considered in the cumulative analysis: **Pick List**
   Approximately ( ) acres in total are being considered in the cumulative analysis.

   For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acr

   Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   ☐ TNWs: Or, acres.
   ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:

☐ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: width:
☐ Other non-wetland waters:
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area:
Non-wetland waters:
Wetlands:

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area:

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area:

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]

---

[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] **Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.***

☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters:
Identify type(s) of waters:
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
☒ Other: (explain, if not covered above): Reference is made to the November 13, 1986 Federal Register (Page 41217), Part 328 (a), "Non-tidal drainage and irrigation ditches excavated on dry land." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, the Unnamed Ditch is a non-tidal irrigation ditch excavated on dry land and displaying no downstream connection to other waters. No part of the ditch was constructed in a tributary or relocated a tributary; therefore, the Unnamed Ditch is not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (b), "Artificially irrigated areas that would revert to upland if the irrigation ceased." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 1 is associated with a stormwater drainage from a residential area, and would revert to upland if this hydrologic source was removed. Wetland 1 is therefore not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (c), "Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 2 is associated with a stormwater detention pond excavated in uplands as a result of residential development in the area. This area would remain upland but for the presence of the detention pond. Therefore, Wetland 2 is not jurisdictional.

ERO Resources delineated a swale on the northeast side of the review area. This swale does not display bed, bank, OHWM, or evidence of flow. The Corps has determined that the swale is not an aquatic resource and is therefore not jurisdictional.

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource:
☐ Wetlands: acres.

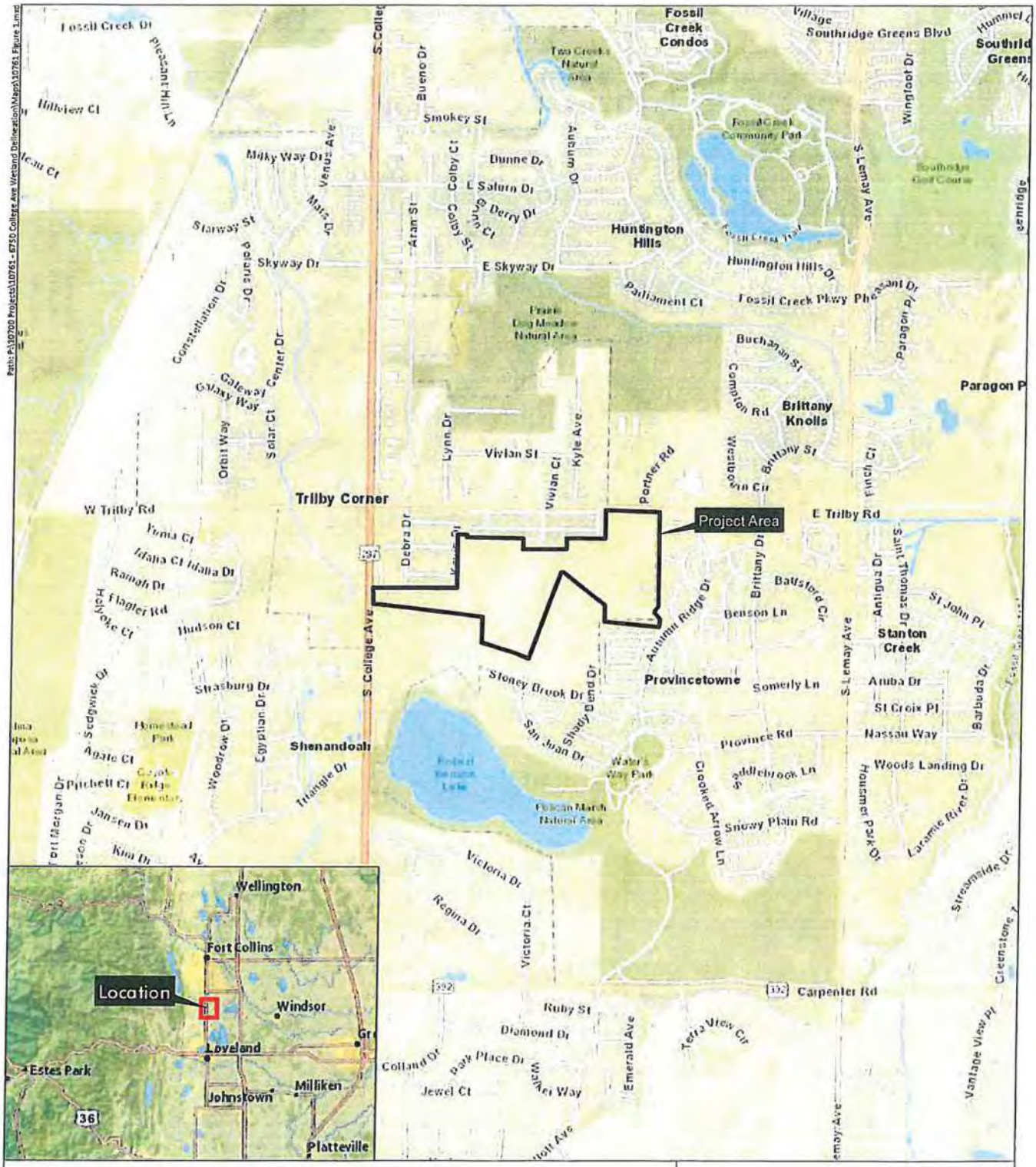
Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource:
☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Fig. 1, Vicinity Map, and Fig. 2, Existing Conditions, *Request for AJD*, ERO Resources Corporation, December 19, 2019
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant. Included with above request.
  - ☒ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☒ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☒ USGS 8 and 12 digit HUC maps. HUC8: 10190007; HUC12: 101900071002
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24,000 - Loveland
- ☐ USDA Natural Resources Conservation Service Soil Survey. Citation:
- ☐ National wetlands inventory map(s). Cite name:
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): Google Earth 1993-2018
  or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☒ Applicable/supporting case law: Rapanos and Carabell cases.
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD:



6750 College Avenue Wetland Delineation

Section 13, T6N, R69W; 6th PM

UTM NAD 83: Zone 13N; 494049mE, 4482426mN

Longitude 105.070224°W, Latitude 40.492514°N

USGS Loveland, CO Quadrangle

Larimer County, Colorado

0 750 1,500 Feet

N

Figure 1
Vicinity Map

Prepared for: Sun Communities, Inc.
File: 10761 Figure 1.mxd (GS)
July 31, 2019

ERO
ERO Resources Corp.

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6750 College Avenue Wetland Delineation

Data Point
Photo Point
Flow Direction
Ditch
Swale
Project Area Boundary
Ordinary High Water Mark (0.03 ac)
Wetland (5.56 ac)

Image Source: Google Earth©, October 2017

0 100 200 Feet

N

Figure 2
Existing Conditions

Prepared for: Sun Communities, Inc.
File: 10761 Figure 2.mxd (GS)
December 16, 2019

ERO
ERO Resources Corp.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Chris Sveum, Atwell LLC		File Number: NWO-2019-02270-DEN	Date: January 28, 2020
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found in Corps regulations at 33 CFR Part 331, or at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/FederalRegulation.aspx

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

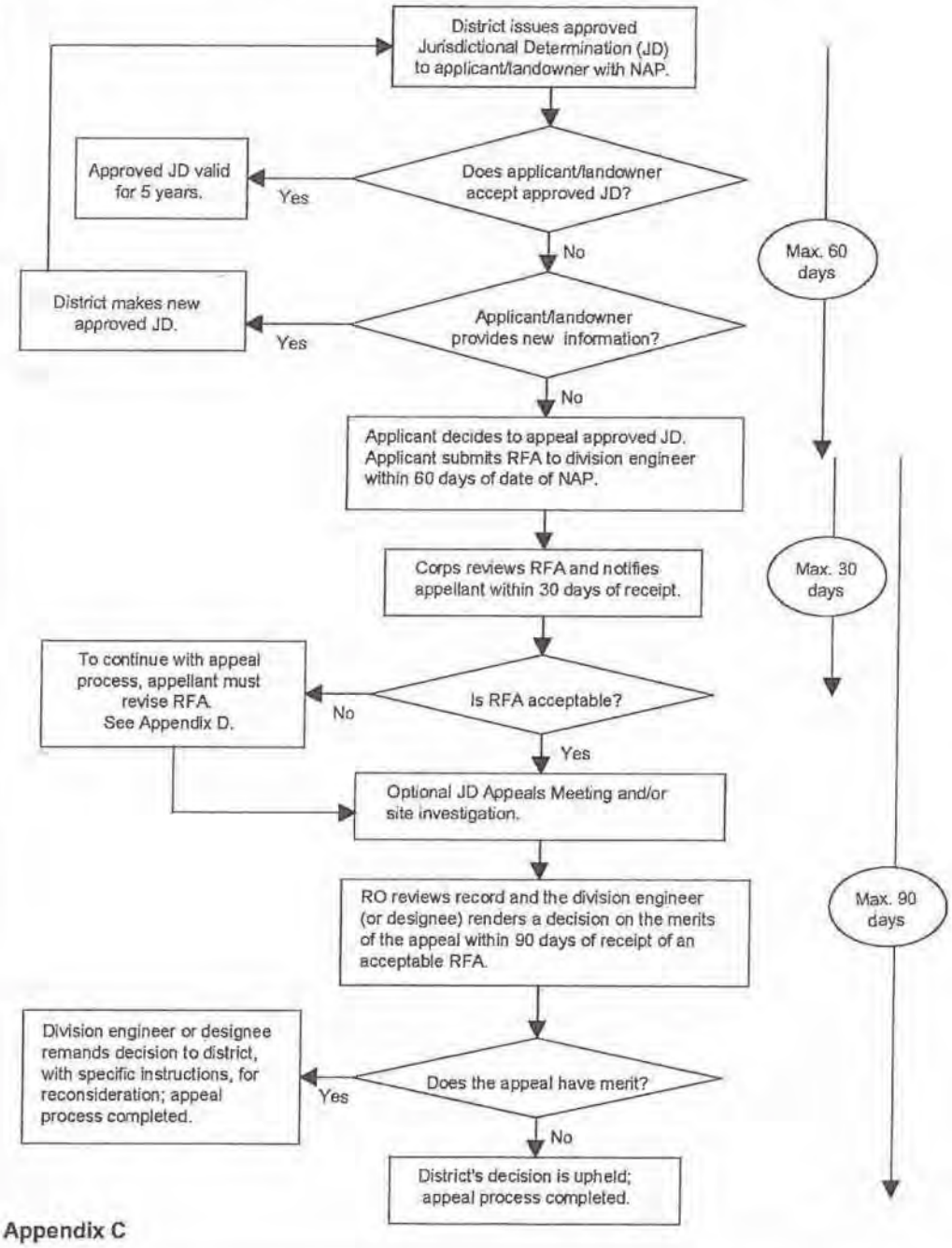
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: US Army Corps of Engineers, Denver Regulatory Office Attn: Nicholas Franke, Project Manager 9307 S. Wadsworth Blvd Littleton, CO 80128 Telephone (303) 979-4120 Nicholas.A.Franke@usace.army.mil	If you only have questions regarding the appeal process you may also contact: US Army Corps of Engineers, Northwestern Division Attn: Melinda Larsen, Regulatory Appeals Review Officer 1201 NE Lloyd Blvd Ste 400 Portland, OR 97232-1257 Telephone (503) 808-3888 Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Administrative Appeal Process for Approved Jurisdictional Determinations



Appendix C

Attachment G
Conceptual Park/Amenity Space Plan

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

TYPICAL PARK/AMENITY SPACE

TYPICAL PARK/AMENITY SPACE

ATWELL

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Zoning Modification Request #2 (REVISED)
Four Housing Types
The Foothills
Sun Communities
6750 South College Avenue
Fort Collins, CO
September 2, 2020

Introduction

Sun Communities, Inc. is proposing approximately 200 units of detached residential manufactured housing with an amenity center including a clubhouse, pool, playground, dog park and nature preserve on 51.9 acres of raw land located near the southeast corner of South College Avenue and East Trilby Road in a community to be called "The Foothills". The property for development includes two parcels, both are zoned Low Density Mixed-Use Neighborhood District (L-M-N). The site is currently vacant and covered with native vegetation. The Site Location & Zoning map is included as Attachment A and the current concept plan for project is included as Attachment B. Sun Communities intends to develop and operate the site as a land-lease manufactured home community built to HUD standards. The community residents will generally purchase their own manufactured home and build equity in their investment, while Sun will own and maintain the property, roadways, utilities and amenities, which will be funded through monthly site rent payments from the residents, like HOA fees of other residential developments.

Sun Communities (Sun) is a nationally recognized developer and owner of manufactured housing (MH) communities and recreational vehicle (RV) parks across the United States and Canada. Sun currently has eight MH communities and two RV resorts located in Colorado, including two communities in Fort Collins that were developed prior to Sun purchasing and upgrading them; specifically, Timber Ridge and Skyline. Sun is excited to develop The Foothills as a brand-new, single-family residential community in Fort Collins. Sun prides itself on providing an affordable, quality, energy-efficient housing product and operating its communities to a high standard that residents have come to appreciate. Sun has built its reputation and successful business model by specializing in and providing one type of housing - manufactured homes. Sun maintains constant on-site community management to confirm community standards are met and annual capital improvement programs ensure the neighborhoods are reinvested in to provide long-term, quality communities of attainable single-family housing for its residents. In the last five years, Sun has re-invested over $2 million into its Fort Collins properties alone. Sun Communities cares about its residents and its communities and is a very involved community owner and

manager. Sun has a continual focus on long-term reinvestment within its communities and prides itself on a collaborative and service oriented relationship with its residents and the local municipalities.

The following is a request for a modification to the City of Fort Collins Land Use Code, Division 4.5 (D)(2), regarding a mix of housing types. This Division of the Land Use Code reads as follows, with the relevant paragraph underlined:

Division 4.5 Low Density Mixed-Use Neighborhood District (L-M-N)

D. Land Use Standards

(2) Mix of Housing. A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:

1. *A minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.*
2. *A minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and*
3. *<u>A minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.</u>*

(b) To the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions shall be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.

(c) The following list of housing types shall be used to satisfy this requirement:

1. *Single-family detached dwellings with rear loaded garages.*
2. *Single-family detached dwellings with front or side loaded garages.*
3. *Small lot single-family detached dwellings (lots containing less than four thousand [4,000] square feet or with lot frontages of forty [40] feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single-family detached dwellings and the average lot size for single-family detached dwellings with front or side loaded garages.*
4. *Two-family dwellings.*
5. *Single-family attached dwellings.*
6. *Two-family attached dwellings, the placement of which shall be limited to no more than two (2) dwellings per two (2) consecutive individual lots.*
7. *Mixed-use dwelling units.*
8. *Multi-family dwellings containing more than three (3) to four (4) units per building;*
9. *Multi-family dwellings containing five (5) to seven (7) units per building.*
10. *Multi-family dwellings containing more than seven (7) units per building (limited to twelve [12] dwelling units per building).*
11. *Mobile home parks.*

(d) A single housing type shall not constitute more than eighty (80) percent or less than five (5) percent of the total number of dwelling units.

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Sun is proposing two housing types from the above list for The Foothills – single family detached dwellings with front or side loaded garages and small lot single-family detached dwellings. This development will also meet the definition of a mobile home park. Some homes will have garages, and some will not. At least 15 homes will be on small sites of 4,000 SF or less. In addition to the approximately 200 single-family homes, an amenity center will be built which will include a pool, clubhouse, parks, playground, dog park, and nature preserve. Renderings of the proposed amenities are included with this submittal in Attachment C, and detailed plans for the amenities will be provided in the Preliminary PDP submittal.

Zoning Variance Guidelines

Section 2.8.2(H) of the Land Use Code states that a decision-maker may grant a modification of standards if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria:

(1) *The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or*

(2) *The granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or*

(3) *By reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or*

(4) *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

The applicant believes this modification is not detrimental to the public good, meets two of the four criteria listed above, and respectfully requests that the modification be approved. Justification for meeting the two criteria is included in the sections below.

Applicant's Justification

Criteria #1 – Addresses an Important Community Need

Sun Communities offers a wide range of home product styles within its communities. These plans have different options of manufacturers, architectural styles, rooflines, sizes, porches, garages and storage facilities, with varied exterior materials that will provide a diverse streetscape while maintaining a focus on the resident's budgetary constraints. Sun appreciates the City's vision for design diversity within its streetscapes and intends to use varied architecture and lot sizes within The Foothills to help achieve this goal. Sun is the largest purchaser of manufactured homes in the country, and thus, has input on all aspects of design of its new homes. Recently, Sun has been working with its manufacturers to design original and innovative exterior elevations for their new homes and intends to use this updated architecture in The Foothills. This community will not look like a mobile home park from the 1970s and Sun would like to invite officials and staff from the City to visit one of their newest communities, Smith Creek Crossing in Granby, CO to see for themselves what they can expect at a new Sun community in Fort Collins. Below is just a sampling of some of the exteriors of the houses to be built in The Foothills.

While Sun intends to provide a wide variety of housing styles, layouts and elevations, the City's Land Use Code requirement of four separate housing *types* on a parcel that is over 30 acres places an excessive burden on any workforce or affordable housing developer, as the incorporation of different housing types as defined requires completely difference standards of infrastructure; including utilities, public streets, private streets, alleys, parking lots and maintenance programs; which makes the project financially unfeasible for Sun to develop and build as an affordable housing project. However, we did look at some ways to meet the intent of the Land Use Code, while still being able to provide a much-needed affordable housing development in the City of Fort Collins. Sun is committed to providing at least five different floor plans with at least three elevations options per floor plan at the Foothills to give residents many options and provide a varied and interesting streetscape. In addition, there will be garage and carport options for residents on most sites, so some houses will have front loaded garages or carports and some sites will have no garage or carport, which will further help to diversify the streetscape. Finally, a minimum of 15 "small-lot" single family sites will be incorporated into the site plan. These sites will meet the City's definition of small lot single-family detached dwellings and contain less than 4,000 SF or have lot frontages of 40 feet or less. The homes on these smaller sites will have more varied architecture and lower price points than the larger lots to provide additional variety in housing options at The Foothills. The small sites will be integrated throughout the overall site and not concentrated in one area. Example photos of "small-lot" homes are shown below and a conceptual plan integrating smaller lots into the overall site plan is included as Attachment D. The final overall site plan with the small lots will be submitted for review as part of the future Preliminary PDP submittal.

Photos - Examples of housing product for small lots

It should also be noted that there are two “standard” larger site lot layouts in addition to the “small lot” sites just discussed. These standard lots are typically 55’ wide by 110’ deep, which will have a “perpendicular-set” house; or 110’ wide by 70’ deep, which will have a “parallel-set” house. These varied home layouts are shown below and will help to further diversify the development.

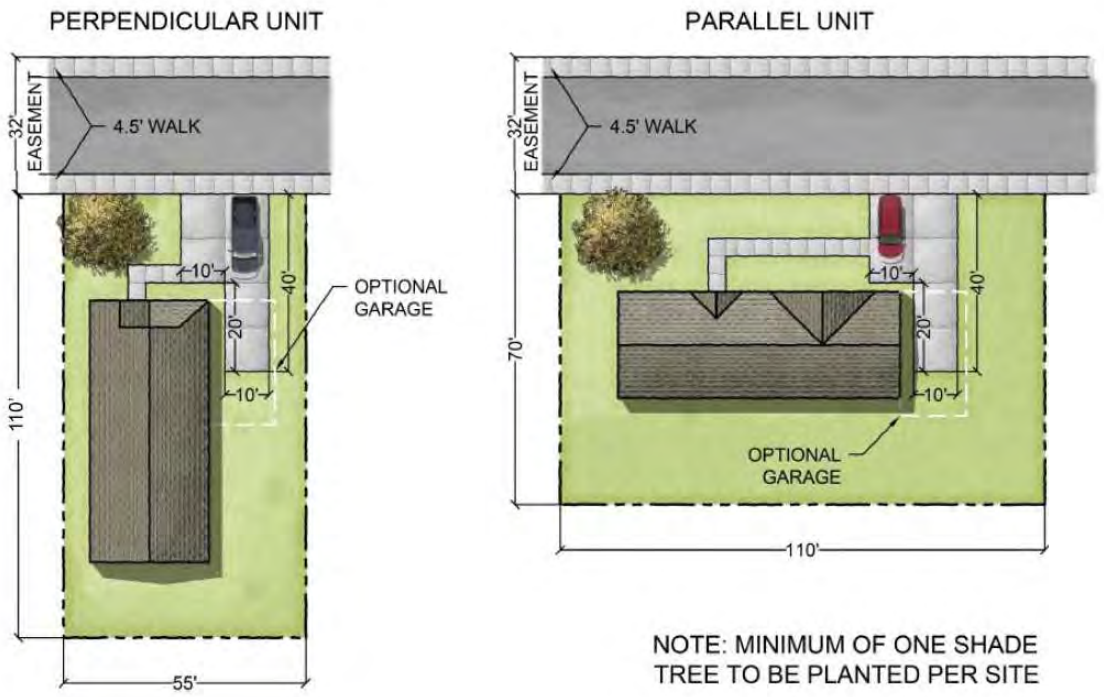


Figure - Proposed Standard Lot Unit Details

Typical Sun developed communities have a total housing cost well below a traditional single-family home, while providing a mixture of housing product within a highly amenitized and well-maintained community. In the Foothills, Sun is planning to sell brand-new, manufactured homes in the $100,000 - $200,000 price range. Site rent for the community is projected to be in the $700- $750/month range, which equates to a total monthly payment in the $1,900 - $2,400 range. To compare, the average home value in Fort Collins is approximately $425,000, with a monthly mortgage payment in the $3,100 - $3,300 range. Someone living in the Foothills will have a brand-new, energy-efficient home in a community with a clubhouse, pool, dog park, nature preserve and playground and will be saving approximately $1,000/month in housing costs when compared to the elusive and expensive traditional single-family home in Fort Collins.

Most of the homes in The Foothills will provide market-rate, non-subsidized single-family housing for the workforce of Fort Collins. Workforce housing is designed to be affordable for families with incomes between 80% and 120% of the local Area Median Income (AMI). An affordable monthly all-in rental payment (including utilities) should be 30% or less of a household’s income and an affordable all-in monthly ownership payment (including utilities, insurance and taxes) should be 38% or less of a household’s income. The table below shows the maximum monthly payment (including utilities) to qualify as workforce housing. By providing single-family housing for this missing “sweet spot” in the City, Sun will significantly help Fort Collins meet the rising demand for workforce housing.

Number of People per Household	Median Income	80% AMI	120% AMI	"Workforce" Monthly Payment Range
1	$65,900	$52,720	$79,080	$1,318 - $1,977
2	$75,300	$60,240	$90,360	$1,506 - $2,259
3	$84,700	$67,760	$101,640	$1,694 - $2,541
4	$94,100	$75,280	$112,920	$1,882 - $2,823
5	$101,700	$81,360	$122,040	$2,034 - $3,051
6	$109,200	$87,360	$131,040	$2,184 - $3,276

Table – Workforce Housing Monthly Costs

The Foothills will provide a new, attainable, workforce housing option to the residents of Fort Collins that will serve multiple demographics. Sun expects a range of residents to move into this community, from educated young professionals, to families, to older couples and retirees. Typical median household incomes will range from $55,000 to $80,000 and residents will make up a diverse workforce, including professionals in healthcare, education, technology, office administration or retail trade and skilled workers in manufacturing and construction. Demographic data for future community residents is included in Attachment E.

The City's Affordable Housing Strategic Plan states that the City of Fort Collins endeavors to have 6% of the overall housing stock of Fort Collins be deed restricted affordable by 2020, with an aim at 10% affordable by City buildout around 2040. Currently, the City has 4.8% of its housing stock deemed affordable and needs to build at least 300 units of affordable housing per year to meet its goals (increased from 188 units per year in the prior AHSP), which is not happening presently. In an effort to provide an affordable housing option within the City of Fort Collins, Sun will enter into an agreement with the City to provide 30 units (approximately 15%) of the homes in The Foothills as affordable by placing a deed restriction on the sites. Sun will provide some of these deed restricted homes for rent and some of the deed restricted homes will be offered for sale to give residents multiple options, including the option of home ownership. This agreement is above and beyond the generally more affordable price point already available (without deed restriction) to everyone. By providing 30 units of affordable, energy-efficient, single-family detached homes, this project provides 10% of the units needed to meet the City's annual goal while also helping to provide a wide range of affordable housing options throughout the community. This detached single-family housing proposed differs from most of the new affordable housing stock in the City, which is typically attached multi-family apartments without private yards. All 30 units to be deed restricted will be affordable to households earning 80% or less of the Area Median Income (AMI) and be deed restricted for at least 20 years. Sun will work with the City's Social Sustainability Department to write an agreement to ensure that the costs for the deed-restricted units will meet the City's definition of affordable housing. To be considered affordable, households must spend 30% or less of their gross income on housing costs (including utilities) when renting units, and 38% or less of their income on housing costs (including insurance, taxes, and utilities) when buying units. The current area median household incomes for the Fort Collins area are shown in the table below, along with 80% of AMI, and the affordable monthly rental payment for households of 1 to 6 people. The median income data is from the City of Fort Collins, based on information from the Department of House and Urban Development (HUD).

Number of People per Household	Median Income	80% AMI	Affordable Monthly Payment
1	$65,900	$52,720	$1,318
2	$75,300	$60,240	$1,506
3	$84,700	$67,760	$1,694
4	$94,100	$75,280	$1,882
5	$101,700	$81,360	$2,034
6	$109,200	$87,360	$2,184

Table – Affordable Housing Monthly Costs

Finally, the City of Fort Collins along with the greater Colorado Front Range, is currently experiencing a housing shortage coupled with rising housing costs, as evidenced by the following data.

- Fort Collins' average home price in 2019 was $430,887, up 2% from 2018, but an 86% jump in a decade that saw the City's population rise 17%.

- The rental vacancy rate for Fort Collins is currently at 2.6%, while the vacancy rate for Fort Collins southeast sector is at 3.3%, well below the 5% vacancy rate considered to be an equilibrium rate according to the Colorado Division of Housing Q3 2019 Multi-Family Housing Vacancy & Rental Survey

- Tight rental markets have the effect of driving up the cost of rental housing City-wide. Rental rates have steadily increased City-wide and even more dramatically in the southeast sector of the city. Rents have been increasing steadily over the past ten years.

Developing this vacant property as a brand new residential community will help to alleviate the current housing shortage in the market by providing a supply of more than 200 new single-family homes while also directly adding to the City's affordable housing and workforce housing stock.

The current requirement of providing four different product types within a development of this size would create a much less affordable infrastructure plan, adding costs and reducing product efficiencies, thereby causing the project to be too expensive and infeasible to build, thus negating the opportunity for Sun to deliver the critical affordable and workforce housing stock within the City of Fort Collins. The proposed project provides many options for elevations and floorplans, along with different lot sizes and configurations at different price points to provide a diverse community, which helps to meet the intent of the City's Land Use Code while addressing a very important community need.

Criteria #2 – Exceptional Physical Conditions

In addition to the huge need for workforce and affordable housing within the City limits, another reason for modifying the standard at this location is that the property has several existing physical constraints that meet the definition of "exceptional physical conditions". The site is narrow and irregularly shaped (like a figure-eight), has very limited access from College Avenue, and has wetlands and a significant prairie dog colony, all of which make the property difficult for many types of development.

More specifically, existing site constraints include:

- The site has an irregular shape with very narrow frontage on College Avenue and is long and narrow on the western portion of the property, which limits the ability to efficiently design and build a typical residential neighborhood.
- The site has existing wetlands, which have been determined to be non-jurisdictional by the US Army Corps of Engineers. The wetland map and determination is included as Attachment F. The City requires that any wetlands, regardless of determination status, be preserved with development of the site. It should be noted that the wetlands were caused by the development to the east and were created in an existing low area on the site, which collects runoff from the adjacent developments on all sides. There is a 24-inch storm sewer pipe that concentrates discharges onto the site at the western property boundary and flows to the central low point in the site. Storm water also flows from the adjacent development to the south and east and collects in the same existing low area. The current proposed development plan will not only concentrate the wetlands for improved regional storm water management, but will also improve the overall quality of wetlands while providing a nature amenity for residents.
- The site is occupied by a large prairie dog colony and mitigation of the prairie dogs is required. Development of the site will require compliance with the City's requirement to mitigate prairie dogs, which includes a fee in lieu payment in addition to the cost of removal of the prairie dogs. The cost to mitigate prairie dogs is a substantial cost of development.
- Access to the site is limited to Trilby Road and no access is allowed from College Avenue, due to the Site's narrow frontage and vicinity to other access points on College Avenue.

While these site constraints create serious hardship for traditional single-family or multi-family housing developments, manufactured housing is a better design fit because of the inherent flexibility of smaller building envelopes and infrastructure corridors throughout the site. The development of manufactured housing at this location is more compatible with the site limitations and more cost effective to develop and build while meeting the needs of the City and the City Plan.

Summary

The City needs a variety of housing options and this site is an ideal location for it. Providing a for-sale, non-subsidized, single-family, detached manufactured housing community at this location will enhance the status of the existing land and provide an attractive development while delivering much needed workforce and affordable housing options to the City of Fort Collins. True workforce housing that provides residents with an opportunity to build equity is rare and difficult to develop. It simply does not get built very often in Northern Colorado.

Sun Communities has always delivered market leading communities with a focus on an active lifestyle for its residents. Proposed within this community are a clubhouse, pool, sports courts, nature preserve, sidewalks, and parks for the residents. Including these types of amenities not only benefits the residents within the community, but also lessens the burden on existing city amenity resources within the broader region.

Requiring four separate types of housing on this property is not feasible due to the extensive and expensive construction costs of infrastructure that each housing type requires. The proposed land plan addresses the community need for workforce and affordable housing within the City of Fort Collins. The adjacent land uses include an existing mobile home park, single family detached, multiple forms of

multi-family apartments and condos (shown in Attachment G). Manufactured housing is a compatible development style and will complement the existing surrounding land uses while advancing the goals of the City's Land Use Code. Finally, development of the site is difficult due to the exceptional overall shape and narrowness, on-site wetland conditions, and the existence of prairie dogs. The flexibility a manufactured housing community allows for in site design is the most efficient manner to develop a property with the above stated constraints on such a small site.

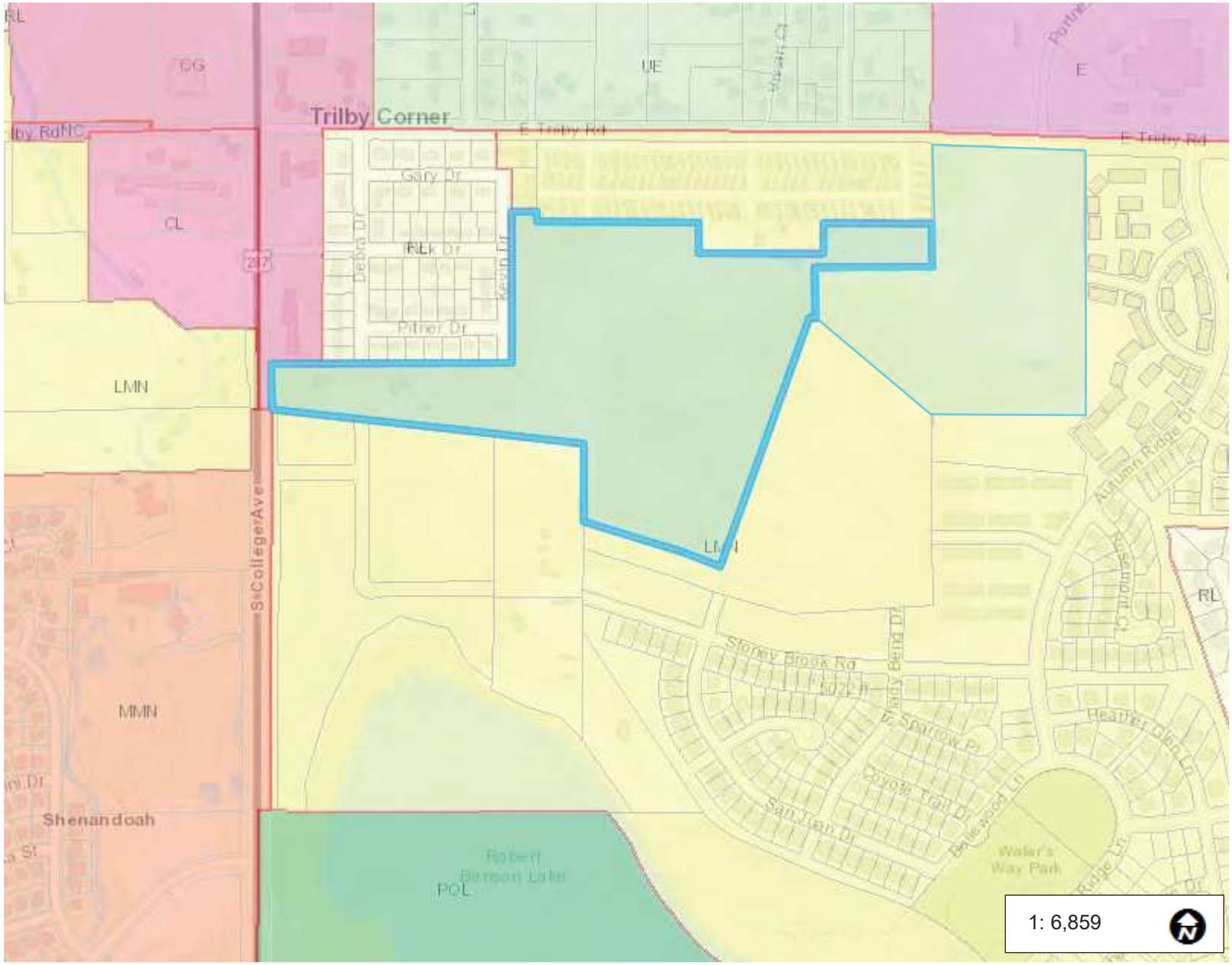
The Applicant respectfully requests that the City of Fort Collins approve this Zoning Modification Request because it meets two of the criteria for granting a modification.

Supporting Documentation

- Attachment A – Site Location & Zoning Map
- Attachment B – Conceptual Site Plan
- Attachment C – Conceptual Amenity Renderings
- Attachment D – Conceptual Site Plan integrating small lots
- Attachment E – Demographic Data
- Attachment F – Jurisdictional Wetland Determination from US Army Corps of Engineers
- Attachment G – Adjacent Land Use Exhibit

Attachment A
Site Location & Zoning Map

Fort Collins Zoning Map



Legend

- Parcels
- City Zoning
  - Community Commercial
  - Community Commercial North Colle
  - Community Commercial Poudre Riv
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighborh
  - Low Density Mixed-Use Neighborho
  - Medium Density Mixed-Use Neighb
  - Neighborhood Commercial
  - Neighborhood Conservation Buffer
  - Neighborhood Conservation Low D
  - Neighborhood Conservation Mediu
  - Public Open Lands
  - River Conservation
  - River Downtown Redevelopment
  - Residential Foothills
  - Low Density Residential
  - Rural Lands District
  - Transition
  - Urban Estate

Notes

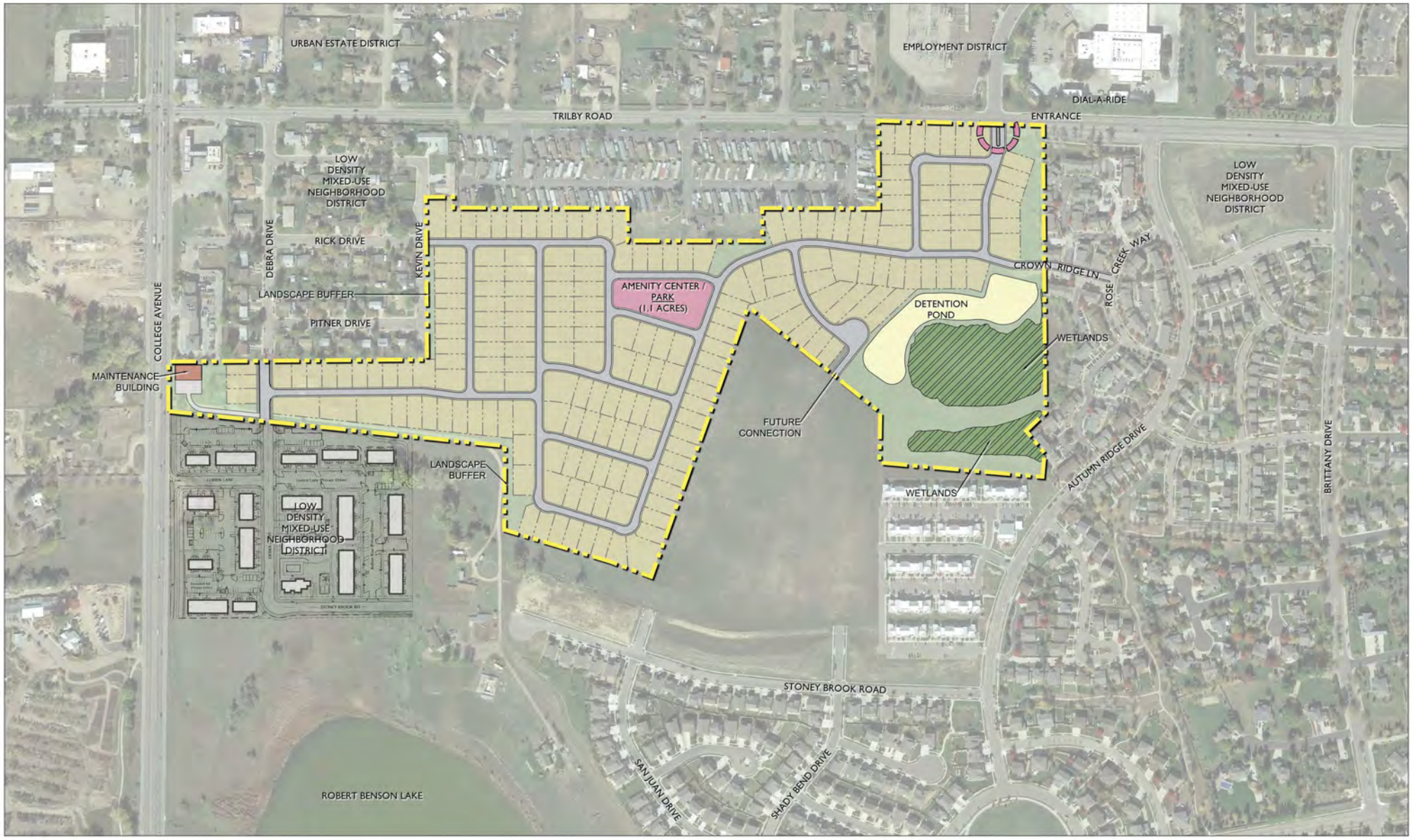
1,143.0 0 571.50 1,143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Attachment B
Conceptual Site Plan

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com



RVi

FORT COLLINS • **CONCEPT E3 - (204 UNITS)**

Fort Collins, Colorado
May 28, 2020
19002785
Sun Communties

SUN COMMUNITIES, INC.
ATWELL

0 75' 150' 300'

Attachment C
Conceptual Amenity Renderings

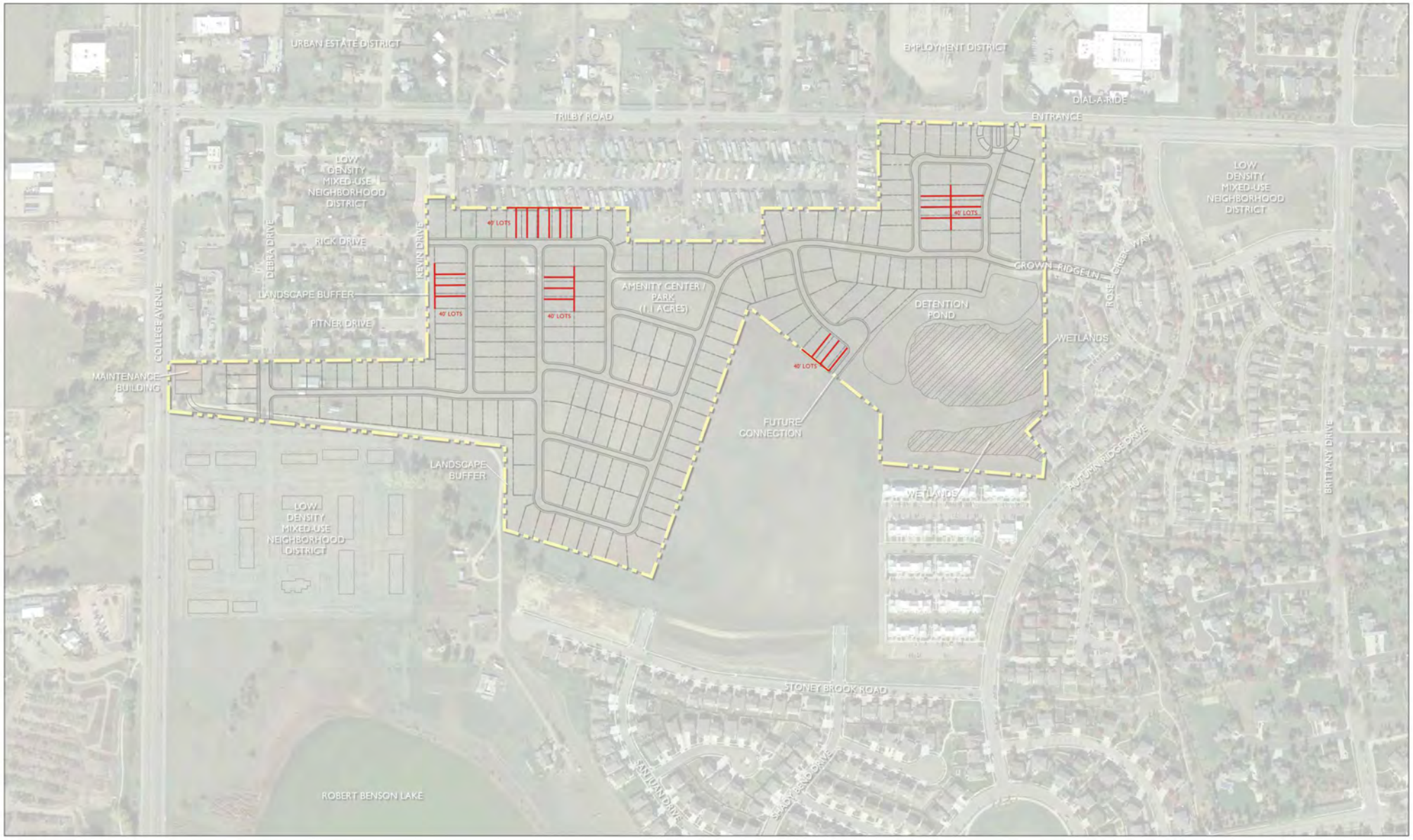
143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

TYPICAL PARK/AMENITY SPACE

TYPICAL PARK/AMENITY SPACE

Attachment D
Conceptual Site Plan
Integrating Small Lots

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com



RVi

712 Congress Avenue
Suite 300
Austin, Texas 78701
Tel 512.480.0032
www.rviplanning.com

FORT COLLINS • **CONCEPTUAL SMALL LOT INTEGRATION**

Fort Collins, Colorado
September 2, 2020
19002785
Sun Communties

SUN
SUN COMMUNITIES, INC.
ATWELL

0 75' 150' 300'

Information furnished regarding this property if from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval

L:\2019\19002785 Fort Collins MH\Concepts\Conceptual Study - 03_Small Lot Study.dwg

Attachment E
Demographic Data

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

LifeMode Group: Middle Ground

Bright Young Professionals

8C

Households: 2,750,200

Average Household Size: 2.41

Median Age: 33.0

Median Household Income: $54,000

WHO ARE WE?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

OUR NEIGHBORHOOD

- Approximately 57% of the households rent; 43% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent (Index 125) and single-person (Index 115) households.
- Multiunit buildings or row housing make up 56% of the housing stock (row housing (Index 178), buildings with 5–19 units (Index 275)); 43% built 1980–99.
- Average rent mirrors the US (Index 100).
- Lower vacancy rate is at 8.2%.

SOCIOECONOMIC TRAITS

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Unemployment rate is lower at 4.7%, and labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

8C

LifeMode Group: Middle Ground

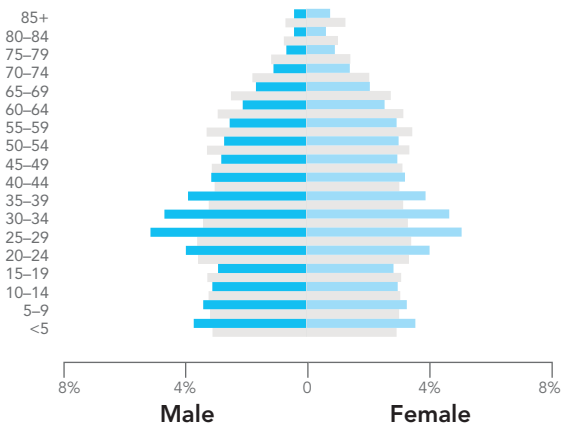
Bright Young Professionals

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 33.0 US: 38.2

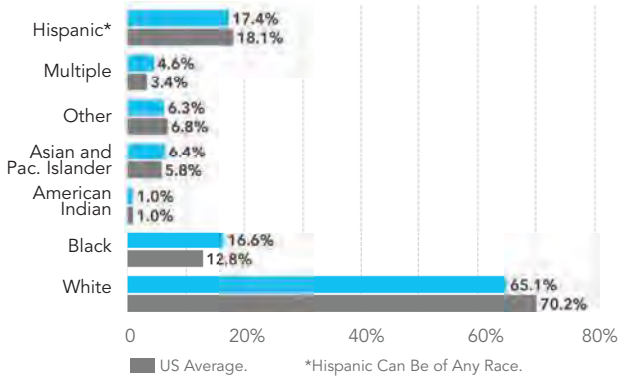
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

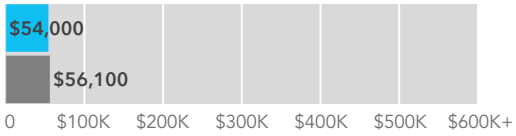
Diversity Index: 67.5 US: 64.0



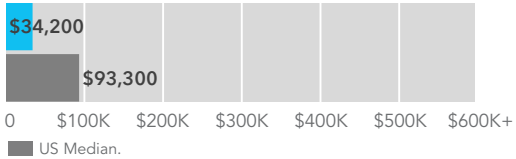
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

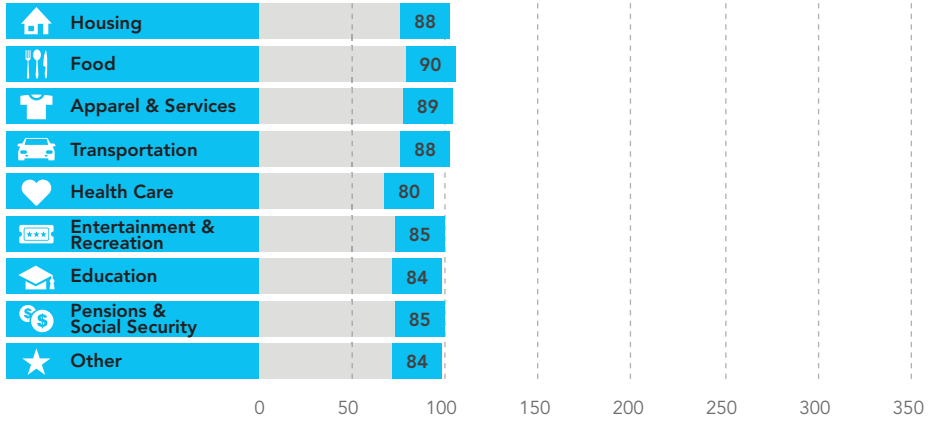


Median Net Worth



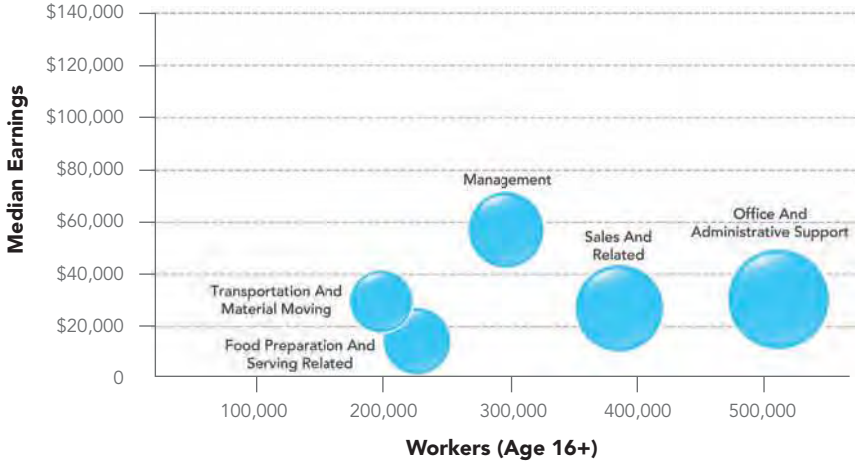
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



8C

LifeMode Group: Middle Ground

Bright Young Professionals

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Own retirement savings and student loans.
- Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games.
- Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- Find leisure going to bars/clubs, attending concerts, going to the beach, and renting DVDs from Redbox or Netflix.
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- Eat out often at fast-food and family restaurants.

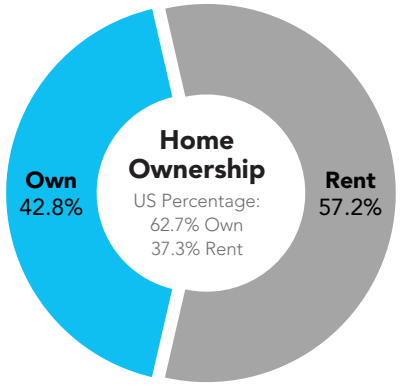
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family;
Multi-Units

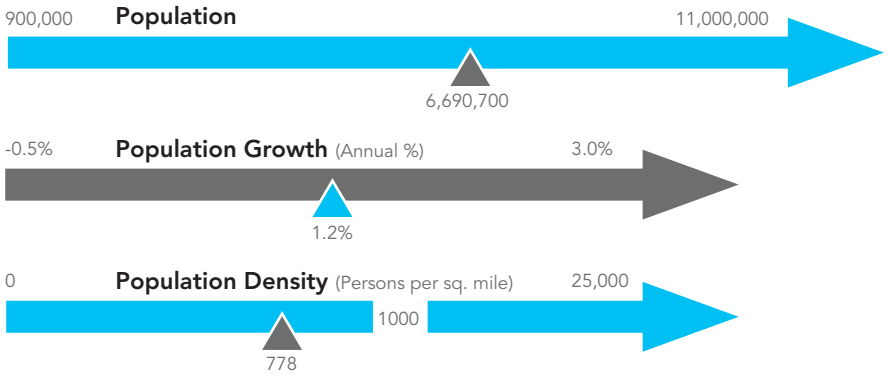
Average Rent:
$1,042

US Average: $1,038



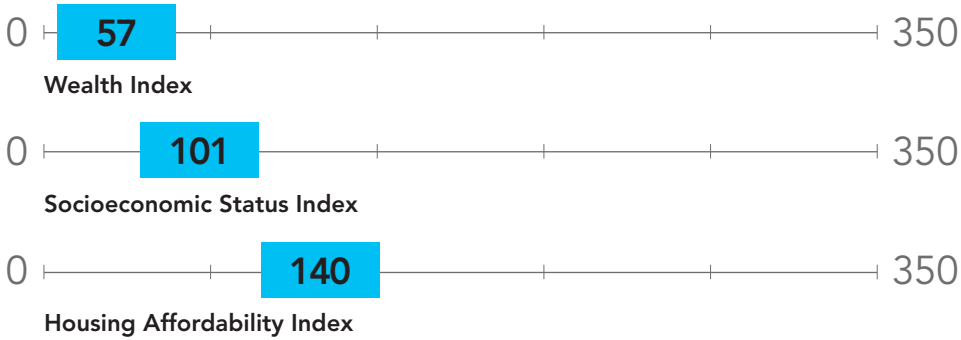
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



8C

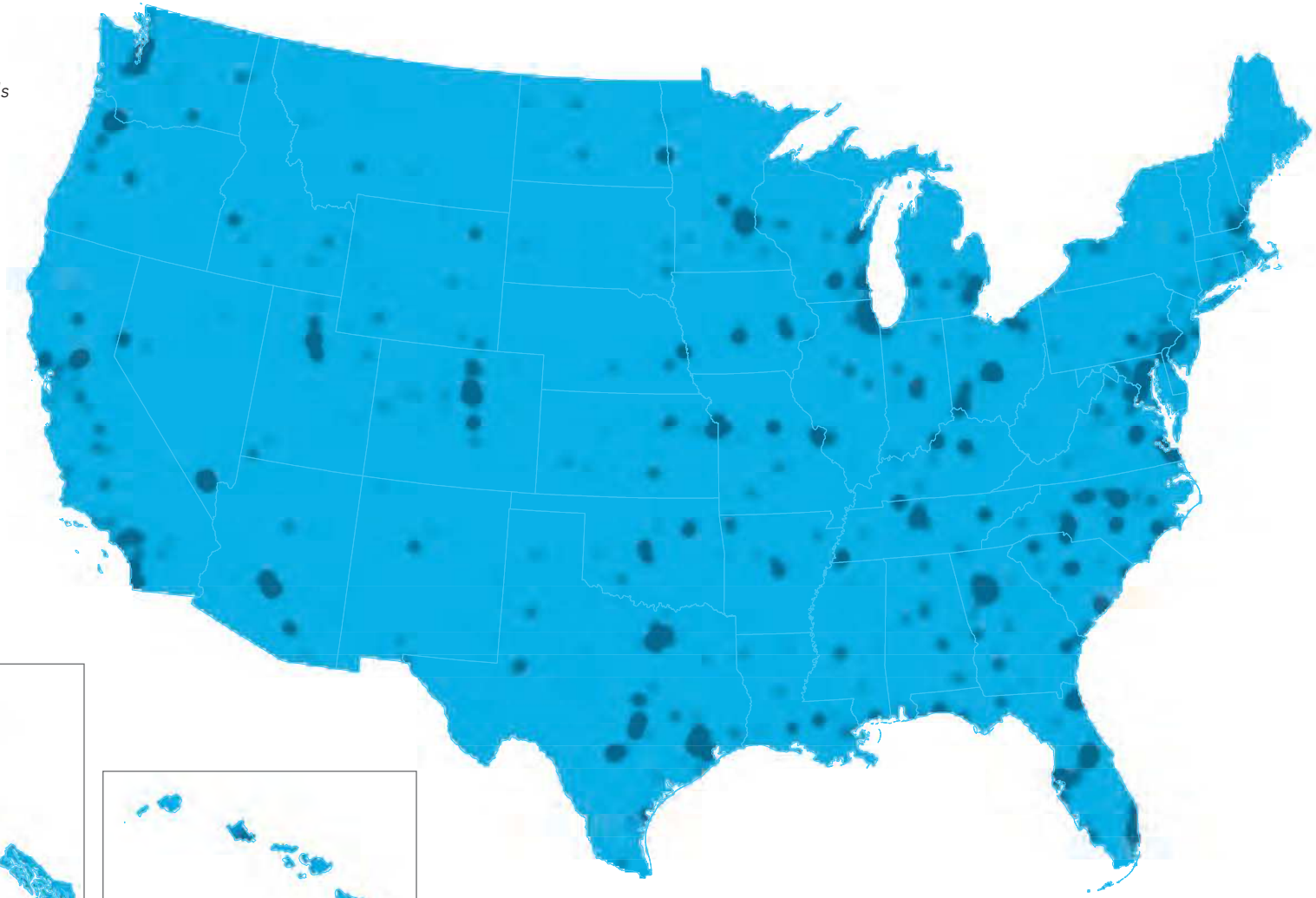
LifeMode Group: Middle Ground

Bright Young Professionals

TAPESTRY SEGMENTATION
esri.com/tapestry

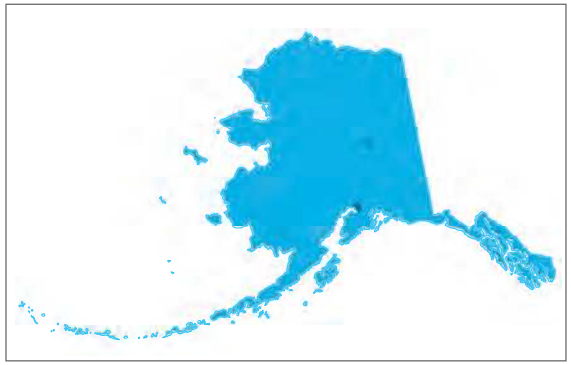
SEGMENT DENSITY

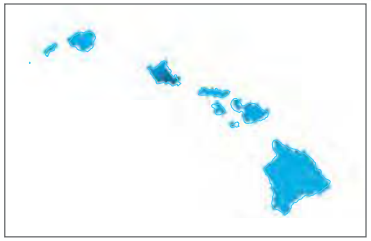
This map illustrates the density and distribution of the *Bright Young Professionals* Tapestry Segment by households.



High

Low





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info@esri.com
esri.com

esri THE SCIENCE OF WHERE™

LifeMode Group: Upscale Avenues

Enterprising Professionals

2D

Households: 1,737,200

Average Household Size: 2.48

Median Age: 35.3

Median Household Income: $86,600

WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. *Enterprising Professionals* residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

OUR NEIGHBORHOOD

- Almost half of households are married couples, and 29% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 25% are newer, built after 2000.
- Renters make up nearly half of all households.

SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

2D

LifeMode Group: Upscale Avenues

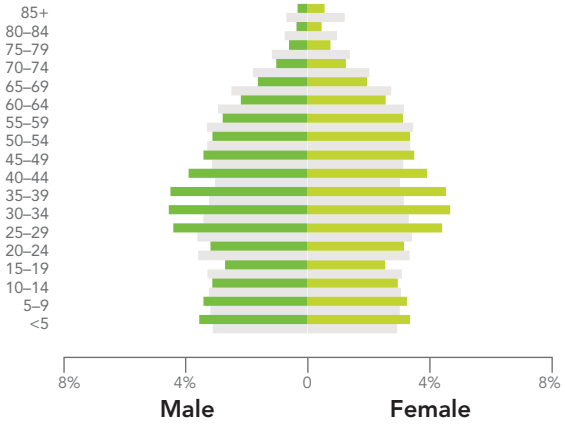
Enterprising Professionals

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 35.3 US: 38.2

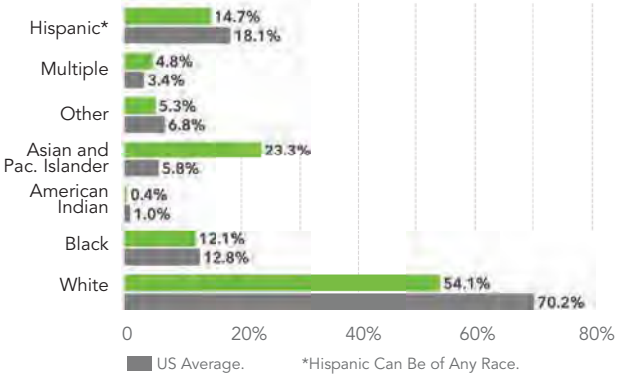
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 73.0 US: 64.0

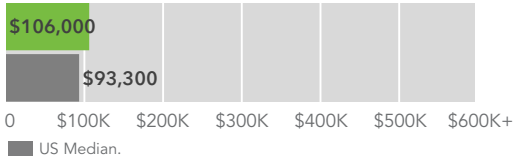


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

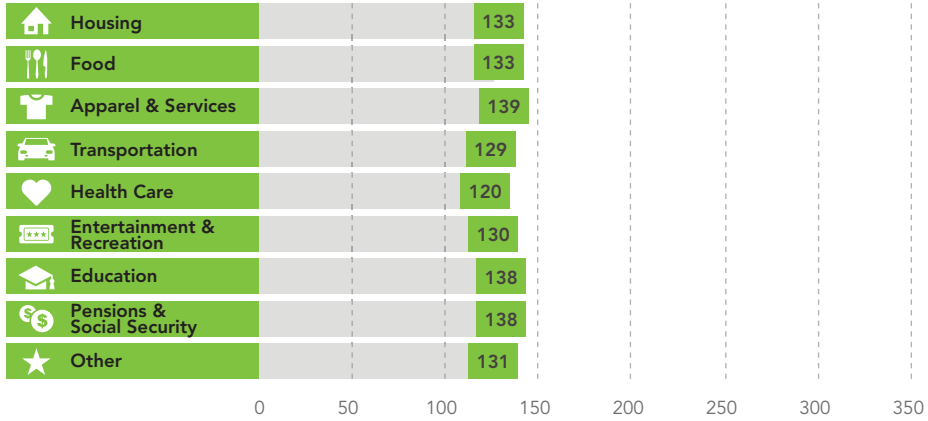
Median Household Income

Median Net Worth



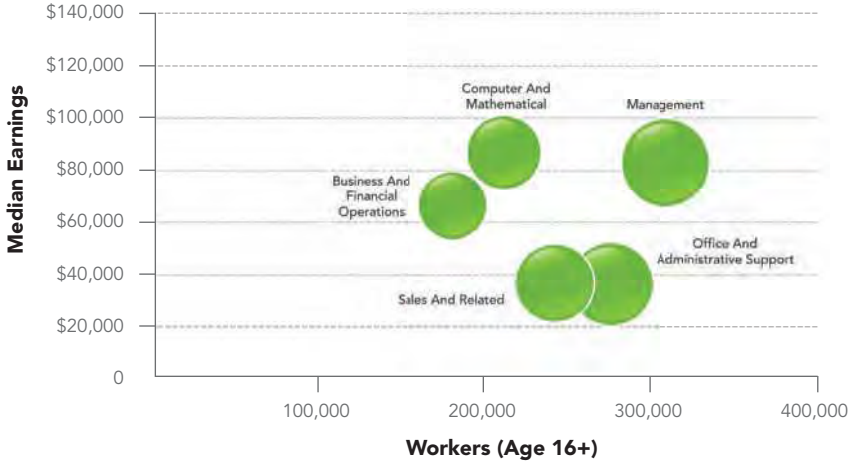
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



2D

LifeMode Group: Upscale Avenues

Enterprising Professionals

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Buy digital books for tablet reading, along with magazines and newspapers.
- Frequent the dry cleaner.
- Travel to foreign and domestic destinations common.
- Watch movies and TV with video-on-demand and HDTV over a high-speed connection.
- Convenience is key—shop at Amazon.com and pick up drugs at the Target pharmacy.
- Eat out at The Cheesecake Factory, Chipotle Mexican, and Panera Bread; drop by Starbucks for coffee.
- Leisure activities include gambling, trips to museums and the beach.
- Have health insurance and a 401(k) through work.

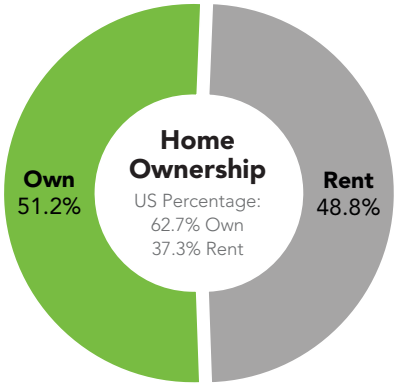
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Multiunits;
Single Family

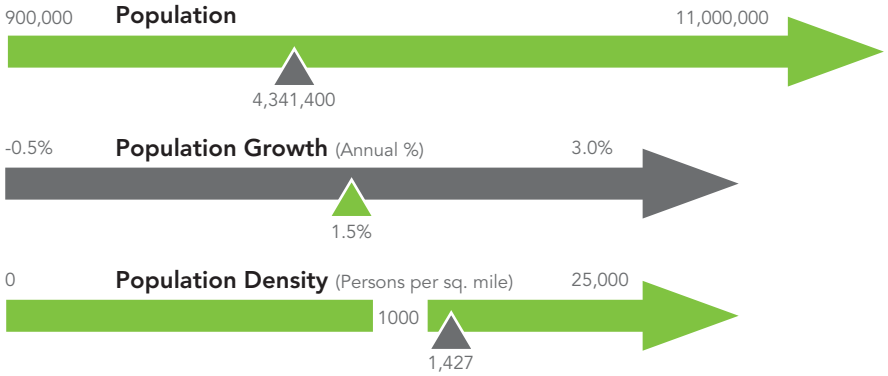
Median Value:
$340,200

US Median: $207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



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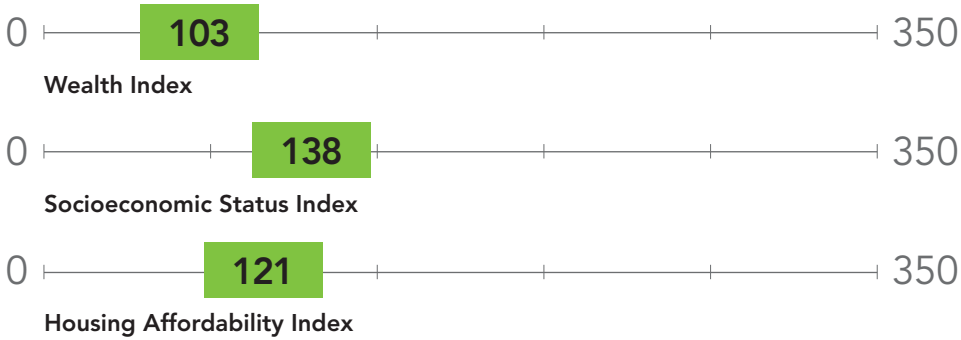


2D

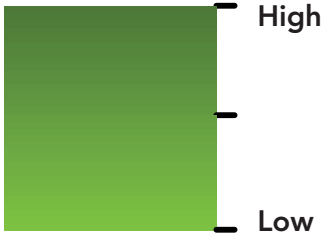
LifeMode Group: Upscale Avenues

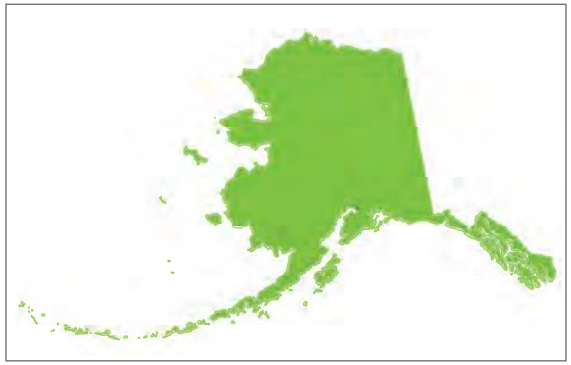
Enterprising Professionals

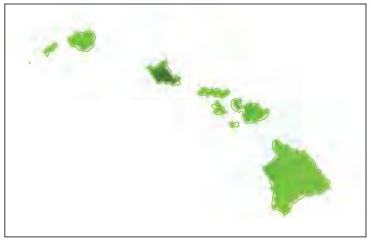
TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Enterprising Professionals* Tapestry Segment by households.







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LifeMode Group: Family Landscapes

Middleburg

4C

Households: 3,511,200

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: $59,800

WHO ARE WE?

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

OUR NEIGHBORHOOD

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 150).
- Affordable housing, median value of $175,000 (Index 84) with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

SOCIOECONOMIC TRAITS

- Education: 65% with a high school diploma or some college.
- Unemployment rate lower at 4.7% (Index 86).
- Labor force participation typical of a younger population at 66.7% (Index 107).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

4C

LifeMode Group: Family Landscapes

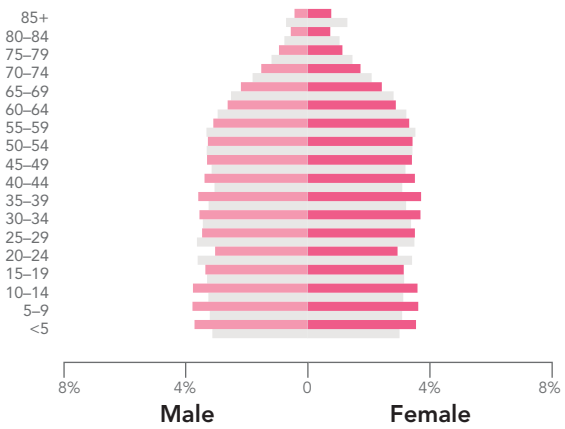
Middleburg

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 36.1 US: 38.2

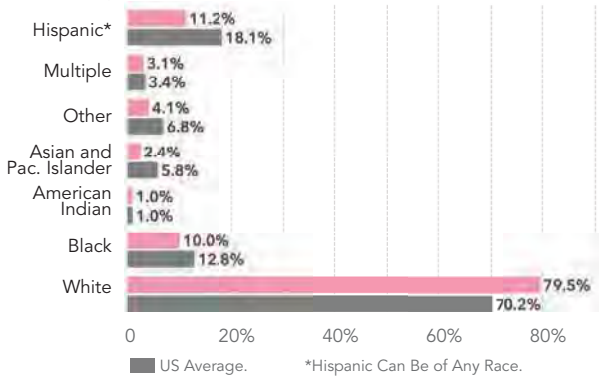
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

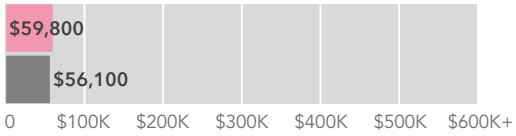
Diversity Index: 48.5 US: 64.0



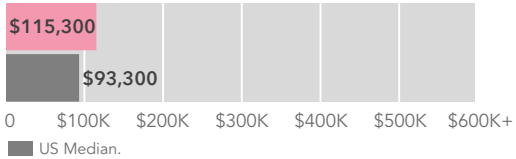
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income



Median Net Worth



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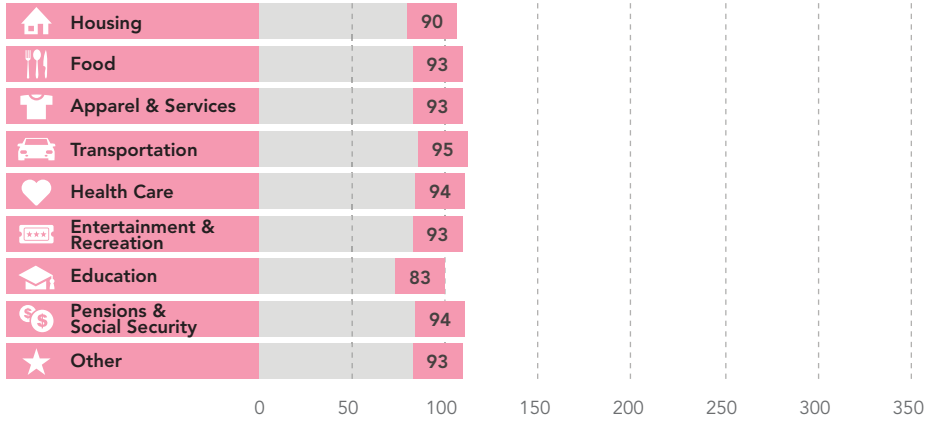

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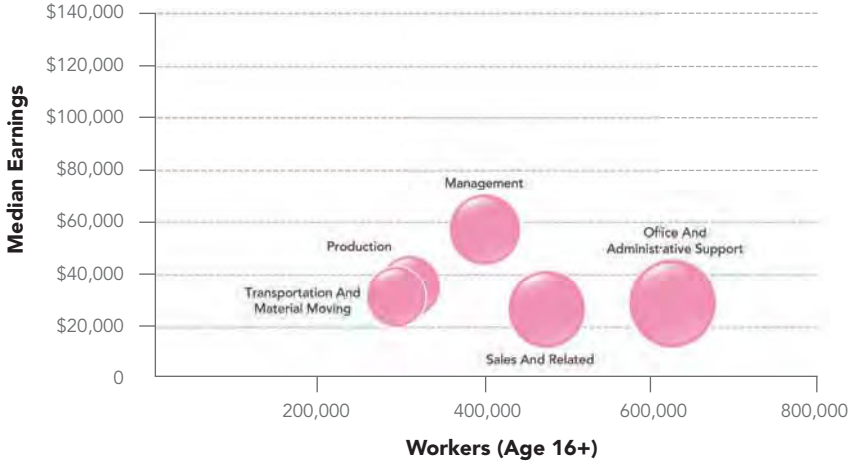


4C

LifeMode Group: Family Landscapes

Middleburg

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

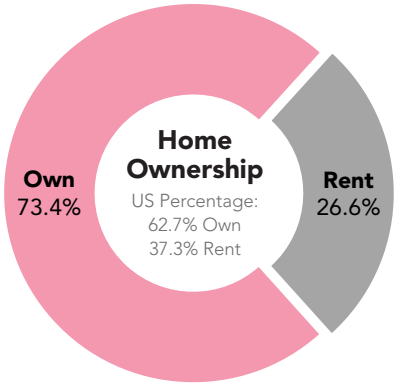
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

Median Value:
$175,000

US Median: $207,300



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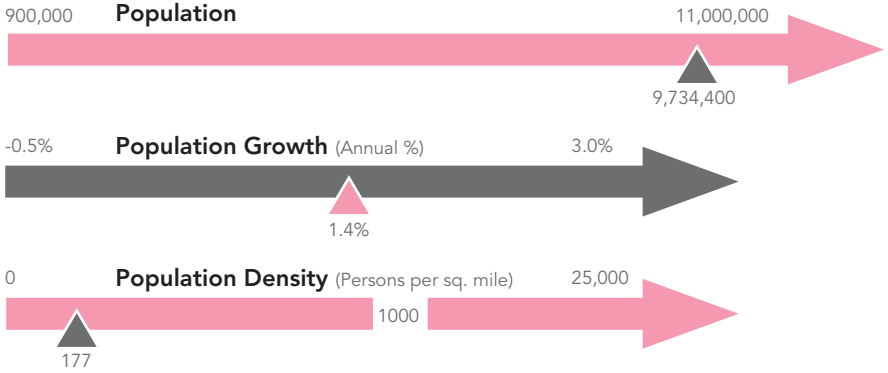

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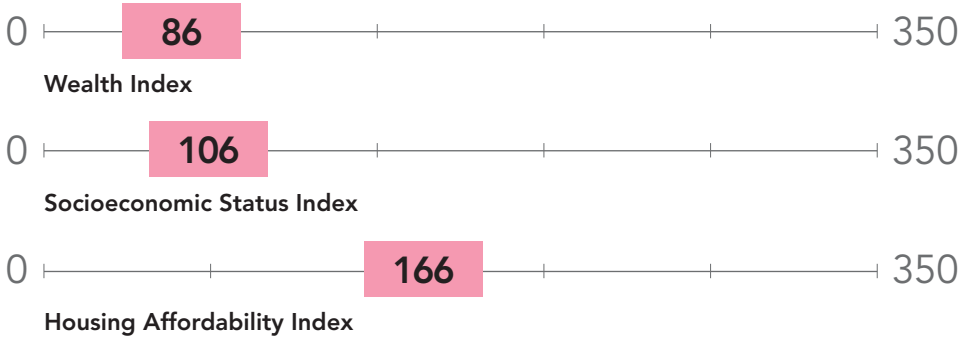

4C

LifeMode Group: Family Landscapes

Middleburg

TAPESTRY SEGMENTATION
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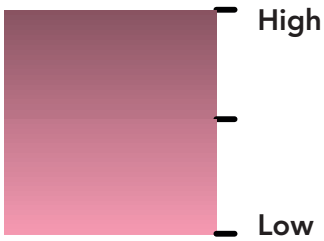
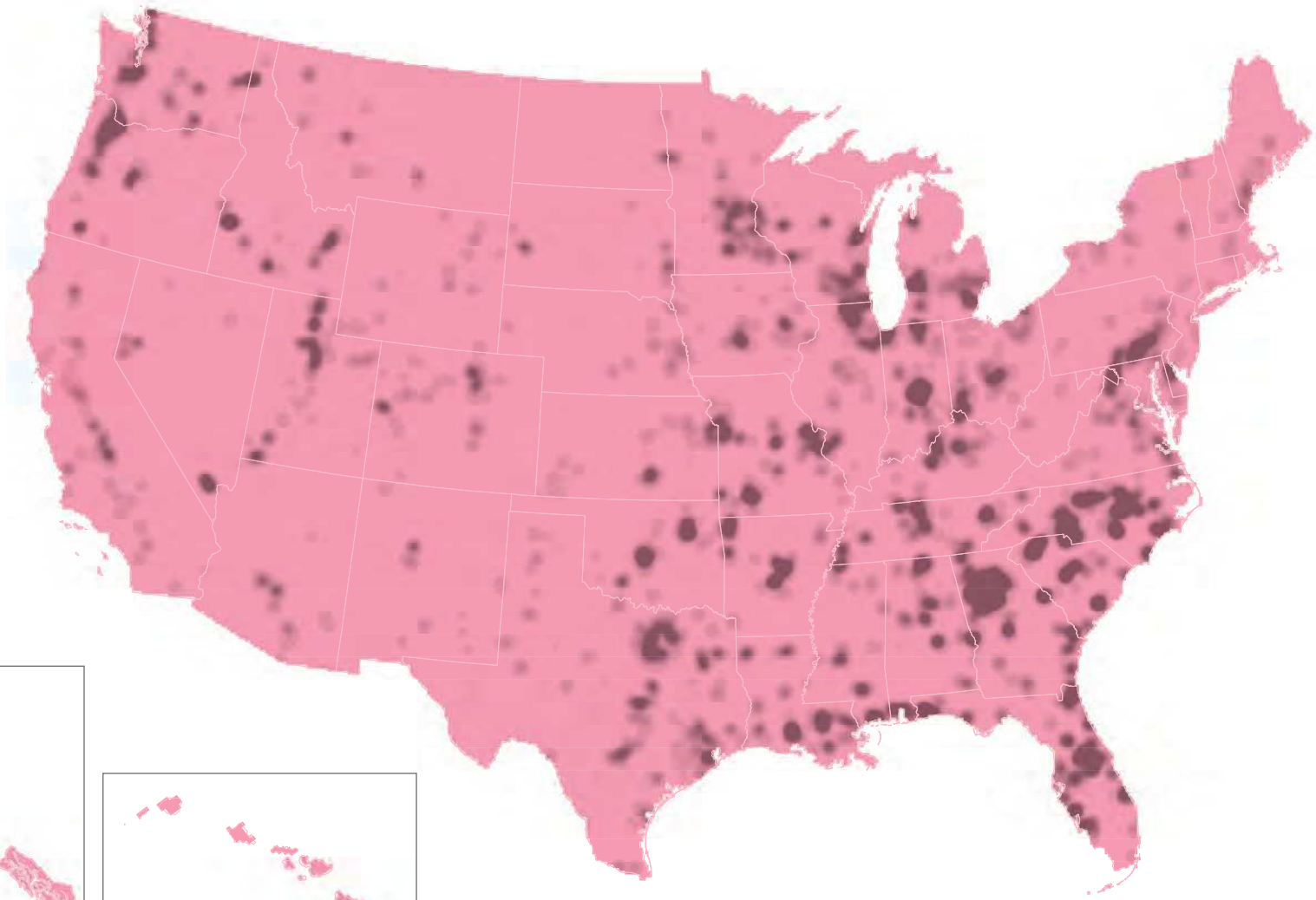
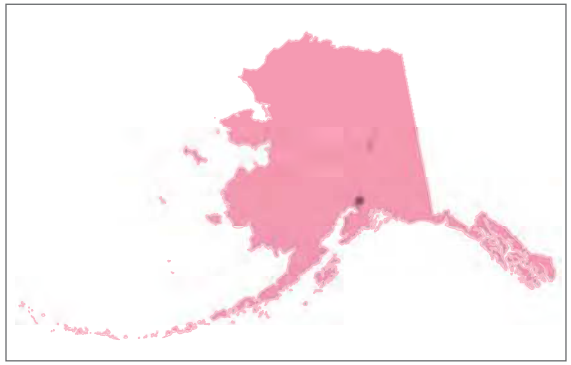
SEGMENT DENSITY

This map illustrates the density and distribution of the *Middleburg* Tapestry Segment by households.







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LifeMode Group: Middle Ground

Emerald City

8B

Households: 1,748,600

Average Household Size: 2.06

Median Age: 37.4

Median Household Income: $59,200

WHO ARE WE?

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both abroad and domestically.

OUR NEIGHBORHOOD

- There are mostly older, established neighborhoods with homes built before 1960; around 30% built before 1940.
- Just over half of all homes are renter occupied.
- Single-person and nonfamily types make up over half of all households.
- Median home value and average rent are slightly above the US levels; around half of owned homes are worth $150,000–$300,000.

SOCIOECONOMIC TRAITS

- Well educated, these consumers research products carefully before making purchases.
- They buy natural, green, and environmentally friendly products.
- Very conscious of nutrition, they regularly buy and eat organic foods.
- Cell phones and text messaging are a huge part of everyday life.
- They place importance on learning new things to keep life fresh and variable.
- They are interested in the fine arts and especially enjoy listening to music.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

8B

LifeMode Group: Middle Ground

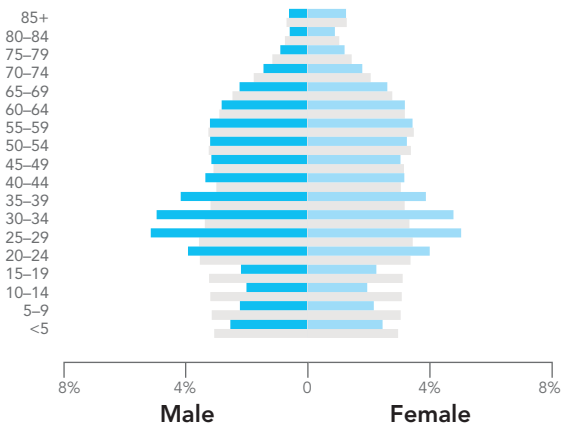
Emerald City

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 37.4 US: 38.2

Indicates US



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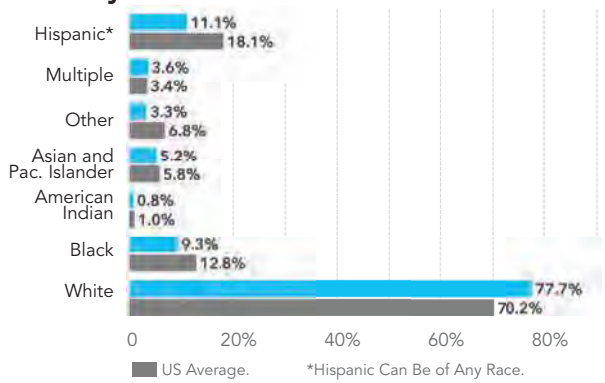
Diversity Index: 50.6 US: 64.0



INCOME AND NET WORTH

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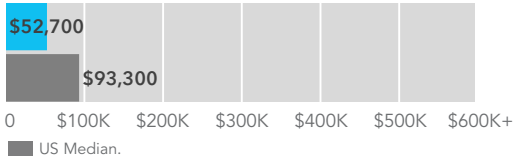
Median Household Income

Median Net Worth



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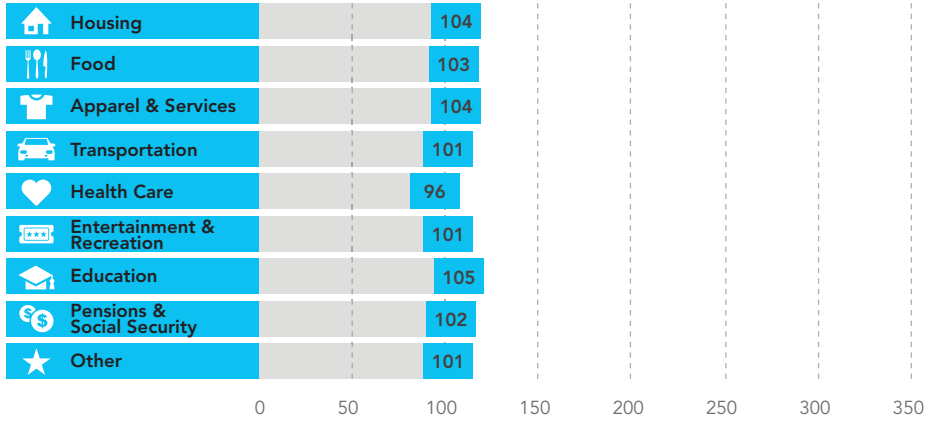

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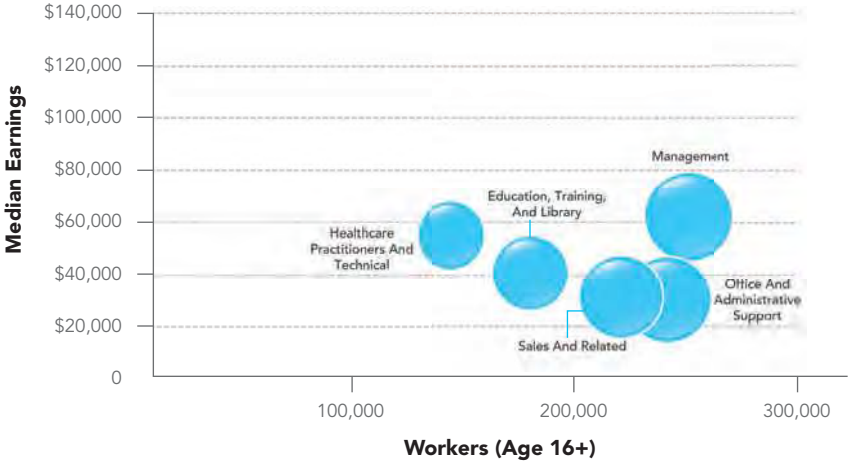


8B

LifeMode Group: Middle Ground

Emerald City

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Liberal segment that contributes to NPR and PBS.
- Shop at Trader Joe's and Whole Foods.
- Budget time—utilize home cleaning services so there's time for yoga.
- Use the web for professional networking, blogging, making travel plans, shopping, and sports news.
- Read magazines and books on a tablet, sometimes while exercising at home.
- Attend venues like art galleries, museums, and concerts. At home they like to cook and bake.

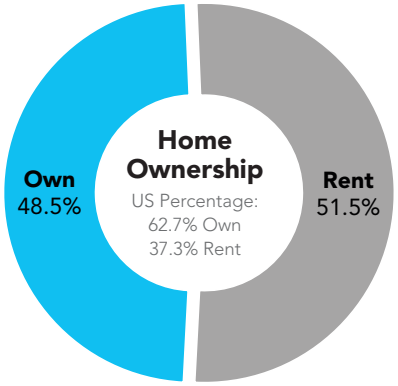
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family; Multi-Units

Average Rent:
$1,087

US Average: $1,038



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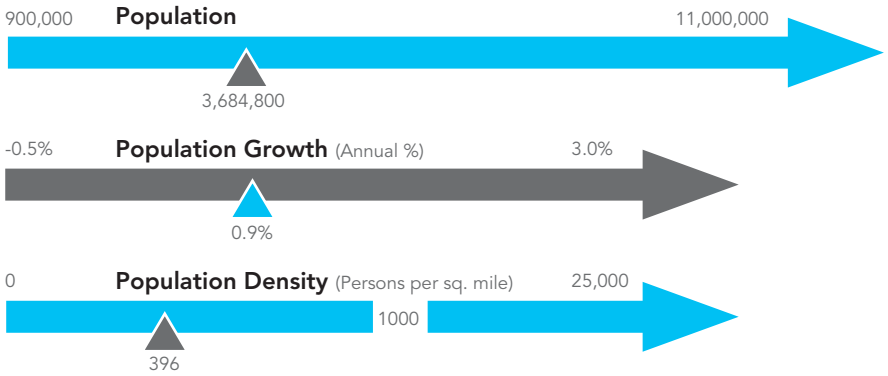

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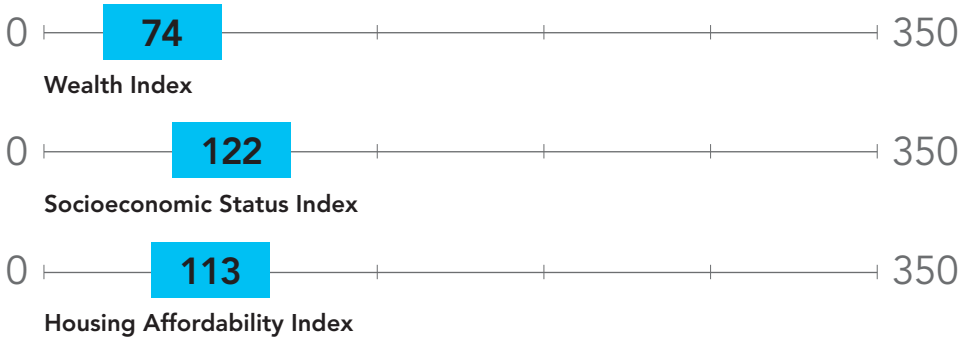

8B

LifeMode Group: Middle Ground

Emerald City

TAPESTRY SEGMENTATION
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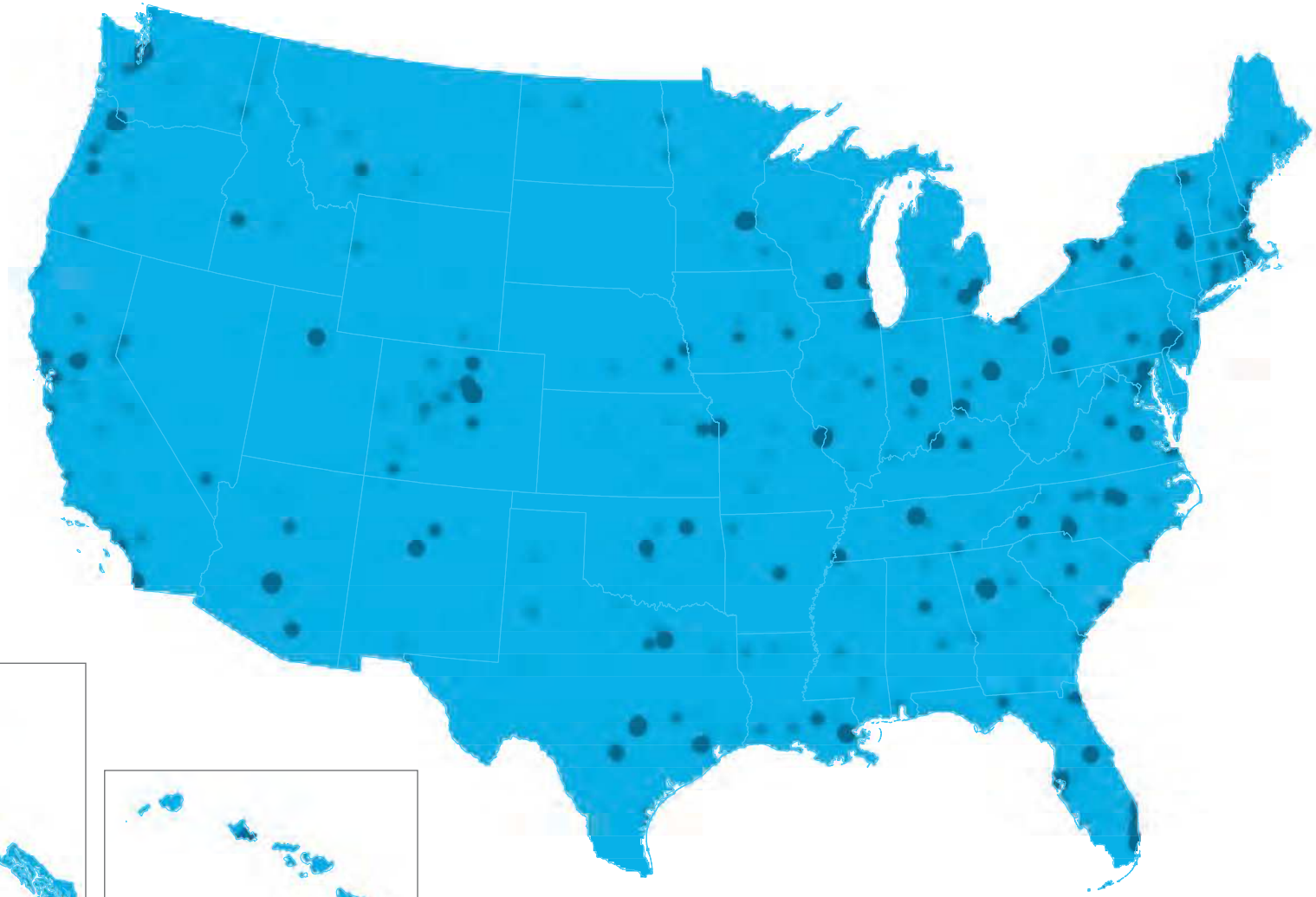
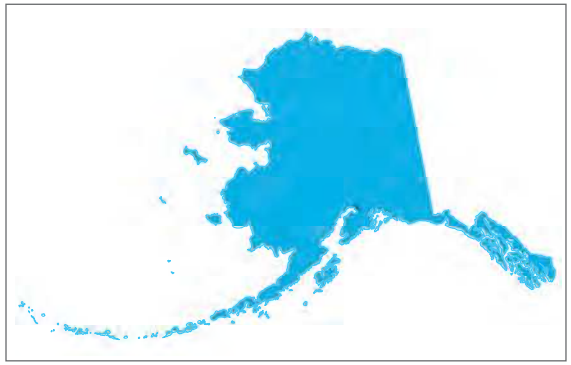
SEGMENT DENSITY

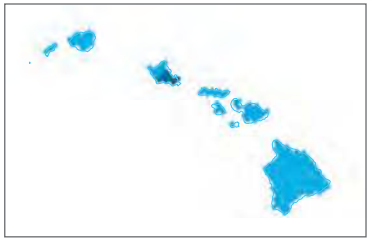
This map illustrates the density and distribution of the *Emerald City* Tapestry Segment by households.



High

Low





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5C

LifeMode Group: GenXurban

Parks and Rec

Households: 2,449,600

Average Household Size: 2.51

Median Age: 40.9

Median Household Income: $60,000

WHO ARE WE?

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

OUR NEIGHBORHOOD

- Homes are primarily owner occupied, single-family residences built prior to 1970; town homes and duplexes are scattered through the neighborhoods.
- Both median home value and average rent are close to the national level.
- Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.51, but this market is also a bit older.

SOCIOECONOMIC TRAITS

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These practical residents tend to use their cell phones for calls and texting only.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

5C

LifeMode Group: GenXurban

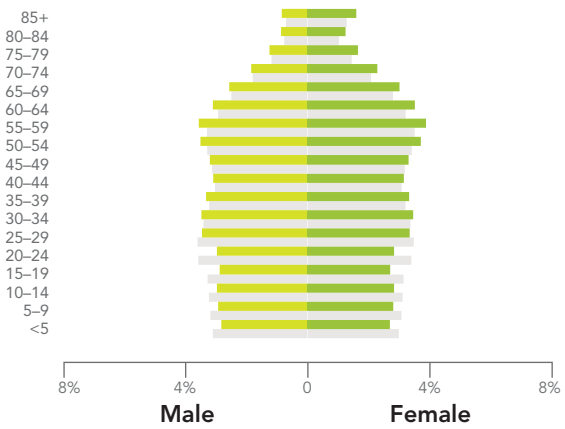
Parks and Rec

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 40.9 US: 38.2

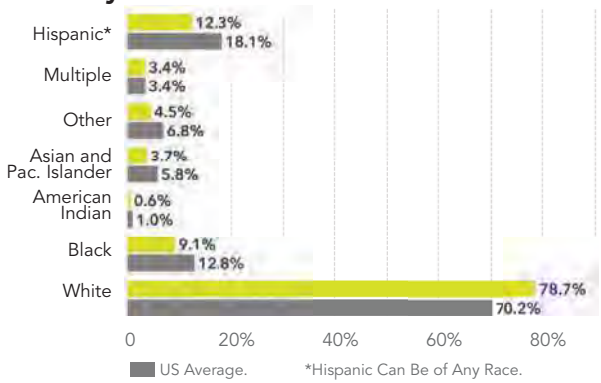
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 50.7 US: 64.0

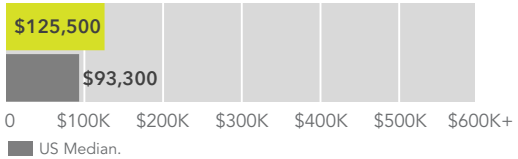


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

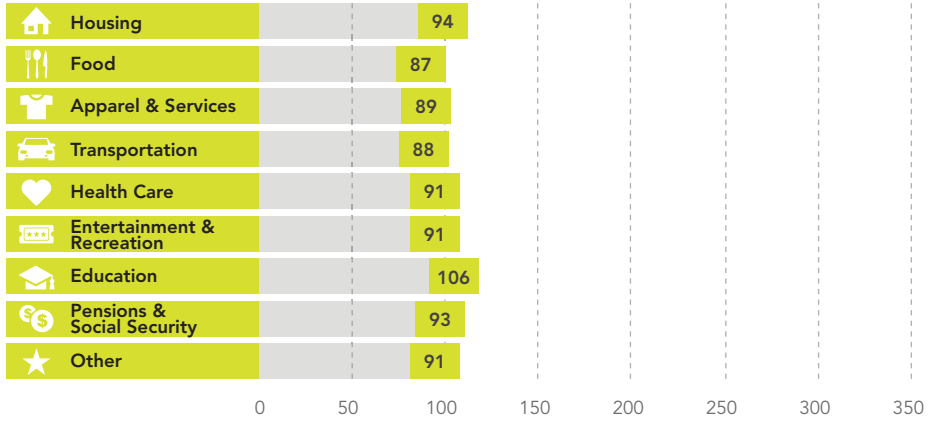
Median Household Income

Median Net Worth



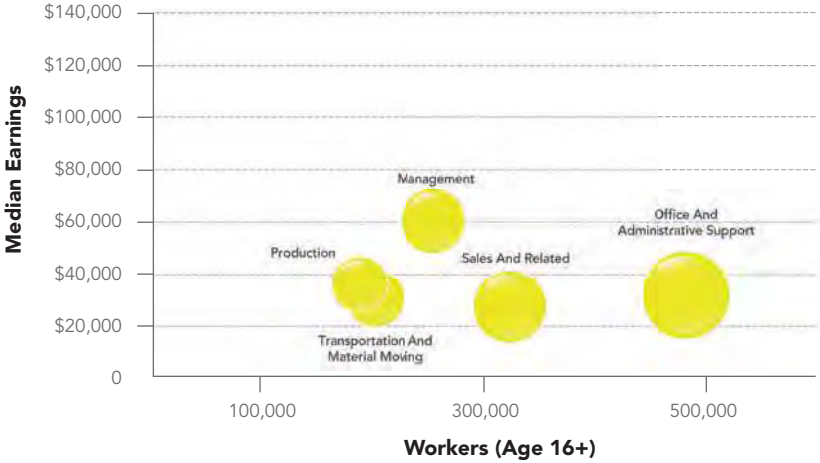
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



5C

LifeMode Group: GenXurban

Parks and Rec

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Cost and practicality come first when purchasing a vehicle; *Parks and Rec* residents are more likely to buy SUVs or trucks over compact or subcompact vehicles.
- Budget-conscious consumers stock up on staples at warehouse clubs.
- Pass time at home watching documentaries on Animal Planet, Discovery, or History channels. For an outing, they choose to dine out at family-style restaurants and attend movies. Between trips to the casinos, they gamble on lottery tickets and practice their blackjack and poker skills online.
- Convenience is important in the kitchen; they regularly use frozen or packaged main course meals. Ground coffee is preferred over coffee beans.
- Residents here take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise; a session at their local community gym; or a quick jog, swim, or run.

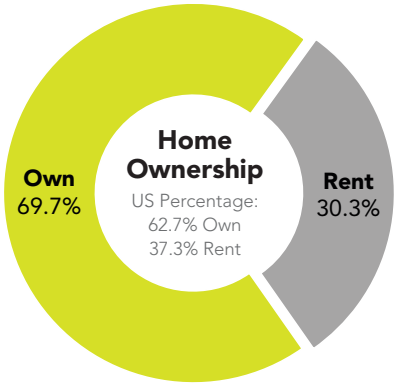
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

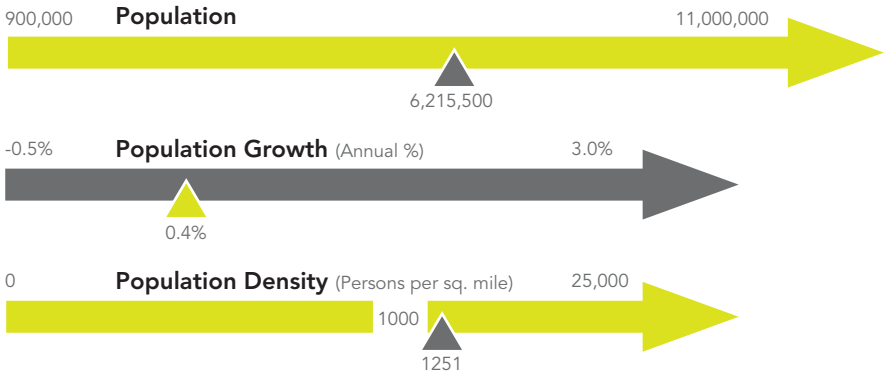
Median Value:
$198,500

US Median: $207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

5C

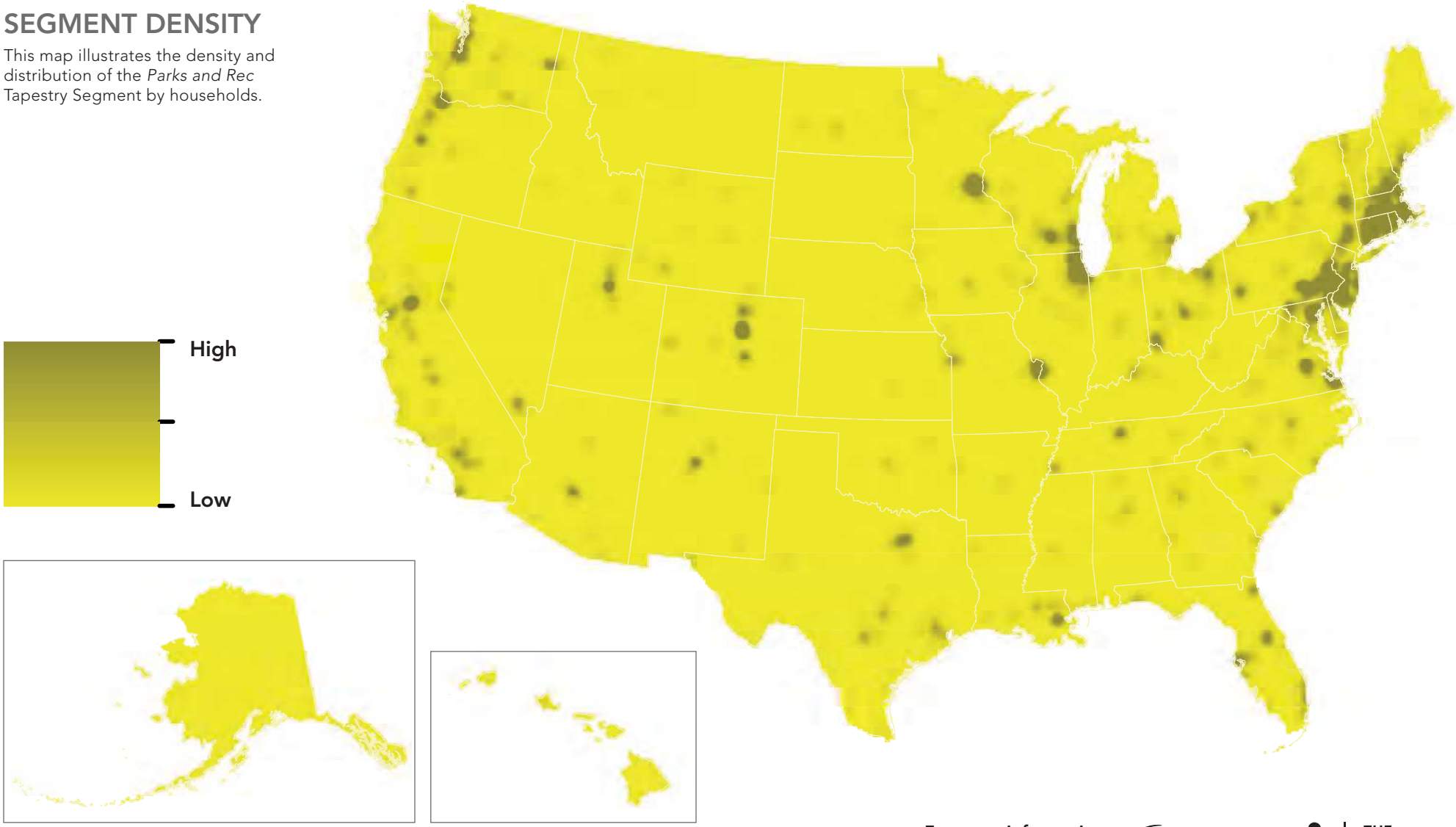
LifeMode Group: GenXurban

Parks and Rec

TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Parks and Rec* Tapestry Segment by households.



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6A

LifeMode Group: Cozy Country Living

Green Acres

Households: 3,923,400

Average Household Size: 2.70

Median Age: 43.9

Median Household Income: $76,800

WHO ARE WE?

The *Green Acres* lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of *Green Acres* remain pessimistic about the near future yet are heavily invested in it.

OUR NEIGHBORHOOD

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of $235,500.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: More than 60% are college educated.
- Unemployment is low at 3.8% (Index 70); labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

TAPESTRY SEGMENTATION
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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

6A

LifeMode Group: Cozy Country Living

Green Acres

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 43.9 US: 38.2

Indicates US

RACE AND ETHNICITY (Esri data)

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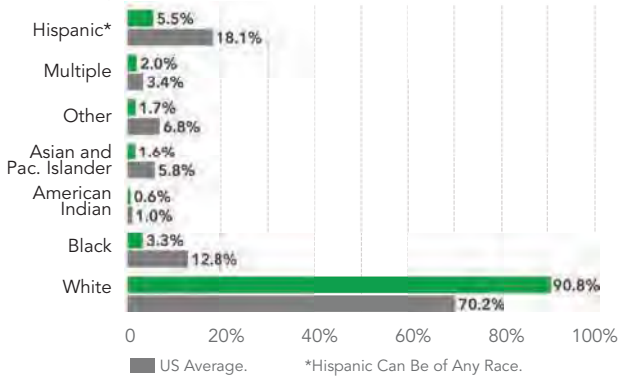

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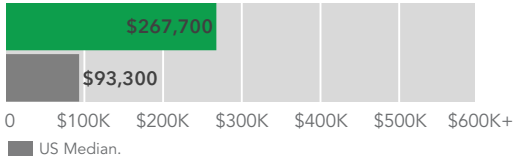

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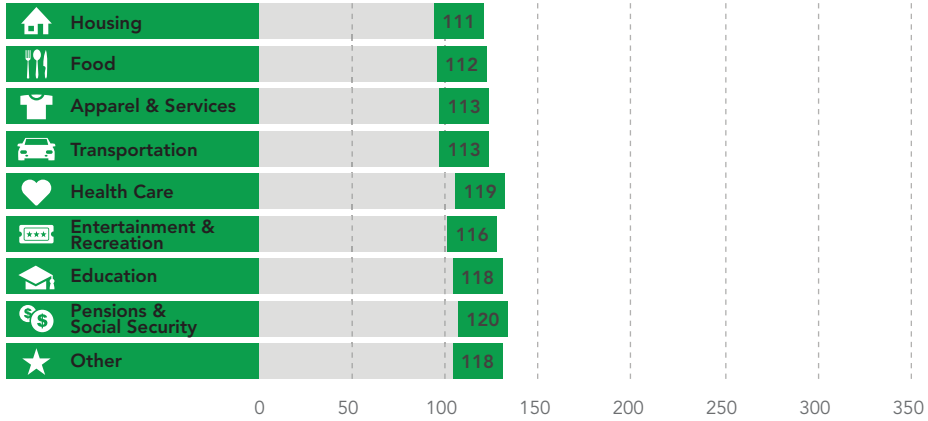

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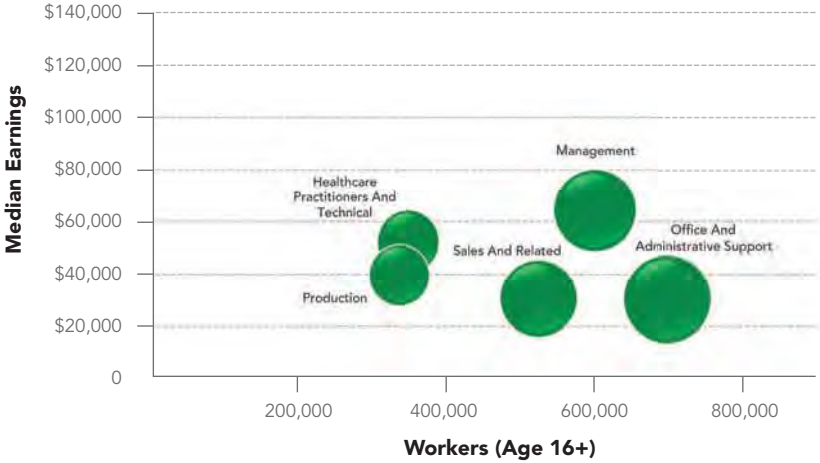

6A

LifeMode Group: Cozy Country Living

Green Acres

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Purchasing choices reflect *Green Acres'* residents country life, including a variety of vehicles from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- *Green Acres* residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
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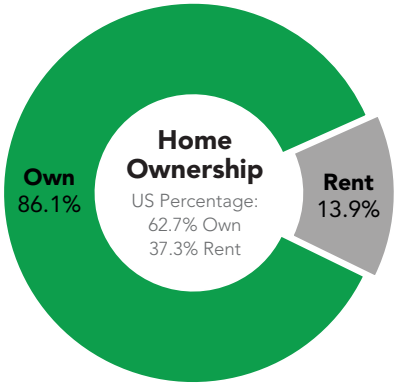

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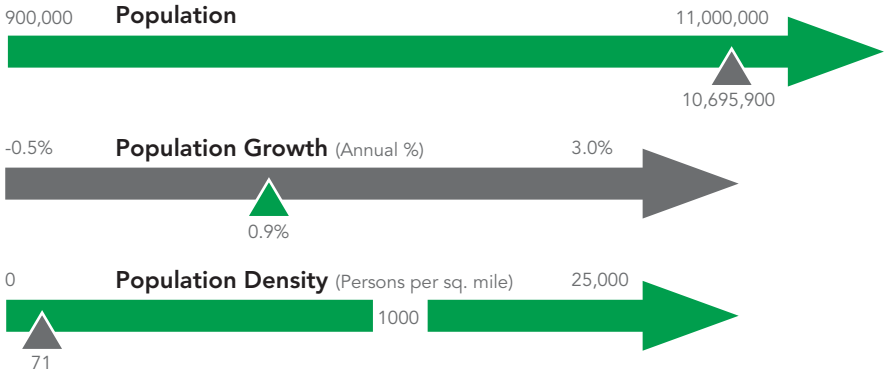

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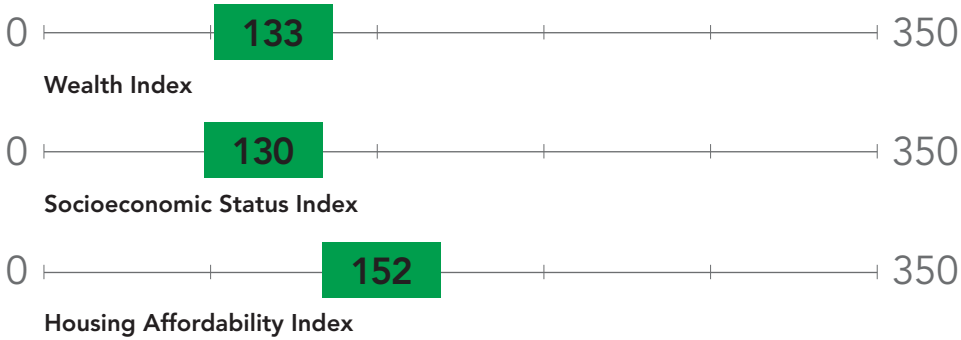


6A

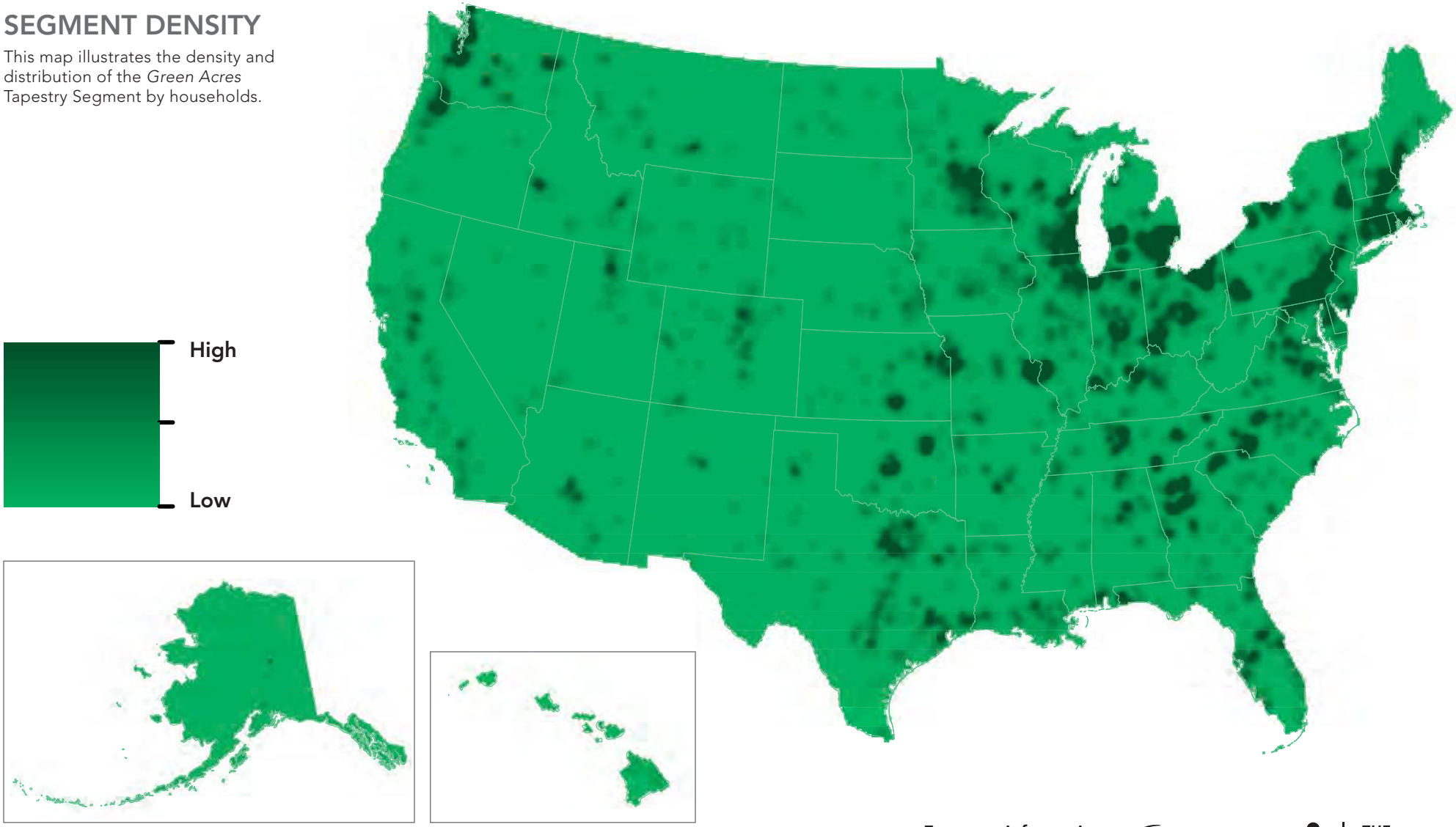
LifeMode Group: Cozy Country Living

Green Acres

TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Green Acres* Tapestry Segment by households.



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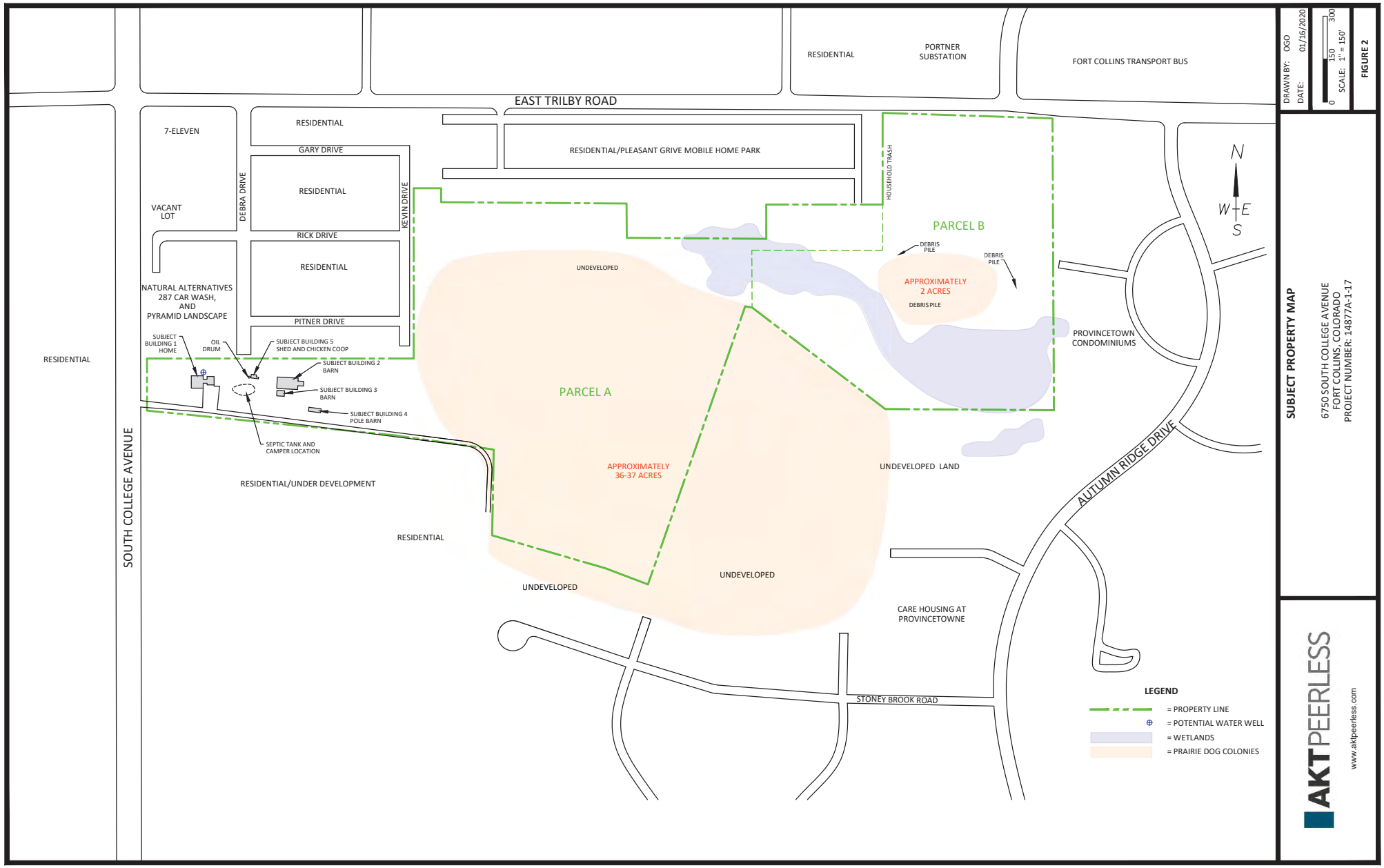
Attachment F
Wetland Map & Jurisdictional Wetland Determination

143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com


EAST TRILBY ROAD
SOUTH COLLEGE AVENUE
RESIDENTIAL
7-ELEVEN
VACANT LOT
NATURAL ALTERNATIVES 287 CAR WASH, AND PYRAMID LANDSCAPE
DEBRA DRIVE
GARY DRIVE
RICK DRIVE
PITNER DRIVE
KEVIN DRIVE
RESIDENTIAL/PLEASANT GRIVE MOBILE HOME PARK
HOUSEHOLD TRASH
PORTNER SUBSTATION
FORT COLLINS TRANSPORT BUS
PARCEL A
PARCEL B
APPROXIMATELY 36-37 ACRES
APPROXIMATELY 2 ACRES
UNDEVELOPED
DEBRIS PILE
SUBJECT BUILDING 1 HOME
OIL DRUM
SUBJECT BUILDING 5 SHED AND CHICKEN COOP
SUBJECT BUILDING 2 BARN
SUBJECT BUILDING 3 BARN
SUBJECT BUILDING 4 POLE BARN
SEPTIC TANK AND CAMPER LOCATION
RESIDENTIAL/UNDER DEVELOPMENT
PROVINCETOWN CONDOMINIUMS
UNDEVELOPED LAND
AUTUMN RIDGE DRIVE
CARE HOUSING AT PROVINCETOWNE
STONEY BROOK ROAD
N
W E
S
LEGEND
= PROPERTY LINE
= POTENTIAL WATER WELL
= WETLANDS
= PRAIRIE DOG COLONIES
DRAWN BY: OGO
DATE: 01/16/2020
0 150 300
SCALE: 1" = 150'
FIGURE 2
SUBJECT PROPERTY MAP
6750 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO
PROJECT NUMBER: 14877A-1-17
AKTPEERLESS
www.aktpeerless.com

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

January 28, 2020

SUBJECT: Approved Jurisdictional Determination – Corps File No. NWO-2019-02270-DEN, 6750 College Avenue, Larimer County, CO

Chris Sveum
Atwell, LLC
143 Union Blvd., Suite 700
Lakewood, CO 80228

Dear Ms. Sveum:

This letter is in reference to the property located at approximate latitude 40.492514, longitude -105.070224, in Larimer County, Colorado. The submittal dated December 19, 2019, consists of a request for an Approved Jurisdictional Determination for the above project. The delineated area located on the subject property has been reviewed in accordance with Section 404 of the Clean Water Act under which the U.S. Army Corps of Engineers regulates the discharge of dredged and fill material, and any excavation activity associated with a dredge and fill project in waters of the United States.

At your request, an Approved Jurisdictional Determination (JD), a written indication that wetlands and waterways within your project area are not waters of the United States has been prepared. The review area contains the following that are not considered waters of the United States (WOTUS): Unnamed Ditch, Wetland 1, and Wetland 2 are not considered WOTUS and are therefore not jurisdictional.

The JD is attached to this letter. If you are not in agreement with the JD decision, you may request an administrative appeal under regulation 33 CFR 331, by using the attached Appeal Form and Administrative Appeal Process form. The request for appeal must be received within 60 days from the date of this letter. It is not necessary to submit a Request for Appeal if you do not object to the JD.

This JD is valid for a period of five years from the date of this letter, unless new information warrants revisions of the JDs before the expiration date, or unless the Corps has identified, after a possible public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

If there are any questions please feel free to contact Nicholas Franke at (303) 979-4120 or by e-mail at Nicholas.A.Franke@usace.army.mil, and reference **Corps File No. NWO-2019-02270-DEN**.

Sincerely,

Kiel Downing
Chief, Denver Regulatory Office

Enclosures:
Approved Jurisdictional Determination (January 28, 2020)
Notice of Administrative Appeal Options Form
Appeal Process Flowchart

Copies Furnished:
Hidde Snieder, ERO Resources, 1842 Clarkson Street, Denver, CO/80218

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 28, 2020

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Denver Regulatory Office, 6750 College Avenue, NWO-2019-02270-DEN

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Colorado County/parish/borough: Larimer City: Fort Collins
Center coordinates of site (lat/long in degree decimal format): Lat. 40.492514° N, Long. -105.070224° W
Universal Transverse Mercator:
Name of nearest waterbody: Dry Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: none
Name of watershed or Hydrologic Unit Code (HUC): HUC8: 10190007; HUC12: 101900071002

- ☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
- ☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ☒ Office (Desk) Determination. Date: January 28, 2020
- ☒ Field Determination. Date(s): January 10, 2020

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **are not** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

- ☐ Waters subject to the ebb and flow of the tide.
- ☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [*Required*]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

- ☐ TNWs, including territorial seas
- ☐ Wetlands adjacent to TNWs
- ☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs
- ☐ Non-RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- ☐ Impoundments of jurisdictional waters
- ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters:
Wetlands:

c. Limits (boundaries) of jurisdiction based on:
Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

- ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: Reference is made to the November 13, 1986 Federal Register (Page 41217), Part 328 (a), "Non-tidal drainage and irrigation ditches excavated on dry land." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, the Unnamed Ditch is a non-tidal irrigation ditch excavated on dry land and displaying no downstream connection to other waters. No part of the ditch was constructed in a tributary or relocated a tributary; therefore, the Unnamed Ditch is not jurisdictional.

---

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (b), "Artificially irrigated areas that would revert to upland if the irrigation ceased." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 1 is associated with a stormwater drainage from a residential area, and would revert to upland if this hydrologic source was removed. Wetland 1 is therefore not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (c), "Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 2 is associated with a stormwater detention pond excavated in uplands as a result of residential development in the area. This area would remain upland but for the presence of the detention pond. Therefore, Wetland 2 is not jurisdictional.

ERO Resources delineated a swale on the northeast side of the review area. This swale does not display bed, bank, OHWM, or evidence of flow. The Corps has determined that the swale is not an aquatic resource and is therefore not jurisdictional.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW
Summarize rationale supporting conclusion that wetland is "adjacent":

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody[4] is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:
Watershed size: **Pick List**
Drainage area: **Pick List**
Average annual rainfall: inches
Average annual snowfall: inches

[4] Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

(ii) Physical Characteristics:

(a) Relationship with TNW:

☐ Tributary flows directly into TNW.
☐ Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.
Project waters are **Pick List** river miles from RPW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Project waters are **Pick List** aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW[5]:
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is: ☐ Natural
☐ Artificial (man-made). Explain:
☐ Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):
Average width: feet
Average depth: feet
Average side slopes: **Pick List.**

Primary tributary substrate composition (check all that apply):

☐ Silts ☐ Sands ☐ Concrete
☐ Cobbles ☐ Gravel ☐ Muck
☐ Bedrock ☐ Vegetation. Type/% cover:
☐ Other. Explain:

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:
Presence of run/riffle/pool complexes. Explain:
Tributary geometry: **Pick List**
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: **Pick List**
Estimate average number of flow events in review area/year: **Pick List**
Describe flow regime:
Other information on duration and volume:

Surface flow is: **Pick List.** Characteristics:

Subsurface flow: **Pick List**. Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☐ Bed and banks
☐ OHWM[6] (check all indicators that apply):

☐ clear, natural line impressed on the bank ☐ the presence of litter and debris
☐ changes in the character of soil ☐ destruction of terrestrial vegetation
☐ shelving ☐ the presence of wrack line
☐ vegetation matted down, bent, or absent ☐ sediment sorting
☐ leaf litter disturbed or washed away ☐ scour
☐ sediment deposition ☐ multiple observed or predicted flow events
☐ water staining ☐ abrupt change in plant community
☐ other (list):

☐ Discontinuous OHWM.[7] Explain:

---

[5] Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.
[6] A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7] Ibid.

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

- ☐ High Tide Line indicated by:
  - ☐ oil or scum line along shore objects
  - ☐ fine shell or debris deposits (foreshore)
  - ☐ physical markings/characteristics
  - ☐ tidal gauges
  - ☐ other (list):
- ☐ Mean High Water Mark indicated by:
  - ☐ survey to available datum;
  - ☐ physical markings;
  - ☐ vegetation lines/changes in vegetation types.

(iii) Chemical Characteristics:

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.). Explain:

Identify specific pollutants, if known:

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☐ Riparian corridor. Characteristics (type, average width):
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size:

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain:

Surface flow is: **Pick List**

Characteristics:

Subsurface flow: **Pick List**. Explain findings:

- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Flow is from: **Pick List.**

Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):

- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:

☐ Aquatic/wildlife diversity. Explain findings:

3. **Characteristics of all wetlands adjacent to the tributary (if any)**
   All wetland(s) being considered in the cumulative analysis: **Pick List**
   Approximately ( ) acres in total are being considered in the cumulative analysis.

   For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acr

   Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   ☐ TNWs: Or, acres.
   ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:

☐ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: width:
☐ Other non-wetland waters:
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area:
Non-wetland waters:
Wetlands:

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area:

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area:

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]

---

[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] **Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.***

☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters:
Identify type(s) of waters:
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
☒ Other: (explain, if not covered above): Reference is made to the November 13, 1986 Federal Register (Page 41217), Part 328 (a), "Non-tidal drainage and irrigation ditches excavated on dry land." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, the Unnamed Ditch is a non-tidal irrigation ditch excavated on dry land and displaying no downstream connection to other waters. No part of the ditch was constructed in a tributary or relocated a tributary; therefore, the Unnamed Ditch is not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (b), "Artificially irrigated areas that would revert to upland if the irrigation ceased." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 1 is associated with a stormwater drainage from a residential area, and would revert to upland if this hydrologic source was removed. Wetland 1 is therefore not jurisdictional.

Reference is further made to the November 13, 1986 Federal Register (Page 41217), Part 328 (c), "Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing." The Corps of Engineers generally does not consider these types of aquatic resources waters of the U.S. except on a case-by-case basis. In this case, Wetland 2 is associated with a stormwater detention pond excavated in uplands as a result of residential development in the area. This area would remain upland but for the presence of the detention pond. Therefore, Wetland 2 is not jurisdictional.

ERO Resources delineated a swale on the northeast side of the review area. This swale does not display bed, bank, OHWM, or evidence of flow. The Corps has determined that the swale is not an aquatic resource and is therefore not jurisdictional.

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource:
☐ Wetlands: acres.

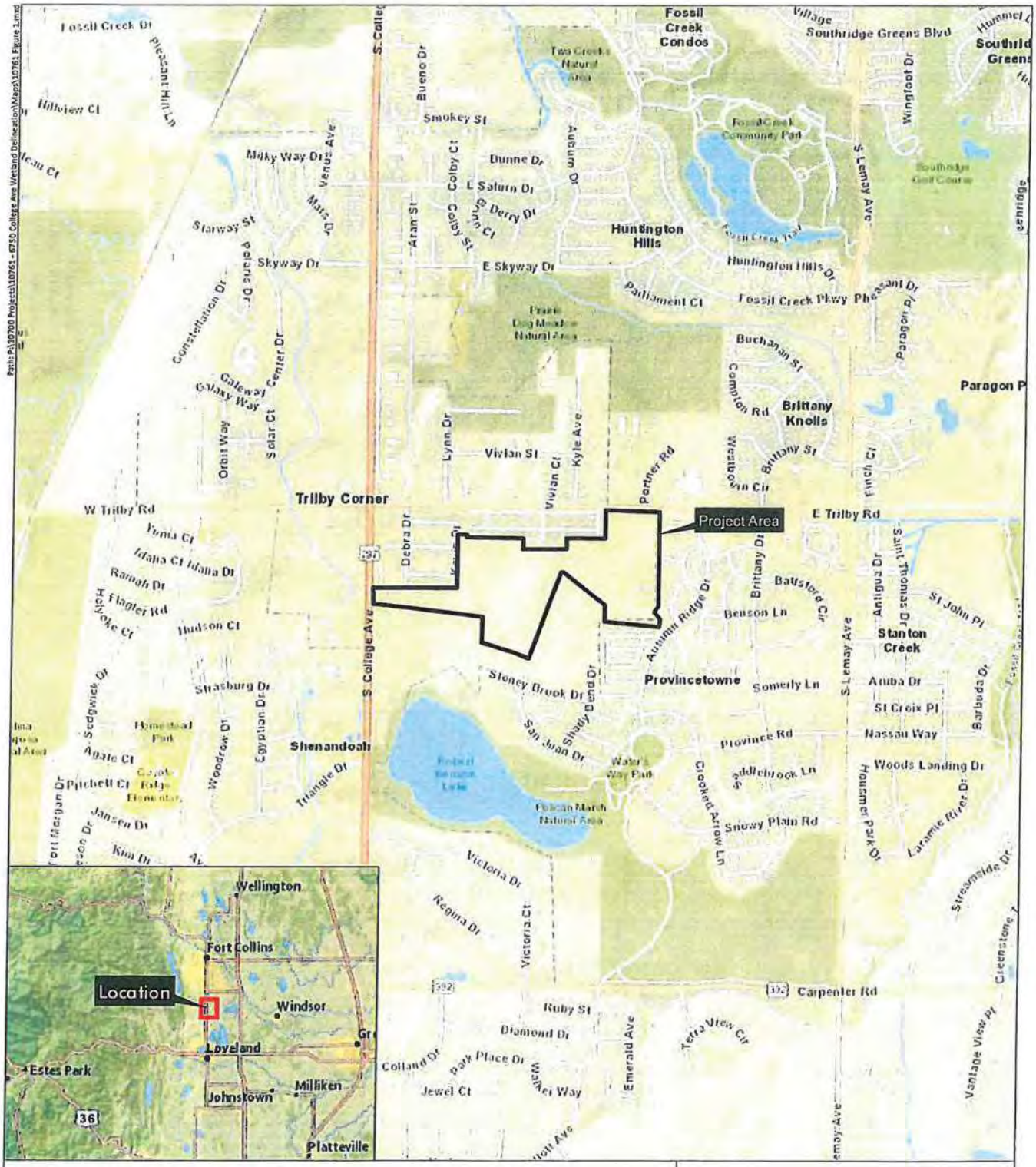
Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource:
☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Fig. 1, Vicinity Map, and Fig. 2, Existing Conditions, *Request for AJD*, ERO Resources Corporation, December 19, 2019
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant. Included with above request.
  - ☒ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☒ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☒ USGS 8 and 12 digit HUC maps. HUC8: 10190007; HUC12: 101900071002
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24,000 - Loveland
- ☐ USDA Natural Resources Conservation Service Soil Survey. Citation:
- ☐ National wetlands inventory map(s). Cite name:
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): Google Earth 1993-2018
  or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☒ Applicable/supporting case law: Rapanos and Carabell cases.
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD:



6750 College Avenue Wetland Delineation

Section 13, T6N, R69W; 6th PM

UTM NAD 83: Zone 13N; 494049mE, 4482426mN

Longitude 105.070224°W, Latitude 40.492514°N

USGS Loveland, CO Quadrangle

Larimer County, Colorado

0 750 1,500 Feet

N

Figure 1
Vicinity Map

Prepared for: Sun Communities, Inc.
File: 10761 Figure 1.mxd (GS)
July 31, 2019

ERO
ERO Resources Corp.

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6750 College Avenue Wetland Delineation

Data Point
Photo Point
Flow Direction
Ditch
Swale
Project Area Boundary
Ordinary High Water Mark (0.03 ac)
Wetland (5.56 ac)

Image Source: Google Earth©, October 2017

0 100 200 Feet

N

Figure 2
Existing Conditions

Prepared for: Sun Communities, Inc.
File: 10761 Figure 2.mxd (GS)
December 16, 2019

ERO
ERO Resources Corp.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Chris Sveum, Atwell LLC		File Number: NWO-2019-02270-DEN	Date: January 28, 2020
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found in Corps regulations at 33 CFR Part 331, or at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/FederalRegulation.aspx

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

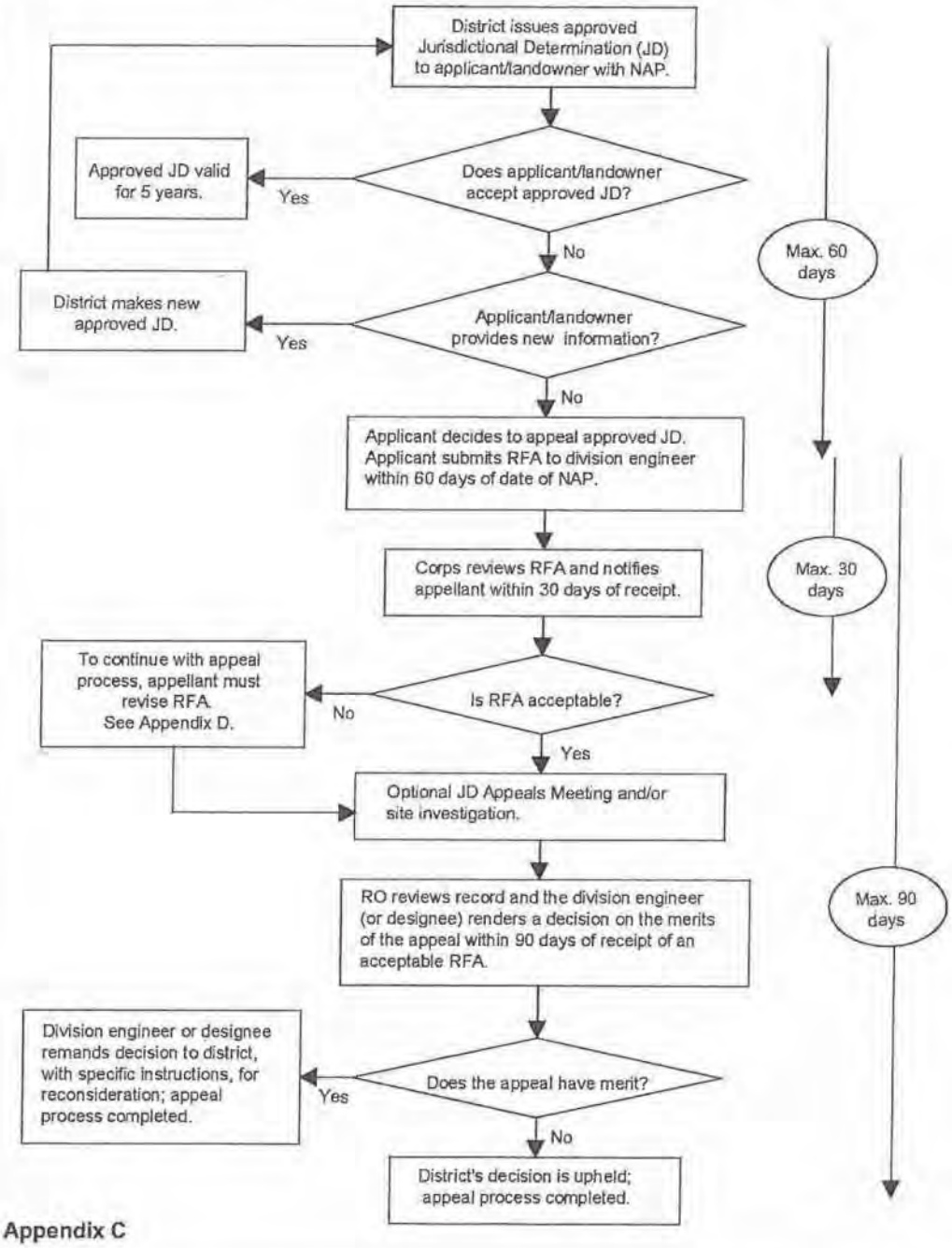
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: US Army Corps of Engineers, Denver Regulatory Office Attn: Nicholas Franke, Project Manager 9307 S. Wadsworth Blvd Littleton, CO 80128 Telephone (303) 979-4120 Nicholas.A.Franke@usace.army.mil	If you only have questions regarding the appeal process you may also contact: US Army Corps of Engineers, Northwestern Division Attn: Melinda Larsen, Regulatory Appeals Review Officer 1201 NE Lloyd Blvd Ste 400 Portland, OR 97232-1257 Telephone (503) 808-3888 Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Administrative Appeal Process for Approved Jurisdictional Determinations



Appendix C

Attachment G
Adjacent Land Use Exhibit

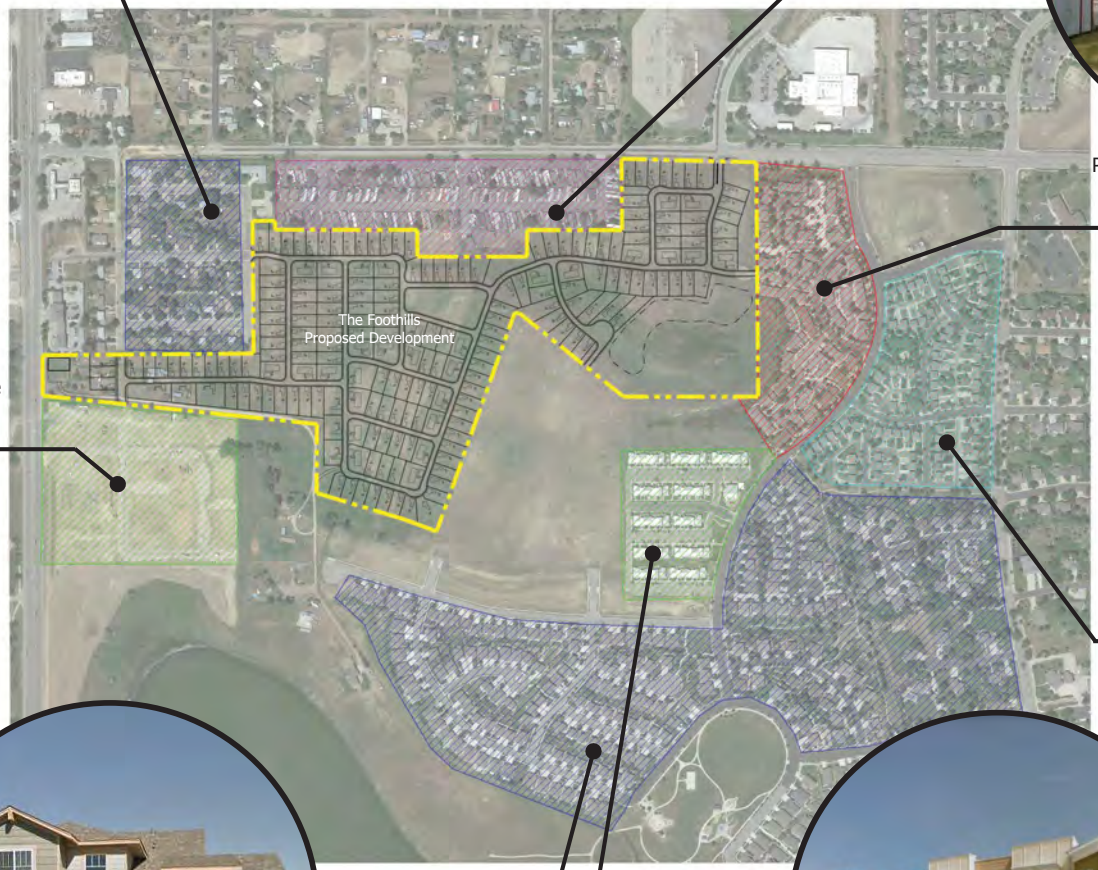
143 Union Boulevard, Suite 700, Lakewood, CO 80228 Tel: 303.462.1100 Fax: 303.825.7110
www.atwell-group.com

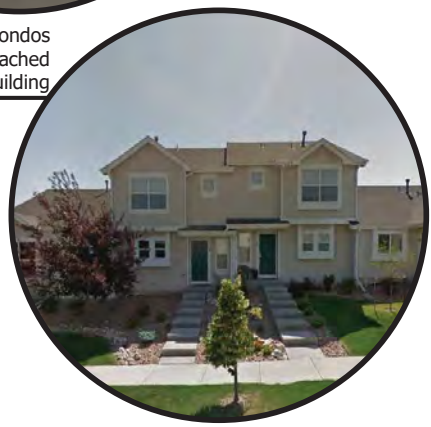
THE FOOTHILLS

ADJACENT LAND USE EXHIBIT

Single Family Detached
Front & Side Loaded
Garages

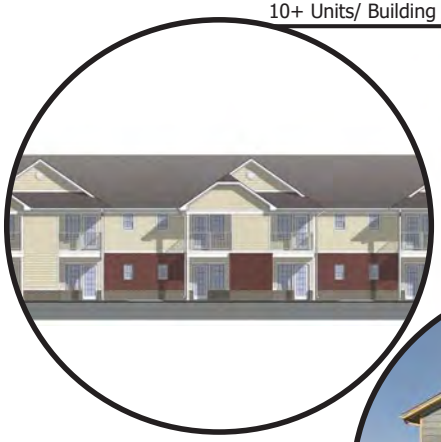
Pleasant Grove MHP
(Single Wide Units Only)





Provincetown Condos
Two Story Attached
3-6 Units/Building

Lakeview on the Rise
Multi-Family
10+ Units/ Building

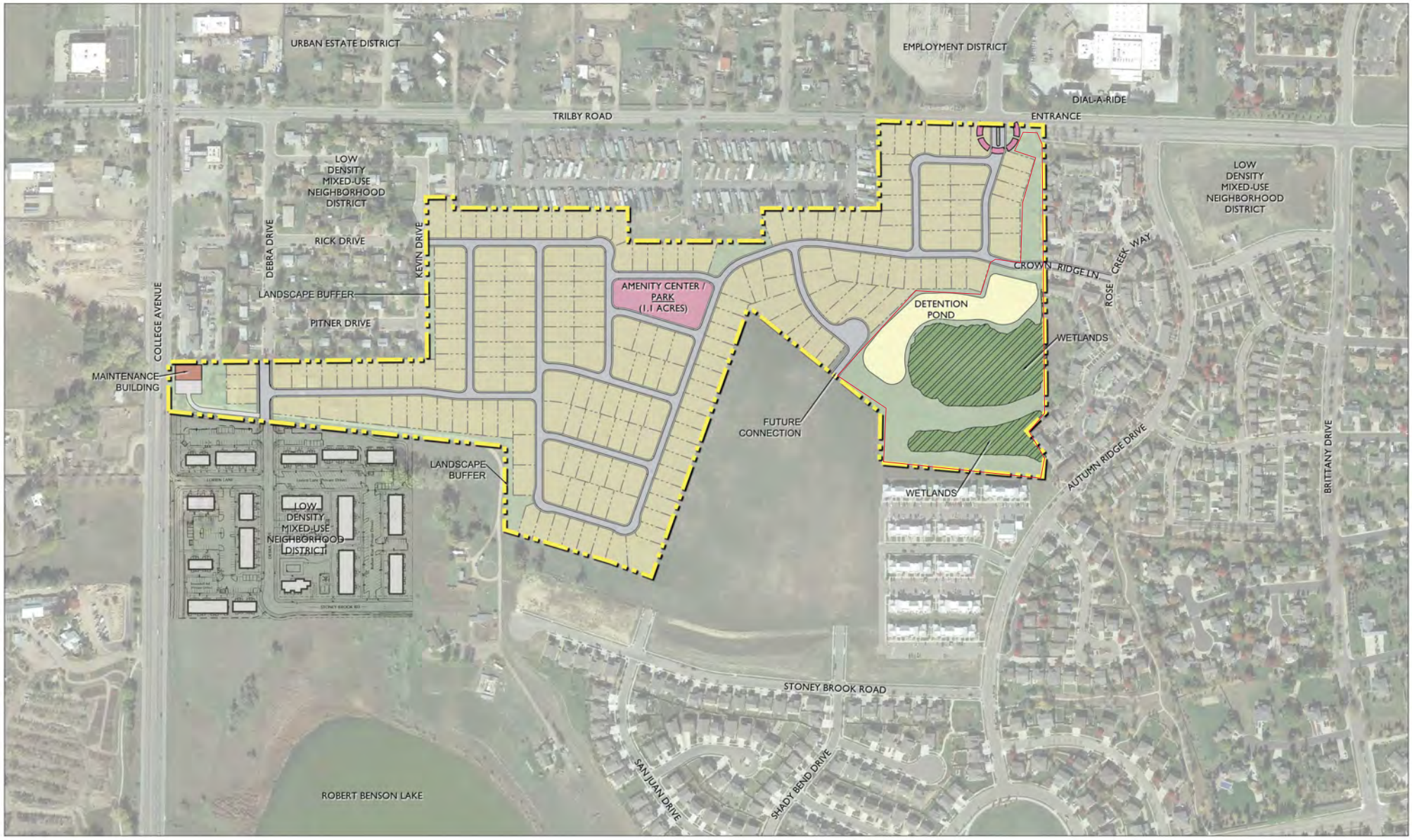


Single Family Detached
Rear Loaded Garages

Single Family Detached
Front & Side Loaded
Garages

Provincetown Green
Ranch & Townhomes
8+ Units/ Building

ATWELL



RVi

FORT COLLINS • **CONCEPT E3 - (204 UNITS)**

Fort Collins, Colorado
May 28, 2020
19002785
Sun Communties

SUN COMMUNITIES, INC.
ATWELL

Sun Communities Neighborhood Meeting Summary

Meeting Date: May 28, 2020
Location: Virtual Zoom Meeting

City Staff – Attendees:

Alyssa Stephens – Development Review Liaison
Meaghan Overton – Senior City Planner
Martina Wilkinson – Assistant City Traffic Engineer
Marc Virata – Civil Engineer
Kelly Smith – Senior Environmental Planner

Applicant:

Sun Communities

Summary

- **Meeting Topic:** Typically, neighborhood meetings allow the community to review plans for the site. For this project, Sun Communities is first requesting modifications to some of the standards in our Land Use Code. These changes would allow them to build only mobile homes (instead of mixing together mobile homes with townhomes or other types of housing) and change the way roads are designed. This neighborhood meeting focused only on the proposed changes. If the overall project proceeds, another neighborhood meeting will likely be required.

- **Meeting Details:**
  - ~90 attendees, including staff and applicants
  - Meeting was recorded and will be available on OurCity for viewing and comment
- **Summary:**
  - Q&A primarily focused on
    - traffic and safety concerns for vehicles and pedestrians, particularly around the College and Trilby intersection and proposed street connections on the site;
    - questions about affordability and the cost of living in the development;
    - questions about the modifications;
    - environmental resources on the site;
    - the perception of a concentration or saturation of affordable housing in this part of town; and
    - concerns about the management of existing Sun Communities properties in Fort Collins.
  - Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of affordability and housing need in our community. We received a petition from the Pelican Ridge neighborhood with about 60 signatures in opposition. Reasons for opposition stated by attendees included a desire for a development that provides the mix of housing required, trafffic/congestion, concentration of affordable housing, safety/crime, property values, and concerns about the quality of the housing and the management of the manufactured home park.

The following pages include more detailed information, including responses to questions in the neighborhood meeting.

The Modifications

The first request is for a modification of the number of housing types required in the Low Density, Mixed-Use Neighborhood (LMN) Zone. A development of this size would typically require four different housing types (manufactured homes, townhouses, single-family detached, etc). Any one housing type can comprise up to 80% of the total dwelling units. For this project, Sun Communities is proposing a modification that would allow them to provide one housing type – manufactured homes. The second modification relates to the requirements for street-like private drives in the Land Use Code. The Land Use Code requires detached sidewalks with either parallel or angled parking. The applicants are proposing attached sidewalks with no parking on the street.

- **Why can't you do multiple housing types when other developments around you have done so?**
    - Applicant: Our business focuses strictly on manufactured housing/RV parks; don't build other types of housing. Best product from an affordability perspective and focusing on one type of housing promotes efficiencies and economies of scale which is important for affordability.
    - Applicant: Manufactured housing provides a lower barrier to entry to get into your own home and provides some additional benefits beyond apartment living (own home, own driveway).
    - Applicant: Because of our buying power in the industry, we will have considerable variety within the community; we don't want it to look like military housing – variety in roofs pitches, color, etc.
- **How much were the streets narrowed with this modification request?**
    - Applicant: 18 feet travel lanes, City's cross-section is 23 feet including parking. Travel lanes are similar in width to City requirements.
- **Could you consider taking 7 feet from rear yards to provide detached sidewalks and a tree lawn?** Creates a more inviting streetscape.
    - Applicant: We could look at it. Lots of infrastructure that goes into that. You get a lot of efficiencies when the sidewalk is right off the street. We're comfortable with a narrower corridor. Landscaping and trees make a big difference.

Traffic

The current application with the City is not a development proposal, so there isn't a traffic review at this stage of the process. If/when the project moves forwards towards a development submittal, the City will require a Traffic Impact Study.

- Question: **What is the timeline for the improvements to College and Trilby?**
    - City: Anticipated that project could start at end of next year, and most of the construction to take place in 2022.
- Comment: I live along Trilby Rd and have been in this area for over 40 years. People die at the intersection of Trilby and College all the time; it is a very dangerous intersection. Only way into my neighborhood is Debra Dr. My kids play in the front yard. These people are good people, quaint neighborhood. We are worried about safety and impact of the traffic on the neighborhood.

    - City: We concur with many of the comments about safety at College and Trilby. There is a $5.5million capital project happening soon to re-do that intersection. Pedestrian safety is another thing we will ask the applicant to evaluate as part of their development proposal and the traffic study. They need to tell us what the Level of Service impacts will be not only for vehicles but also pedestrians and bicycles.
- Comment/Question: I do not believe there should be street connections with Provincetowne to Crown Ride Lane or Autumn Ridge Drive, especially with some of the recent on-street parking changes and narrow lanes. There are currently 487 units of affordable housing in this section of town, and this proposal will add 200 more units, why is this part of the community getting so much affordable housing?
    - Applicant: City's preference is for interconnected neighborhoods and streets, however some of the connections are not essential for us; open to eliminating or changing connection points.
    - City: Lots of questions about the traffic impact of this proposal. Because it has not been formally submitted yet, there is not complete information to review in the form of a traffic study. If the project moves forward, the applicant will be required do a full traffic impact study that looks at access points, connectivity, and impacts on adjacent roadways and intersections, such as Autumn Ridge and Trilby/College. Those are all questions that need to be answered. Our standards dictate a project would not be recommended until they mitigate their impacts and meet requirements for operations and safety.

Affordability

In the summer of 2019, City Council initiated a moratorium on the acceptance of development applications that could result in the partial or total closing of manufactured housing communities. Since then, City staff have been exploring possible changes to the zoning and regulation of mobile home parks. Manufactured housing is an important and significant form of private, unsubsidized, affordable housing in Fort Collins. Councilmembers directed staff to investigate livability issues at these communities and to help clarify rights and responsibilities of manufactured housing owners and residents.

- **What are the anticipated land lease fees per manufactured home lot? How much will they increase on average per month? Per year?**
    - Applicant: The *projected* monthly land lease for year 1 is around $750/month. (For comparison, Skyline is $759/month and Timber Ridge $649/month.) Historically, Sun has rental rate increases of about 2% - 4% per year and the majority of that increase goes back into the community for maintenance and repairs.
- **Can Section 8 vouchers be used on these?**
    - Applicant: Sun does not currently have considerable utilization of Section 8 vouchers within their portfolio. We would need to discuss this further with the City if it's something they would like us to pursue.
- **Will there be deed restrictions? What makes a project affordable?**
    - City: The City's definition of affordable housing that requires the rental or purchase price must be affordable to someone earning 80% of less of our area median income,

which is set by HUD. Affordable housing also must be deed restricted for a minimum of 20-years.
    - City: There are certain qualification requirements that occur with affordable housing developments. For this particular project, this is likely considered a form of attainable housing, as there has been no discussion yet about deed restrictions.
- **Can you describe the affordability of the proposed units?**
    - Applicant: Last year, Sun took in 55,000 applications to live in one of their communities which speaks towards the need for additional affordable housing.
    - Applicant: Built and designed to be high-quality and affordable at the same time. $150,000-200,000 range instead of $300,000-$400,000 for a typical home in Fort Collins.
    - People do build equity in their homes, see this in resident-to-resident sales.
- **Will the units be owner occupied or rentals? What about investors renting things out instead of encouraging home ownership?**
    - Applicant: We do not allow investor properties; we do rent some of the units ourselves. We anticipate a combination of home sales and supplemented with rentals. We have been renting houses in our communities since 2002. A lot of people think renters bring down the value of a community. We do frequent inspections of the homes, have rules to maintain curb appeal. Between 8-12% of residents who rent end up purchasing their homes each year.
- Comment: I applaud Sun Communities. We need affordable housing. There are lots of these comments about trailer trash, which are driven by fear. I believe this dealbreaker for this proposal may be the traffic issue. Trying to make a left to get out onto Trilby and you could be waiting for half a day.
    - City: A big piece of this will be determining what the required mitigation along Trilby will be to make that access point function well. That will need to be figured out for this project to move forward.
- Comment: John does not seem to understand our desire for affordable housing in Fort Collins. Their high-end RV parks are nice, but $100-200 a night to stay there. Only 2 brown colored people in their renderings. Not the right developer for this land.
    - Applicant: Trying to show the types of finishes that would be associated with this development so we can build a community that everyone is proud to have. RV resorts are different in nature, serve a different purpose. We look at the entire spectrum to learn from all of our properties to get the best outcomes. Have an incredible amount of diversity within our communities.

Management and Policies

- Question: Thank the City of Fort Collins and staff from Sun Communities for this meeting. My husband and I were distressed when we heard about this. We have considered moving out of the area. Question for John: **Were you considering this community to be a senior community?** Our experience is that a senior community property is usually kept up better, less crime or problems with drugs.
    - Applicant: Our plan is to have an all-ages community. That said, we have a high demographic within all our communities that are 55+. 1/3 of our portfolio is age-

restricted. I understand your concerns, that is why we have the rules and regulations we have in our community for maintenance.
    - Applicant: We did a study in a different community and looked at the crime grid, and we had a lower instance of crime in our community than the surrounding area. I'd be comfortable saying that we'd be happy to run a similar analysis for Fort Collins.

- **Will people be able to move existing mobile homes onto the property?**
    - Applicant: No. New homes only will be allowed.
- **Are there opportunities to designate handicap and/or aging in place design?**
    - Applicant: Certainly. All of Sun's manufacturers are able to modify designs for handicapped accessibility.
- **How do you explain your poor online reviews from other Sun properties in Fort Collins and around the US?**
    - Applicant: It is important to have context around the few negative reviews against the overwhelming positive reviews the Sun brand has along with Sun's NPS scores. Unfortunately, people that are not happy with their experience seem to generally be more vocal than those that are happy with their experience.

Neighborhood Impact

- Question: We have started to look seriously for another house because of this proposal. Worried about loss of property value. Submitted a petition signed by 66 neighbors. Would argue that the City should not allow the modification because it is detrimental to the public good: Strain on Trilby, more kids at Thompson school district which is already low on funds, concentration of affordable housing instead of mixed throughout city. Housing types requirement is an opportunity to mix income-restricted housing in with other kinds of housing, it is a very important requirement. What will the City do about low-income housing in our part of town?
    - City: The City has not seen or experienced deed-restricted affordable housing lowering property values nearby, and the Land Use Code is silent regarding property values when reviewing and evaluation a development proposal.
    - City: Affordable and deed-restricted is located throughout the community. Most of the affordable housing in the community is located in the northern portion of Fort Collins. There is a fair amount of deed-restricted in the southwest part of town but there is a great need for it and not seeing a saturation in this part of town.
- Comment: Applaud comments from Pelican Ridge, urge the City not to approve this modification as well. Lots of affordable housing around us, lots of affordability in this area. Concerned with all the things people have already said. Traffic, congestion on Crown Ridge and Debra. This looks like a great community, but not for this section of town.
- Comment: I also wish to chime in with previous people and say that this doesn't need to be built in this section of town. Roughly 500 affordable housing units in this section of town. Lakeview on the Rise put in over every objection and everything stated about road conditions, and the City didn't listen to us at all. If you put more affordable housing in here, there will be almost 700 units of affordable housing in a concentrated location.

Environmental Impact

- Question: **What are the environmental impacts to the site, such as on the wetlands and prairie dogs. What is the overall sustainability of the units?**
    - Applicant: We intend to consolidate and improve the wetlands on the site, combine with our stormwater detention
    - City: Glad you're asking questions about the environmental resources on the site. We are aware of many resources here. When a project contains or is within 500 feet of a known resource, the developer is required to hire a professional consultant to do an Ecological Characterization Study (ECS). This documents the resources on the site and their condition (prairie dogs, wetlands, etc.) We require mitigation for any resources that are impacted – prairie dog colonies above 1 acre. Require buffers from resources as well. We use the ECS as a way to understand the value of the resources, and we will require mitigation if any resources are impacted.
    - Applicant: Regarding sustainability, in 2018-2019, one of the things we did was replace all lighting across all 430 communities with LEDs. Added meters for water. Have a solar pilot project underway in California. Resources aren't endless and we need to do our part.

Design

- **Compared to traditional housing, what is the typical life expectancy of manufactured homes?**
    - Applicant: Life expectancy for all home types is dependent on the care put into the dwelling over the years. The benefit from being in a Sun Community is that exterior home and home site care is perpetually monitored under Sun's rules. On average, homes stay in a Sun Community well over 50 years.
- **Do you use MDF in the construction of your units?**
    - Applicant: MDF is used and is common in interior trim. This is no different than site-built homes.

Other

- **Do you own the property or have options to buy?**
    - Applicant: Sun will be purchasing the property and leasing the lots to its residents. The homes can be rented or purchased by the residents.
- **Does Sun Communities plan on acquiring the existing park on Trilby?**
    - Applicant: No plan at this time but Sun would consider it should the opportunity present itself.
- **Is Sun Communities interested in purchasing the Land Bank property in Fort Collins?**
    - Applicant: Sun is interested in purchasing any appropriate property that mutually supports the goals for both Sun and the local communities in which we serve

Community Q&A with Sun Communities

Meeting Date: July 23, 2020
Location: Zoom Virtual Meeting

City Staff Attendees:

Alyssa Stephens, Neighborhood Services
Meaghan Overton, Planning
JC Ward, Neighborhood Services

Applicant: Sun Communities

Summary

On July 23rd, more than 50 community members joined virtually for a Community Q&A with Sun Communities, the applicant for a potential new mobile home park in south Fort Collins. This Community Q&A was meant to provide a supplemental opportunity for residents to engage with Sun Communities in addition to the code-required neighborhood meeting. Over the course of 90 minutes, Sun Communities shared updated site plans and responded to detailed questions on site management, potential amenities, site design, and affordability. Detailed responses from the Q&A are available below.

Notice was provided to a wider range of stakeholders, including residents of existing manufactured housing communities in the City. Notification was shared through the weekly development review newsletter and other relevant email lists, posted on several City sites, shared on NextDoor, and mailed to neighbors in the surrounding area. Unfortunately, a delay with the printer led to late delivery of the mailed notice to some neighbors. The meeting was recorded and made available online for anyone who was unable to attend the meeting.

Management and Amenities

Sun Communities shared updated site plans that proposed 204 units with 14 acres of open space and an amenity center (playground, pool, etc.).

- **Question: Will you comply with Colorado's laws, including the updated Mobile Home Park Act, and the protections for home-owners through the Dispute Resolution and Enforcement Program?**
    - Applicant: Yes.
- **Question: Will you have an on-site resident manager with the authority to deal with issues on a timely basis, including quick responses to any Fort Collins and Larimer County agencies with local concerns regarding your community and its residents?**
    - Answer: Yes, we prefer to have a manager that lives on-site. We provide free housing for our manager on-site.
- **Question: What guarantees on owner rights will be made to ensure community management, access to affordable maintenance, etc?**

  - Applicant: Maintenance and reinvestment is an important part of our business. Residents are our most important stakeholders. We want to have vibrant communities that residents are proud of.
- **Question: Do you intend to provide electric, basic WI-FI, cable, etc.?**
  - Applicant: Yes, we will provide all utilities.
- **Question: Colorado law states that you may not require purchase from a particular seller. How do you intend to comply?**
  - Applicant: We will comply with the law. We also want to maintain the character of the neighborhood and would like to see new homes and homes that fit within the design of the site.
- **Question: Are the utilities individually metered?**
  - Applicant: Yes.
- **Question: Is the land lease inclusive of everything, or do you add maintenance fees to monthly bills?**
  - Applicant: The site rent is all-inclusive. Residents are required to do their own lawn maintenance. Sun Communities does not charge additional feels for site maintenance.
- **Question: Sun Communities owns properties in Fort Collins, some of which have maintenance issues. You have suggested that we drive to Granby to look at existing properties. Why are the Fort Collins ones not a good example of your company and your work?**
  - Applicant: We acquired those properties and did not build them. We have reinvested over two million dollars in these properties over the past five years. These are not a good example because we didn't build them.
- **Question: Is there a cap on the number of units that can be purchased as investment properties and rented out?**
  - Applicant: That doesn't typically happen on our properties. We rarely see that in our communities.

Costs and Affordability

- **Question: In addition to monthly rents, what fees do you anticipate?**
  - Applicant: Utility costs. Units are individually metered and pay their own water, sewer, electricity, etc. No additional fees on top of the lot rent.
- **Question: Do you anticipate an HOA on this property?**
  - Applicant: Yes, we think it's important that residents have a voice. We will continue to reinvest in this property over time (clubhouse, roads, etc.). HOAs help guide these changes over time and help us provide the right amenities. That dialogue is vital to the success of the community as long as there is interest and participation from neighbors. In other communities, we provide funds for community activities. It helps build community.
- **Question: What common costs would be borne by the HOA versus Sun Communities?**

  - Applicant: Any common amenities (pools, courts, etc.), the costs would be paid by Sun Communities. Something like a community garden could be a joint project. Sun Communities could provide money to the HOA to use at their discretion.
- **Question: Will you have multiple options for financing for prospective home buyers?**
  - Applicant: One of the great benefits of our community is a lower barrier to entry to get into a home. Down payments are much lower than for a traditional single-family home.
- **Question: What are the policies or options for sale/re-sale of a home in this community?**
  - Applicant: We have a very vibrant sale/re-sale program. Residents are not required to sell through Sun Communities. Because we are reinvesting in the communities, our average broker re-sale price increases every year. Residents live in the community for 14 years on average, but they are getting value out of their home at the end of that.
- **Question: What happens if someone wants to sell and Sun Communities won't accept the buyer?**
  - Applicant: We do a credit check on buyers to make sure they can afford to purchase. We also do a criminal background check to maintain safety. Anyone who wanted to purchase would have to meet our standards to live in our communities.
- **Question: Have you determine how much water tap fees will be?**
  - Applicant: No, we don't know yet. Those are part of the development fees and would not get passed along to a resident. Residents are only responsible for monthly fees.

Design and Construction

- **Question: The site doesn't seem to be innovative. It doesn't demonstrate walkability, or have neighborhood grocery store or recycling center, or have any way to align with the City's goals to reduce carbon emissions. How could this be more innovative and sustainable?**
  - Applicant: This is helpful to guide us on what is important to Fort Collins. We have replaced all lighting with LEDs and are piloting solar power in some areas. Colorado could be a great candidate for solar power.
- **Question: What kind of house foundations and infrastructure do you plan to provide?**
  - Applicant: That hasn't been determined yet. Generally, we have concrete foundations. In Colorado we generally use a concrete footing system with structural ties. We will know more in the future. We are placing these units much closer to the ground than other units, so that may affect the foundation requirements.
- **Question: Are you willing to prohibit through traffic within the community, allowing only ingress and egress for residents and their visitors/service providers?**
  - Applicant: I would have to think about that. I'm not sure we can do that. Fort Collins generally promotes connectivity for pedestrians and roadways, which encourages more access points. We have six different connection points proposed to multiple different neighborhoods.
- **Question: How will you provide access to active/public transportation (walking, biking, buses, etc.)?**

  - Applicant: We are planning for low-speed roads throughout for pedestrian safety. We haven't gotten into the details of where or whether a bus stop or route would be. Once we get into a traffic study and full submittal we would know more.
- **Question: If street parking doesn't exist, where will visitors park?**
  - Applicant: We prefer not to have street parking. Each home will have three parking spots. The amenity center will also have parking, and supplemental visitor parking will be available near open spaces. We have plenty of space for additional parking throughout.
- **Question: Will garages be allowed?**
  - Applicant: You can have garages, but they will not be required. They may not be available on every site.
- **Comment: Neighborhoods do not want to be connected. It is not safe.**
- **Question: Are you currently planning for an exit on College?**
  - Applicant: Not currently.
- **Question: Are there any plans to place fences or visual barriers between units?**
  - Applicant: No, we generally don't have fences or barriers between units.
- **Question: I live immediately adjacent to the property. Do you plan to put a visual barrier in to make sure I can't see into other people's living room?**
  - Applicant: Typically, we have buffers between sites. Sometimes we use berms or a landscape buffer. We are proponents of using landscaping as a buffer.
- **Question: How do you plan to make the streets compatible to City streets and promote connectivity so we don't have an isolated area?**
  - Applicant: We are proposing six connections. There will be a transition from our private streets to City streets. There will be pedestrian connectivity and road connectivity.
- **Question: From an engineering standpoint, the property Sun has purchased is composed of expansive soil. How are they planning to mitigate for that?**
  - Applicant: We are well versed in the challenges of soil in this area. We will work with a geotechnical engineer to plan for foundations, roadways, utilities, etc.
- **Question: Does Sun anticipate receiving any tax incentives or other special considerations from the City of Fort Collins?**
  - Applicant: We haven't discussed anything like that, but I would expect no.
- **Question: Can you speak to the commitment you are making to not develop the wetland? This is an area that neighbors currently use and enjoy.**
  - Applicant: Our intentions are to enhance that wetland and use some of that area for stormwater management. It's a low-quality wetland that was developed by drainage issues, but we are hoping to enhance that and use it as open space.
- **Comment: The entrance onto Crown Ridge is very narrow because of existing street parking. Using Trilby will cause a huge backup. I think you are overestimating the number of units you can put in without adding a turn lane or traffic light.**
  - Applicant: We'll dig into this further when we do the traffic study.

Meaghan Overton

From: Meaghan Overton
Sent: Wednesday, May 27, 2020 11:43 AM
To: captbauer1@hotmail.com
Cc: Development Review Comments
Subject: RE: Trailer park?? College and trilby

Hi Judy,

Thank you for reaching out with comments regarding the Sun Communities project! Your email will be entered into the public record regarding this project, and will help decision-makers should a proposal come forward for this project.

If you would like to learn more about this project, we have compiled some common FAQs here: https://www.fcgov.com/developmentreview/weekreview. We also encourage community members to join us for the neighborhood meeting on Thursday, May 28th to get more information about the modifications Sun Communities is requesting, and ask questions.

After the neighborhood meeting, the developer will be able to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. The Planning and Zoning Board (a citizen board) will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

Please don't hesitate to reach out if there are any questions we can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but we are happy to help illuminate the process and the City's role however we can. I have copied our public comment email address, devreviewcomments@fcgov.com, to ensure that your email is compiled with other comments and entered into the record for this project.

Best,
Meaghan
. . . . . .
Meaghan Overton, AICP
Senior City Planner | Planning & Development Services moverton@fcgov.com | 970.416.2283 direct she/her

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/ Want to help or need help?: https://www.fcgov.com/volunteer/
Resources from United Way: https://uwaylc.org

Recursos COVID-19
Para integrantes de la comunidad: https://www.fcgov.com/eps/coronavirus
Para empresas: https://www.fcgov.com/business/ ¿Quieres ayudar o necesitas ayuda?
https://www.fcgov.com/volunteer/ Recursos de United Way: https://uwaylc.org/

-----Original Message-----
From: Judy Bauer <captbauer1@hotmail.com>
Sent: Tuesday, May 26, 2020 5:57 PM
To: Current_Planning <Planning@fcgov.com>
Cc: Judy Bauer <captbauer1@hotmail.com>

Subject: [EXTERNAL] Trailer park?? College and trilby

Dear Sirs;
I am NOT in favor of an additional trailer park near college and trilby. We already have low income housing (red tail ponds) and people who take Bus transit to sit on the corner of college and trilby to constantly pan handle! There are also multiple houses not being taken care of on trilby just east of college. Additionally, we also have hundreds of apartments just built near college and trilby.

Enough!!! Please!!!!!

This is Constant low end building and thus down grading of property needs to stop!!

Thank you for your strong consideration.
Judy Bauer
Ridgewood Hills subdivision

I

Sent from my iPhone

Meaghan Overton

From: Meaghan Overton
Sent: Wednesday, August 26, 2020 12:45 PM
To: jaybundy19@gmail.com
Cc: Development Review Comments
Subject: RE: [EXTERNAL]

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jay,

Thank you for your email. I have saved your comments in our public comment file for the project to ensure that decision-makers will have an opportunity to review them at the public hearing.

The message you sent referenced a vote on the Sun Communities proposal (Sign 541), and I wanted to clarify that the project has not yet had a vote or a public hearing. The first staff review meeting for the modification requests happened this morning, and there will be a second round of review for the two modifications the applicants are requesting. If you would like to see the documents Sun Communities submitted, you can find them on the City's public records database here: https://citydocs.fcgov.com/?vid=185&cmd=search&scope=doctype&dt=SUBMITTAL+DOCUMENTS+-+ROUND+1&dn=Current+Planning&q=sun+communities. The modifications being requested are for the required number of housing types and for the cross-section of proposed private streets. The applicants are not seeking a modification to increase the density allowed in the zone district. After staff has had a chance to review the project thoroughly, there will be a public hearing scheduled before the Planning and Zoning Board to approve or deny the modification requests.

Thank you again for taking the time to share your thoughts. Please feel free to reach out to me at any time with questions or for clarification.

Best,
Meaghan

Meaghan Overton, AICP
Senior City Planner | Planning & Development Services
moverton@fcgov.com | 970.416.2283 direct
she/her

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. Learn more.

COVID19 Resources | Recursos COVID-19
For all residents | Para integrantes de la comunidad: https://www.fcgov.com/eps/coronavirus
For businesses | Para empresas: https://www.fcgov.com/business/
Want to help or need help? | ¿Quieres ayudar o necesitas ayuda?: https://www.fcgov.com/volunteer/
Resources from United Way | Recursos de United Way: https://uwaylc.org

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From: Jay Bundy <jaybundy19@gmail.com>
Sent: Tuesday, August 25, 2020 9:07 PM

To: Sarah Kane <SKane@fcgov.com>
Subject: [EXTERNAL]

Hey Sir i just want to comment on the vote for project 541. It has a variance proposal for high density. This proposal is exctly why we have the zoning in Fort Collins so we dont have the developments that we dont value. If the price of the propery doesnt support any but high density, it does not fall within our values.

Thanks for consideration.

Meaghan Overton

From: Development Review Comments
Sent: Wednesday, May 27, 2020 11:23 AM
To: Karen Bolls
Subject: RE: [EXTERNAL] Sun Communities - 211 unit mobile home park

Hello Karen,
Thank you again for reaching out with comments regarding the Sun Communities project! Your email will be entered into the public record regarding this project, and will help decision-makers should a proposal come forward for this project.

You're correct that Sun Communities is asking for modifications to two of the requirements found in our Land Use code. You can learn more about the modifications they are requesting here . Sun Communities will also review the requested modifications at the neighborhood meeting tomorrow. I hope you are able to join!

After the neighborhood meeting, the developer will be able to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. The Planning and Zoning Board (a citizen board) will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Development Review Comments
Sent: Tuesday, May 26, 2020 2:09 PM
To: Karen Bolls <kgbolls@comcast.net>
Subject: RE: [EXTERNAL] Sun Communities - 211 unit mobile home park

Hi Karen,
Thank you so much for your comment. We are receiving a high volume of comments regarding this project, and will respond to each of them as soon as possible. Please look for a response within the next 24 hours.

Thank you,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Karen Bolls <kgbolls@comcast.net>
Sent: Saturday, May 23, 2020 9:40 PM
To: Meaghan Overton <moverton@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>; Ken Summers <ksummers@fcgov.com>
Subject: [EXTERNAL] Sun Communities - 211 unit mobile home park

Dear Community Officials,

I also oppose the proposed zoning changes to allow the Sun Communities mobile home park in our neighborhood. As I understand it, this park violates city zoning ordinances and the developer is seeking an exemption, rather than following the rules. To allow this to happen would be intolerable.

Mobile Homes are of such poor construction and do not hold up well in this environment. The traffic on Trilby is extremely overloaded. We have many low income housing areas already in this area. We should not allow the already in place zoning requirements to be changed. The requirements are there for a reason, please do not be persuaded to change them.

This project does not meet the zoning requirements. Do not lower our standards for quality living.

Sincerely,
Karen Bolls

Meaghan Overton

From: Development Review Comments
Sent: Friday, May 29, 2020 4:38 PM
To: Barry Johnson
Subject: RE: [EXTERNAL] Mobile home park

Hi Barry,
Thank you so much for reaching out with comments regarding the Sun Communities project. Your email will be entered into the public record regarding this project, and will be provided to decision-makers should a proposal come forward for this project.

We just hosted a neighborhood meeting last night to discuss some modifications that the developers are requesting, and traffic came up quite frequently as an important issue for this part of Fort Collins.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

Because this proposal is just for two modifications (not for building anything), there is no traffic review at this stage of the process. If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing state of the transportation system in the area, anticipating the impact of the development, and identifying and required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

If you would like to learn more about this project, we have compiled some common FAQs here: https://www.fcgov.com/developmentreview/weekreview. We will also be posting a recording of the neighborhood meeting and notes early next week at ourcity.fcgov.com/devreview.

It's my job to be a resource for community members to get engaged in the development review process and provide feedback on projects, so please don't hesitate to reach out if there are any other questions I can answer for you. I'm happy to help illuminate the process and the City's role however I can.

Thanks, and have a great weekend,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Barry Johnson <bjohnson17@gmail.com>
Sent: Thursday, May 28, 2020 9:52 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Mobile home park

To whom it may concern,

I am writing with serious concerns about the Sun Communities Manufactured Home Park in our neighborhood.

First, I am concerned about the added traffic that will plague the street in front of my house. Autumn Ridge is a feeder street and I have written to the street department numerous times about the unsafe nature of this street. They have done studies and we are at the brink. Add to that over 200 homes in a several block radius that will no doubt comprise over 400 extra vehicles and this little corner of Fort Collins is going to be a mess. The decrease in quality of life from this one issue is enough to say stop this madness!

Next, related to the first, is the issue of infrastructure. The corner of Trilby and College is already a nightmare during peak hours. Try it. Of course Covid is a factor now in light traffic. But, try to drive the 40 mph speed limit through the intersection East or westbound and see what happens. No turn lanes from north to East or South from West. And, this isn't projected to be addressed for a couple years! And then, have fun accessing either College or Trilby from the proposed mobile home park!

Thirdly is the issue of property value. YOU should seriously ask YOURSELF the question....If I had a proposal to have 211 mobile homes (be honest that's what they are) a block from my house, would I be like, "oh, this is great! I am so thankful that people with very little means have the opportunity to live next door to me!" I am guessing you would rather have them build this somewhere else. So, think about that.

Not sure this will be of any real significance in the wheels of "progress" but I thought I should voice an opinion.

Sincerely,

Barry Johnson

Meaghan Overton

From: Alyssa Stephens
Sent: Wednesday, May 27, 2020 2:01 PM
To: Jason M. Faris
Subject: RE: [EXTERNAL] Upcoming Neighborhood Meeting - Sun Communities Manufactured Home Park

Hi Jason,
Thank you so much for reaching out and providing questions and comments regarding the Sun Communities project. We truly appreciate having community members engaged in the development review process. Your email will be entered into the public record, and will be provided to decision-makers should a proposal come forward for this project.

I'm glad to hear that you'll be able to attend the neighborhood meeting tomorrow. These meetings are intended to provide opportunities for neighbors like yourself to ask questions about the development, and the applicants can likely provide answers to many of the questions you asked. I'll provide a few responses below, and can work to get you more information and connect you to some other subject matter experts in the City in the coming days.

Modifications
Developers on large projects like these are required to host a neighborhood meeting before submitting their application, so the planning staff has not yet had a chance to fully review the proposed changes or the developer's justifications for why they should receive them. The goal is for community members to be engaged early in the process to provide feedback and highlight their priorities before the project enters the review process.

After the neighborhood meeting, the developer will be able to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. Their recommendation will be based on several criteria, including whether granting the modification would be detrimental to the public good, and/or whether the project meets a defined community need laid out in the City's Comprehensive Plan, or in a policy or ordinance of City Council. If you would like to have a more in-depth conversation about how modifications are reviewed, I'd be happy to connect you to the Planner on this project.

Ultimately, staff's recommendation and all community comments will be provided to the Planning and Zoning Board (a citizen board), who will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

Traffic
At this point the proposal is not an actual submittal for a development application, but rather a request to modify standards regarding number of housing types and the design of internal streets if/when the development is submitted. Because it is not a development submittal, there is no traffic review at this stage of the process.

If the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing function of the transportation system in the area, the anticipated impact of the development, and identification of required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for

input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

As I mentioned, we don't have complete info on the project yet, but we have compiled some FAQs based on what we know so far. You can find those here. Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Jason M. Faris <jmfaris@gmail.com>
Sent: Sunday, May 24, 2020 1:57 PM
To: Alyssa Stephens <astephens@fcgov.com>; Meaghan Overton <moverton@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Cc: Michelle Bardino <mich.bardino@gmail.com>; Trenton Danna <tld12345678@yahoo.com>; Emily Nock <emily.nock90@gmail.com>; Nick Longo <bignicklongo@gmail.com>; Bryan Schissler <baschissler@gmail.com>
Subject: [EXTERNAL] Upcoming Neighborhood Meeting - Sun Communities Manufactured Home Park

Good afternoon Alyssa, Meagan and City Council Members,

While I plan on attending the upcoming virtual meeting this Thursday, May 28, I would like my comments added to the public record in advance. There are many frustrated people in the adjacent neighborhoods (Provincetowne, Pelican Ridge, Stanton Creek, Water Leaf, Ridgewood Hills). Hopefully most of these residents will attend the meeting but that might make it more difficult to receive all their comments in the time allotted.

There are several things that I think the zoning and city council should consider before approving any changes to the current zoning regulations which would give Sun Communities an open door to develop a massive mobile home park in this area.

1) Why has this area between Trilby, College Ave. and Lemay become the de facto low income housing area in the south end of the city? We have the Provincetowne income restricted condos (I live in one I might add, more on that later), the Care Housing on Autumn Ridge, the new income restricted apartments called Lakeview on the Rise, an existing mobile home park, a yet undeveloped Ft Collins Land Bank property, and now a proposed massive 211 mobile home park? One neighbor recently called this area the new ghetto in the city. I am starting to agree.

2) Traffic is already dangerous and beyond capacity along Trilby, especially at the intersection of College Avenue. I avoid that intersection at all cost. One only has to observe the long line of cars backed up on Trilby during the evening commute to recognize we already have problem.

3) Mobile home parks attract crime. I work in the criminal justice field. I know for a fact how much crime comes out of the current mobile home parks in our city.

4) What is the purpose of our current zoning regulations requiring a developer to build 4 types of housing on a large property such as this if the city is going to ignore its own rules and consider an exemption? I would assume the 4 types of housing is intended to create diversity in an neighborhood. What is diverse about a massive 211 unit park of cheaply made manufactured homes?

5) I understand that the city wants to create more affordable housing. I absolutely support that. I own an income restricted and owner occupied condo in Provincetowne. 5 years ago, when I sought to buy my own home, it was the only option available to me because everything else in that price range was being bought by investors (with cash) to turn into rental properties. In 5 years, I have gained a considerable amount of equity in my home. What are your statistics that show that mobile home park residents would be able to accomplish the same? The city should encourage more housing like the Provincetowne condos if your priority is more affordable housing. Find a local developer to build them. Give them tax incentives. We need to keep the development money in our city. Sun Communities is a for-profit publicly traded corporation in Michigan. We are fooling ourselves if we think they will care about keeping their property safe and clean. They care about profits their stockholders. Many of their units are owned by their company itself and rented out. How does that assist low income city residents trying to building equity and wealth for themselves?

Respectfully,
--
Jason M. Faris
703 Crown Ridge Ln, Unit 2, Fort Collins, CO 80525

Meaghan Overton

From: Alyssa Stephens
Sent: Thursday, May 28, 2020 1:18 PM
To: sodacreekgirl@hotmail.com
Cc: Meaghan Overton
Subject: RE: Mobile home location at Trilby and College ave.

Hi Diane,
I'm reaching out about the Sun Communities neighborhood meeting tonight. This meeting is open to anyone from the public who would like to join! We only send the official notifications to households that are within a certain range of the property line, but anyone is welcome to attend. Please feel free to pass the message along to any neighbors.

This meeting will focus on the modifications they are requesting rather than full plans for the site. The developer has decided to apply for modifications first (you can find out more about that here), then go through the review process again for the actual development.

Regarding traffic—because this proposal is solely focused on the modifications (not on any development or site plans), there is no traffic review at this stage of the process.

If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing state of the transportation system in the area, anticipating the impact of the development, and identifying and required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

With all that said, I hope you are able to join the neighborhood meeting this evening! This is a great opportunity to hear about the early stages of Sun Communities' plans. If you are unable to attend, we'll post a recording here after the meeting. I'm also always available to get you more information and connect you to some other subject matter experts in the City if you still have questions.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
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From: Diane Collins <sodacreekgirl@hotmail.com>
Sent: Thursday, May 28, 2020 12:50 PM
To: Meaghan Overton <moverton@fcgov.com>
Subject: [EXTERNAL] Mobile home location at Trilby and College ave.

Hello, I am a resident of the Waterleaf community. We were informed by our HOA manager that we were not invited to join in on the meeting today! We live within proximity to this proposed affordable living construction and my grandchildren attend Cottonwood Plains Elementary School. This proposal will impact this school! And the traffic on Trilby must be addressed, there are so many accidents at College and Trilby, it is getting busier and more dangerous every day. I am a student at Front Range Community College and I use that street to get to Shields.

I realize we need affordable housing, but we already have one in our neighborhoods and apartments are being built at San Juan near Pelican Ridge. Wouldn't it be more prudent to build habitat for humanity, or other type of affordable homes? This is an outsider who wants you to bend the rules, so they can do what they want instead of considering the impact on surrounding neighborhoods.

Please consider our concerns.

Thank you, Diane Collins
Sodacreekgirl@hotmail.com
834 Brookedge Dr. Fort Collins
393-549-6245

Get Outlook for Android

Meaghan Overton

From: Paul D'Auria <pdauria0932@gmail.com>
Sent: Wednesday, May 20, 2020 5:04 PM
To: Development Review Comments; Meaghan Overton
Subject: [EXTERNAL] Fwd: Sun Communities Manufactured Home Park, CDR190071 – Stand-Alone Modifications

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

The two above listed did not deliver because I had a typo in the address. Please see my input below.

Thanks you,

Paul

---------- Forwarded message ---------
From: **Paul D'Auria** <pdauria0932@gmail.com>
Date: Wed, May 20, 2020 at 5:00 PM
Subject: Sun Communities Manufactured Home Park, CDR190071 – Stand- Alone Modifications
To: cityleaders@fcgov.com <cityleaders@fcgov.com>, dereviewcomments@fcgov.com <dereviewcomments@fcgov.com>, ksummers@fcgov.com <ksummers@fcgov.com>, moveerton@fcgov.com <moveerton@fcgov.com>, wtroxell@fcgoc.com <wtroxell@fcgoc.com>

Dear City Leaders,

I live at 958 Snowy Plain Road, Fort Collins. I will not be able to attend the virtual meeting on Thursday. I am opposed to any re-zoning of the above listed development. The area we live in has several high density projects already developed. The traffic on Trilby is already impacted and will not benefit from even more traffic. At 211 units and at least two cars per unit and an average of 4 trips per day adds nearly another 1000 vehicles negotiating Trilby per day.

The is a relatively small piece of land and while I know it is difficult would be prime for the city to purchase for open space. This parcel would lend itself to connect the multi-use trail from Pelican March towards a goal of connecting with the trail at Fossil Creek Park.

However, if that is not possible than a lower density project would be more feasible and definitely lower impact to the the surrounding community.

Unless the City Council is going to deny the zoning change than I would encourage you to table this matter until an in person meeting can be made. Many people will not attend a virtual meeting and the impact of the community is lost. Several comments on next door indicate frustration with the City Council in regards to community comment. I have not had that experience and hope you will consider this proposal with due care.

Again, I urge you to table this matter until proper community input can be accounted for.

Thank you,

Paul D’Auria

Meaghan Overton

From: Darin Atteberry
Sent: Wednesday, May 27, 2020 1:03 PM
To: Michael Klinker
Cc: City Leaders; Meaghan Overton; Development Review Comments; Wade Troxell; Ken Summers
Subject: RE: [EXTERNAL] Mobile Home Park

Dear Mr. Klinker,

Thank you for your email to City Leaders. Your email has been received and will be read by each member of City Council.

The council and I appreciate you sharing your thoughts and we will take them into consideration. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing, we appreciate you taking the time to do so.

Darin

. . . . . .
Darin Atteberry, ICMA-CM / AICP
City Manager
City of Fort Collins, Colorado

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/ Want to help: https://www.fcgov.com/volunteer/

-----Original Message-----
From: Michael Klinker <klinker.mk@gmail.com>
Sent: Tuesday, May 26, 2020 7:34 AM
To: Meaghan Overton <moverton@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>; Ken Summers <ksummers@fcgov.com>
Subject: [EXTERNAL] Mobile Home Park

City Officials
I am emailing to let you know I STRONGLY OPPOSE the new mobile home park being proposed at College/Trilby. Mobile homes are a terrible idea for everyone including the owners. I moved here recently from Edgewater Colorado which is unfortunately nestled beside a trailer park on one side and low income apartments on the other. It created crime, traffic, and a very unsightly part of town. Please do not go down this slippery slope.

-Michael Klinker (Kechter Farm resident off Trilby rd)

Sent from my iPhone

Meaghan Overton

From: Development Review Comments
Sent: Wednesday, May 27, 2020 2:07 PM
To: Eldh dhood
Subject: RE: [EXTERNAL] Sun Communities Manufactured Home Park, CDR190071 – Stand-Alone Modifications

Hello Elaine,
I'm reaching out to respond to your questions regarding the Sun Communities project.

First of all, thank you for providing comments and questions on this project! We truly appreciate having community members engaged in the development review process. Your emailed comment will be entered into the public record, and will be provided to decision-makers should a proposal come forward for this project.

You're correct that Sun Communities is asking for modifications to two of the requirements found in our Land Use code. You can learn more about the modifications they are requesting here . Sun Communities will also review the requested modifications at the neighborhood meeting tomorrow. I hope you are able to join!

After the neighborhood meeting, the developer will be able to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. The Planning and Zoning Board (a citizen board) will review the staff recommendations, and all community comments related to the project, and make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing.

Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Thank you,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
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From: Alyssa Stephens <astephens@fcgov.com>
Sent: Wednesday, May 27, 2020 2:02 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: FW: [EXTERNAL] Sun Communities Manufactured Home Park, CDR190071 – Stand-Alone Modifications

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Eldh dhood <eltdhd@gmail.com>
Sent: Monday, May 25, 2020 6:59 PM
To: Alyssa Stephens <astephens@fcgov.com>; Meaghan Overton <moverton@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] Sun Communities Manufactured Home Park, CDR190071 – Stand-Alone Modifications

I am voicing my vehement objection to modifying the zoning and land use policies of this amazing city.

How did Fort Collins get to be so great? The other developers had to follow the rules. There are many developers that would love to change the rules however they do not have the money that Sun communities has in order to lower the standards in Fort Collins.
If you provide these modifications, you are saying, we do not believe in or uphold our own rules and regulations to make this a city that is forward planning and requires mixed use and has standards! Our city would not be what it is if you did not make other developers follow regulations.
NO to changing the rules for Sun Communities absolutely NO
Elaine den Hoed
Fort Collins Resident

From: Alyssa Stephens
To: Development Review Comments
Subject: FW: [EXTERNAL] Re: Fw: Crown Ridge Lane street photos and video
Date: Thursday, July 23, 2020 12:50:50 PM

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Jason M. Faris <jmfaris@gmail.com>
Sent: Wednesday, July 22, 2020 12:25 PM
To: Meaghan Overton <moverton@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Cc: Lisa Nothern <nothernl@yahoo.com>; Trenton Danna <tld12345678@yahoo.com>; Emily Nock <emily.nock90@gmail.com>; Cody - Crown Ridge Neighbor <cpshi@colostate.edu>; Sarah - Crown Ridge Neighbor <sarahcort68@gmail.com>; Michelle Bardino <mich.bardino@gmail.com>
Subject: [EXTERNAL] Re: Fw: Crown Ridge Lane street photos and video

I would add that with parking on both sides of the road for Crown Ridge Lane, Rose Creek, and Desert Willow, which would all be used to access any entrance into Sun Communities from Provincetowne, it is near impossible for two cars coming at opposite directions to get around each other. But there are no other options for parking. The provided lots are already at capacity as you can see in my photo. Parking on the street is crucial to having enough space for these residents.

On Wed, Jul 22, 2020, 12:15 PM Meaghan Overton <moverton@fcgov.com> wrote:

> Hi Lisa,
>
> Thank you for the information – I appreciate your communication and Jason's efforts to illustrate the parking comments. We will add your email and the photos to the public comment file for Sun Communities.
>
> Best,
> Meaghan
>
> ---
>
> **From:** Lisa Nothern <nothernl@yahoo.com>
> **Sent:** Wednesday, July 22, 2020 12:10 PM
> **To:** Meaghan Overton <moverton@fcgov.com>; astevens@fcgov.com; Jason M. Faris <jmfaris@gmail.com>
> **Subject:** [EXTERNAL] Fw: Crown Ridge Lane street photos and video

----- Forwarded Message -----
From: Lisa Nothern <nothernl@yahoo.com>
Sent: Wednesday, July 22, 2020, 11:28:29 AM MDT
Subject: Fw: Crown Ridge Lane street photos and video

Meghan and Alyssa,

Jason Faris has taken photos of Crown Ridge Lane, one photo of Rose Creek that connects Autumn Ridge to Crown Ridge Lane, a photo of one of the parking lots showing why street parking is a must for this community, and a video showing how narrow the space between cars is (18 steps) making it near impossible for two cars to get around each other.

His videos show why anywhere in Provincentowne should not be a connection for Sun communities. The entire area has parking and safety issues with access for getting in and out of vehicles and unloading anything from them. This area has many families with little ones.

We have to drive extremely cautiously along these roads. Should there be a van or truck making deliveries, including postal delivers to mail boxes, it becomes a one lane road.

Thank you for your time and efforts.

Lisa Nothern
970 672 8465

Attached:
https://photos.app.goo.gl/9aJgNzLgyBv1vUK7A

Meaghan Overton

From: Development Review Comments
Sent: Friday, May 29, 2020 4:26 PM
To: Brownlee, Sirena; Development Review Comments
Subject: RE: sun communities neighborhood comments

Hi Sirena,
Thank you for reaching out with comments regarding the Sun Communities project! Your email will be entered into the public record regarding this project, and will help decision-makers should a proposal come forward for this project.

I've provided some information below regarding your comments on environmental resources and traffic. If you would like to learn more about this project, we have compiled some common FAQs here: https://www.fcgov.com/developmentreview/weekreview. We will also be posting a recording of the neighborhood meeting and notes early next week at ourcity.fcgov.com/devreview.

Environmental Resources: You are absolutely correct that there are a range of environmental resources (wetlands, wildlife, etc.) both on the site and nearby. Because the proposal at this time is only for the two modifications (not on any development or site plans), we're not yet at the point in the process where we require an environmental assessment. That said, if/when the project moves forward to a full development plan, we will be requiring the developer to hire an independent, third-party consultant to conduct an Ecological Characterization Study (ECS). This study will help identify the environmental resources on the site, their value, and the potential impact of the development.

Traffic: Similar to environmental resources, because this proposal is solely focused on the modifications there is no traffic review at this stage of the process. If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing state of the transportation system in the area, anticipating the impact of the development, and identifying and required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

College/Trilby Intersection: There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

Please don't hesitate to reach out if there are any other questions I can answer for you. I'm happy to help illuminate the process and the City's role however I can!

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Brownlee, Sirena <Sirena.Brownlee@hdrinc.com>
Sent: Thursday, May 28, 2020 11:27 AM

To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] sun communities neighborhood comments

Hi – I own a home in Provincetown and would like to submit a comment on the proposed Sun communities development near Trilby and College.

This is not an appropriate area for more trailer homes and would reduce our property values and increase traffic on Trilby which is already backed up. The open space where this development is proposed supports native wildlife such as prairie dogs, meadowlarks, western kingbirds, red-tailed hawks, northern harrier, burrowing owls, and other native wildlife. I worry that this dense of a development with cheap manufactured homes could increase the crime in our neighborhood. Please do not allow this development to go forward. I would need to sell my home and move to a new area since traffic on Trilby is already almost unbearable and adding that many new vehicles in this tight corridor is a recipe for disaster.

Thanks for putting my comments on record.

Sirena T. Brownlee
Senior Biologist/Planner

HDR
419 Canyon Avenue, Suite 316
D 970-416-4414 **M** 970-980-6184
sirena.brownlee@hdrinc.com

hdrinc.com/follow-us

June 27, 2020

RECEIVED
JUL 02 2020
BY:

Development Review Board

I would like to submit some information for you to take into consideration when considering the Sun Communities Manufactured Home Park proposal, sign 541, at 6750 S. college Ave.

I lived in Grand County, Colorado for 14 years before I moved to the Brittany Knolls subdivision in Fort Collins one year ago. While I lived in Grand County, Sun Communities purchased some property from the Town of Granby, Grand County, to develop a RV park, River Run, and a manufactured home development, Smith Creek. Affordable housing for locals has been an ongoing problem for Grand County, so the Smith Creek development seemed like a good idea.

While the RV Park for travelers, River Run, has been successful, the manufactured home portion of the project, Smith Creek, has not been successful.

I've enclosed a copy of an article from the Grand County local newspaper, Sky-High News dated July 15, 2019 announcing that Sun Communities was kicking off their housing sales for the Smith Creek Manufactured Home development. Touted as affordable housing and expecting a rush of buyers the homes were to be initially sold to Granby residents, then opened to any Grand County residents, and by January 13, 2020, sales would be open to anyone if any homes remained unsold.

Well, it's been a big bust. First, although the home prices seem affordable, the expensive monthly lot fees which are allowed to increase up to 7% each year without approval from the Granby Town Board, makes the homes unaffordable to Grand County Residents. Also, if you look at the plat for the homes which I

included you will see it is a very high density development which also turned off potential buyers.

A couple of models were built in Smith Creek over the last year but it appears no actual homes were sold. There are building materials on the development site but no new homes have been built besides the models.

I ask the Board to consider the high density of the Sun Communities Manufactured Home Park proposed for Fort Collins since it is clear that high density has had a negative effect on their attempt to sell homes in the Smith Creek development in Grand County. People simply don't like such high density. Also, what are the proposed lot fees and how often and by how much can they increase? Will the homes be truly affordable when the monthly lot fees are included in the cost of the home. People in Grand County determined the lot fees were too steep and there was an uncertainty regarding uncontrolled lot fee increases.

Also, I contacted you before expressing my concern regarding Sun Communities' request that Fort Collins modify the existing Land Use Codes to waive the requirement for four different housing types and street-like private drives. I want to emphasize that I am still strongly against waiving these Land Use Codes. The codes are there for a good reason. I support adding affordable housing units to Fort Collins but the proposed Sun Communities development proposal for Fort Collins will not benefit to our community.

Sandra Lenga

6300 Victoria Rd, Fort Collins, 80525

sandralenga4@gmail.com

970-531-6053

Applicant: Katy Thompson 970-224-5828 katy.thompson@ripleydesigninc.com Staff Contact: moverton@fcgov.com 970-416-2283	Date: Tue, Jun 9th Time: 6:00pm		second-floor parking, and affordable housing on floors 3-6. 78 dwelling units and 54 off-street parking spaces are proposed for the project. Access is proposed from Remington Street directly to the east. The site is approximately .5 acres within the Downtown (D) Zone District; Historic Core Subdistrict. The applicants ... **+ Show More**
Sun Communities Manufactured Home Park Type: Modification of Standards Sign: 541 Project Location: 6750 S. College Avenue Applicant: Chad Gans 248-864-0430 cgans@atwell-group.com Staff Contact: moverton@fcgov.com 970-416-2283	Meeting Location: Virtual Zoom Meeting Date: Thu, May 28th Time: 6:00pm	Notification Letter Virtual Participation Information	This is a proposal for two modifications to the Land Use Code related to the potential development of a 211-unit manufactured home park to be developed, owned, and operated by Sun Communities. The site is approximately 50 acres within the Low Density Mixed-Use Neighborhood (LMN) Zone District. Before submitting a full application for a new manufactured home park, the applicants are requesting modifications to 1) the requirements for four different housing types in the LMN zone and 2) requirements for street-like private drives. This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z).
Mountain View Community Church Type: Project Development Plan Sign: 540 Project Location: 2330 E Prospect Road Applicant: Daniel Pourbaix 970-541-4980 dan@mvcchurch.org Staff Contact: nbeals@fcgov.com 970-416-2313	Meeting Location: Virtual Zoom Meeting Date: Wed, May 27th Time: 6:00pm	Notification Letter	This is a proposal to convert the existing office building addressed 2330 E Prospect Road into a place of Worship. Changes to the buildings interior are proposed to create classrooms, gathering spaces, childrens rooms, storage, support space and a sanctuary. Portion of the building will remain as offices. Exterior changes include an addition, Creating a new main building entrance. ... **+ Show More**

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Development Proposals Under Review

SKY-HI NEWS

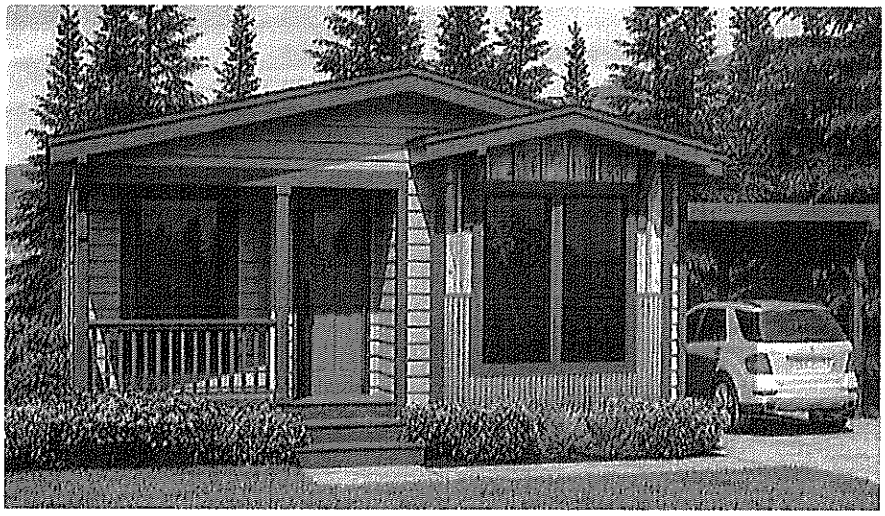
YOUR AD HERE »

Smith Creek Crossing kicks off housing sales

Sun Communities launches website for housing development

News FOLLOW NEWS | July 15, 2019

Lance Maggart FOLLOW
lmaggart@skyhinews.com



Official documents from the town of Granby show conceptual drawings of the residential units at Smith Creek Crossing.
Courtesy photo

Granby's long awaited Smith Creek Crossing housing development is still several months away from becoming a reality but the project took a step towards fruition last week when Sun Communities launched the website for the housing development and initiated the sale of units.

Last Friday representatives of the publicly traded real estate investment company Sun Communities announced the official launch of the website for the future housing development known as Smith Creek Crossing. The launch of the website coincided with the initiation of sales. According to a spokesperson for Sun Communities the developer hopes to have units placed on the property this September with plans to have the first residents occupying units sometimes in October.pub·lic·lyLast Friday representatives of the publically traded real estate investment company Sun Communities announced the official launch of the website for the future housing development known as Smith Creek Crossing. The launch of the website coincided with the initiation of sales. According to a spokesperson for Sun Communities the developer hopes to have units placed on the property this September with plans to have the first residents occupying units sometimes in October.

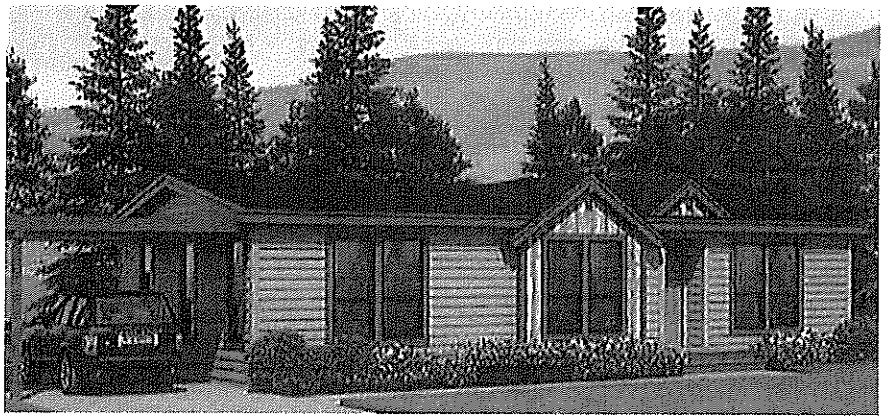
"Smith Creek Crossing, a new manufactured home development by Sun Communities in Granby will launch sales for quality, affordable home ownership in July," reads a statement from Sun. "Smith Creek Crossing will offer a total of 310 manufactured homes starting at $149,995."

Once completed units at Smith Creek Crossing, which Granby officials have billed as an affordable housing development, will be located on land directly north of the junction of US Highway 40 and US Highway 34 on Shorefox, north of Granby proper. Smith Creek Crossing will eventually be constructed on land southwest of Sun's future rv resort River Run and adjacent US 40 to the west.

Smith Creek Crossing is an ancillary development that was conceptualized as Sun Communities negotiated with the Town of Granby to purchase a segment of land on the Shorefox property, which Granby owned, for their future rv resort River Run. That project raised concerns with town officials regarding the impacts of a sudden influx of employees on Granby's already tight housing market.

SKY-HI NEWS

Support Local Journalism DONATE



The Smith Creek Crossing conceptual art shows residental units of various sizes including larger units with up to four bedrooms.
Courtesy photo

To ameliorate concerns about the impacts of the River Run development on local housing markets Sun Communities purchased an additional parcel of land on Shorefox and began planning for Smith Creek Crossing.

The initial sales period for Smith Creek Crossing will be reserved exclusively for Granby residents. Starting on Oct. 12 Sun Communities will be able to sell unsold units to any full time Grand County resident. The restrictions on sales, limiting them only to Grand County residents, will be lifted beginning on Jan. 13, 2020, at which time Sun Communities will be able to sell any still vacant units to the general public. The units are prohibited from being used as short-term rentals.

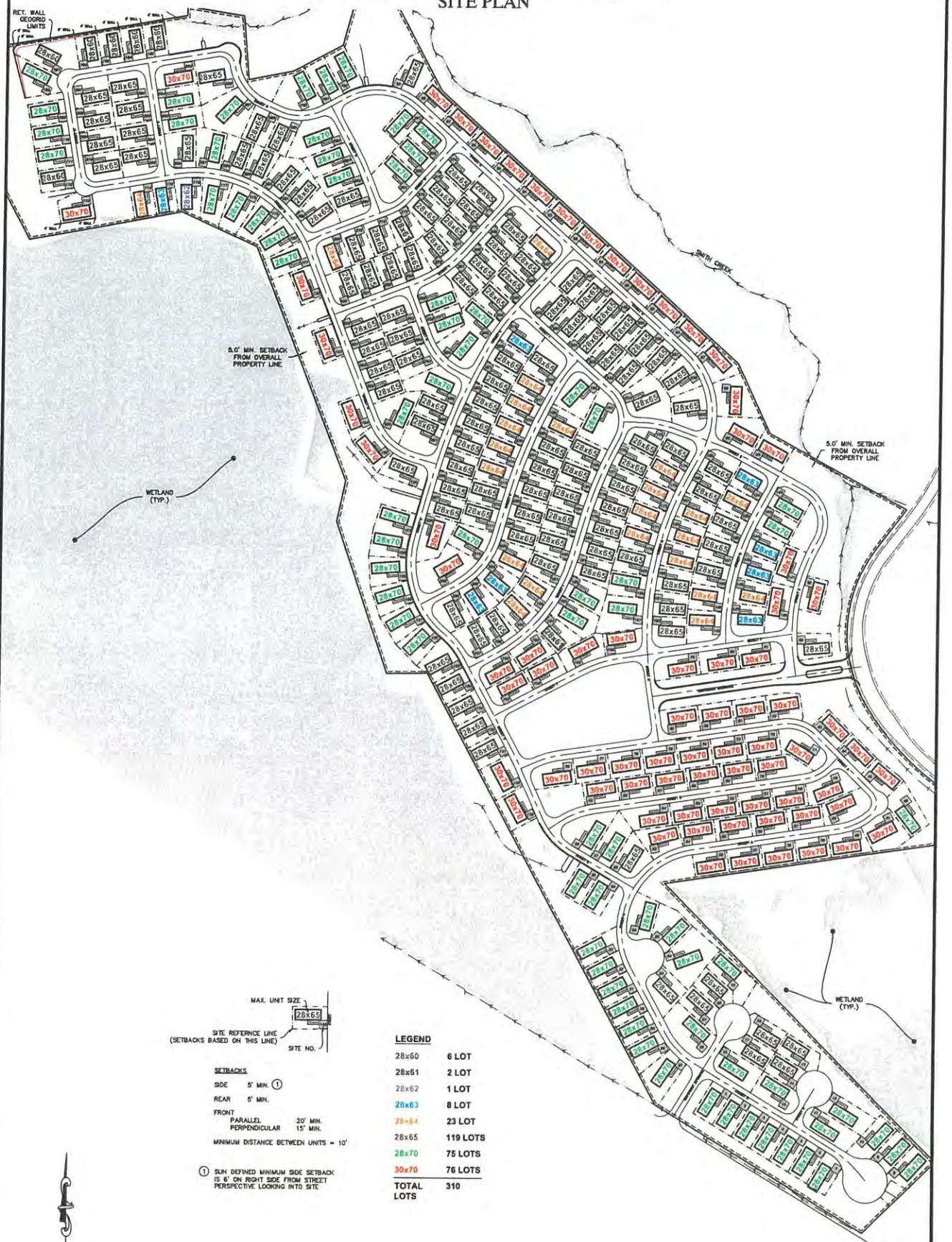
Prospective homebuyers at Smith Creek Crossing will be able to choose from one of 12 different styles of manufactured homes. Models range in size from a 1,447-square-foot two bedroom, two-bathroom models to larger 1,866-square foot four-bedroom two-bathroom models. The Smith Creek Crossing subdivision will also eventually include resident exclusive amenities such as a playscape, hot tub, dog park, fire pit and barbecue area.

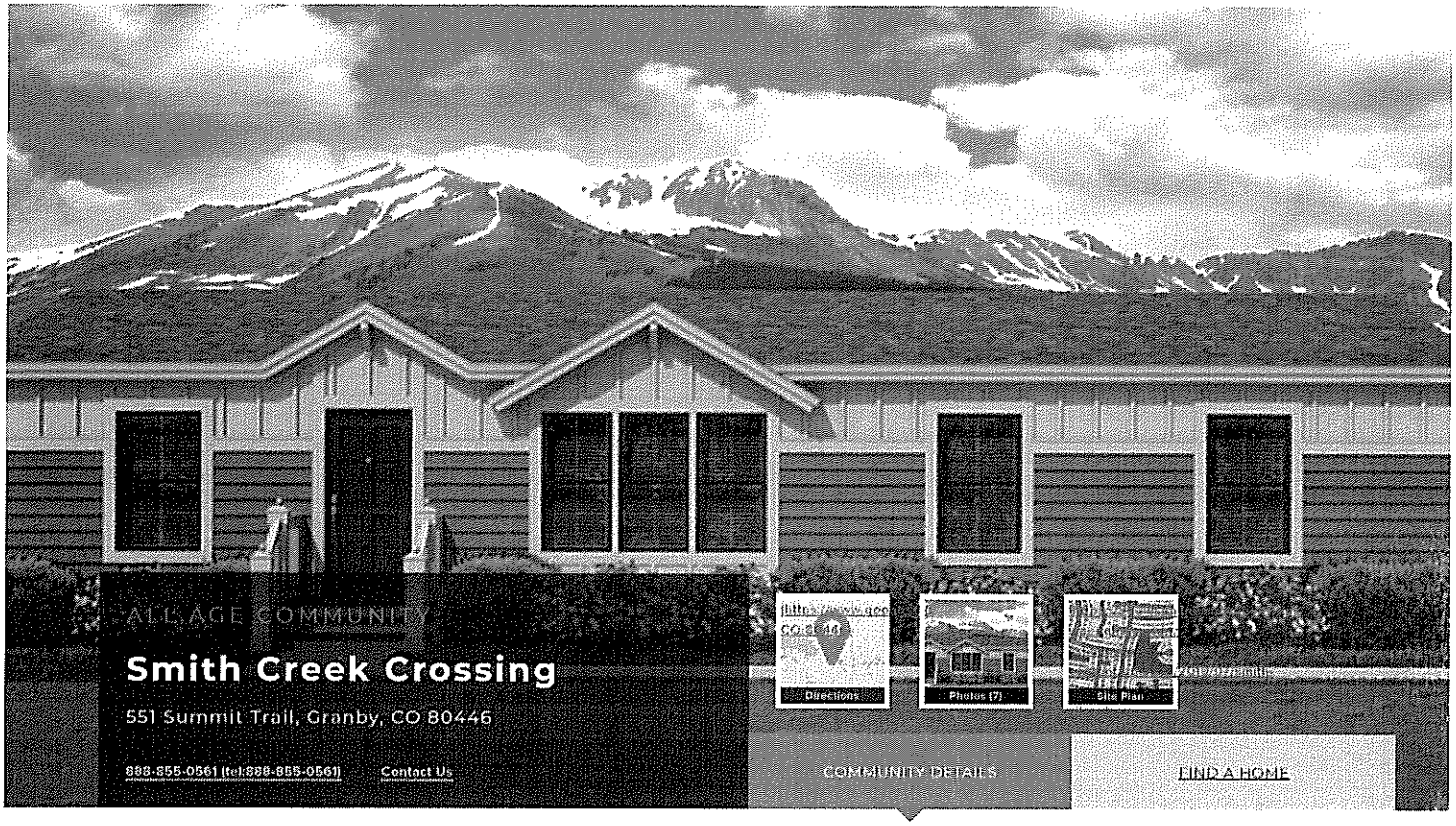
Prospective homeowners who purchase a unit at Smith Creek Crossing will also be required to pay a lot rent fee. Lot rent will initially be $675 a month for standard lots and $725 a month for premium lots.

Under an agreement worked out between Sun and the Town of Granby lot rent fees at Smith Creek Crossing cannot grow by more than seven percent annually, unless otherwise approved by the Granby Board of Trustees.

SMITH CREEK CROSSING

SITE PLAN





Opening Soon: Brand-New Manufactured Home Community in Granby, CO

Live a grand life in Smith Creek Crossing, our brand-new manufactured home community in Granby, Colorado that's surrounded by nature and built from the ground up. This premiere all-age community offers affordable housing, so you can own your piece of Colorado.

Smith Creek Crossing has a manufactured home for every budget and style, starting at the affordable price of only $99,995 with a spacious open-concept layout that includes upgraded designer accents and appliances.

As our resident, you'll also find incredible neighbors and great amenities that will enhance your lifestyle at this world-class mountain community.

- Enjoy planned social activities, planned events and more at the community clubhouse and office, the social hub of Smith Creek Crossing
- The playground and playscape area offers plenty to keep your youngsters entertained and gives them their very own space to enjoy with their friends in the neighborhood
- Relax and unwind after a long day at the seasonal community hot tub
- Stay in your best shape and save on that gym membership with access to our fully equipped on-site fitness center
- Spend some time with family and friends at the fantastic Open Outdoor Space at Smith Creek Crossing that provides a BBQ grill and fire pit

Founded in 1905, the charming mountain town of Granby is one of Colorado's best kept secrets. Quickly becoming known as the "in" destination for its friendly atmosphere, great location, climate and close proximity to Denver, Granby also happens to be less than 20 minutes from western entrance of Rocky Mountain National Park, and just 25 minutes to Winter Park. If you're looking for more local recreation, check out Granby Ranch, designed for skiers and riders of all ages.

Spend the day in Denver for big city attractions like sporting events, historic attractions, museums, plus upscale dining and shopping. During your time in the Mile High City, make sure to visit popular destinations like the Red Rocks Amphitheater, Coors Baseball Field, Larimer Square, Mile High Stadium, and the Colorado Symphony just to name a few.

Find endless adventures around every corner with modern manufactured homes to fit every budget at our family-friendly Colorado community. Applications are now being accepted, so make sure to call for a tour of Smith Creek Crossing today.

OFFICE HOURS

Our offices are open, although certain restrictions may apply. Please call the community directly for details.

OUR TEAM

Schedule a Tour

Comm
Wadiont R
888-855-

Meaghan Overton

From: Rebecca Everette
Sent: Tuesday, May 26, 2020 9:22 AM
To: Development Review Comments
Cc: Meaghan Overton; Martina Wilkinson; Alyssa Stephens
Subject: FW: [EXTERNAL] Sun Communities Development

Follow Up Flag: Follow up
Flag Status: Flagged

See below for comments. Alyssa, can you respond to this one as well?

Rebecca Everette
Development Review Manager | City of Fort Collins reverette@fcgov.com | 970.416.2625 direct Call or chat with me on MS Teams

Tell us about our service, we want to know!

-----Original Message-----
From: Sandra Lenga <sandralenga4@gmail.com>
Sent: Tuesday, May 26, 2020 9:20 AM
To: Rebecca Everette <reverette@fcgov.com>
Subject: [EXTERNAL] Sun Communities Development

Please forward my following comments regarding the Sun Communities mobile home plan to the Planning and Zoning Board.

I fully support affordable housing development. However, this mobile home plan is not the way to do it.

First of all, the Board should NOT approve modifications to the existing land use code. These codes were put in place for very good reasons. Why allow only one type of housing when the code calls for four different types of housing for a development of this size? Also, why modify the existing parking code?

Second, the proposed development is far too dense. I thought the master plan was to disburse affordable housing throughout the city. Why concentrate it in this one area? There is already an existing mobile home park next to the proposed site.

Next, How will it affect the traffic on both College Ave and Trilby Rd? The intersection of the two roads is already congested and dangerous. I live two blocks north of Trilby Rd and use Trilby Rd and College Ave daily. Also, a very large development on the east side of College Ave is already under construction in this location which will add a large volume of traffic to the Trilby Rd and College Ave location when it is completed.

I support using this area to develop affordable housing but only by following existing codes! Do not approve the proposed modifications to this development.

Sandra Lenga
6300 Victoria Rd
Fort Collins 80525
sandralenga4@gmail.com

Meaghan Overton

From: Development Review Comments
Sent: Wednesday, May 27, 2020 12:31 PM
To: sandralenga4@gmail.com
Subject: Sun Communities Development

Hi Sandra,
I'm reaching out to respond to your questions regarding the Sun Communities project.

First of all, thank you for providing comments and questions on this project! We truly appreciate having community members engaged in the development review process. Your email will be entered into the public record, and will be provided to decision-makers should a proposal come forward for this project.

I'm including some responses to your questions, but I also hope you are able to attend the neighborhood meeting on Thursday evening. These meetings are intended to provide opportunities for neighbors like yourself to ask questions about the development, and the applicants can likely provide answers to many of the questions you asked.

Modifications
Developers on large projects like these are required to host a neighborhood meeting before submitting their application, so the planning staff has not yet had a chance to fully review the proposed changes or the developer's justifications for why they should receive them. The goal is for community members to be engaged early in the process to provide feedback and highlight their priorities before the project enters the review process.

After the neighborhood meeting, the developer will be able to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. Their recommendation will be based on several criteria, including whether granting the modification would be detrimental to the public good, and/or whether the project meets a defined community need laid out in the City's Comprehensive Plan, or in a policy or ordinance of City Council. If you would like to have a more in-depth conversation about how modifications are reviewed, I'd be happy to connect you to the Planner on this project.

Ultimately, staff's recommendation and all community comments will be provided to the Planning and Zoning Board (a citizen board), who will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

Traffic
At this point the proposal is not an actual submittal for a development application, but rather a request to modify standards regarding number of housing types and the design of internal streets if/when the development is submitted. Because it is not a development submittal, there is no traffic review at this stage of the process.

If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing function of the transportation system in the area, the anticipated impact of the development, and identification of required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for

input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

If you would like to learn more about the Sun Communities project, we have compiled some common FAQs here. Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

Meaghan Overton

From: Meaghan Overton
Sent: Tuesday, May 26, 2020 1:12 PM
To: Danielle Vernelson
Cc: Development Review Comments
Subject: RE: Pelican Ridge Petition Against Sun Communities Mobile Home Park

Hi Danielle,

Thank you so much for reaching out with your comments regarding the Sun Communities proposal. I understand that you and some of your neighbors plan to attend the virtual neighborhood meeting on Thursday evening, and we welcome your participation in the process! These meetings are intended to provide opportunities for neighbors like yourself to ask questions about the development, and hear from the applicants about what they are proposing. I look forward to seeing you (virtually) at the meeting.

The email and attachments you shared will be entered into the public record for this project, and will help decision-makers should a proposal come forward. I truly appreciate your engagement and the engagement of your neighbors. Please don't hesitate to reach out if there are any other questions we can answer for you.

I also wanted to encourage you to update the contact you have for the Neighborhood Development Review Liaison, as Sylvia has taken a different position in the City. The person in that role now is Alyssa Stephens, and I have copied her on this email (devreviewcomments@fcgov.com). Alyssa is available to help neighbors navigate the development review process, answer questions, and serve as a resource. The email, devreviewcomments@fcgov.com, is the best place to send public comments so we can ensure that all comments are collected and entered into the record.

Best,
Meaghan

Meaghan Overton, AICP
Senior City Planner | Planning & Development Services
moverton@fcgov.com | 970.416.2283 direct
she/her

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/
Want to help or need help?: https://www.fcgov.com/volunteer/
Resources from United Way: https://uwaylc.org

Recursos COVID-19
Para integrantes de la comunidad: https://www.fcgov.com/eps/coronavirus
Para empresas: https://www.fcgov.com/business/
¿Quieres ayudar o necesitas ayuda? https://www.fcgov.com/volunteer/
Recursos de United Way: https://uwaylc.org/

From: Danielle Vernelson <pelicanridgedanielle@gmail.com>
Sent: Friday, May 22, 2020 5:30 PM
To: Meaghan Overton <moverton@fcgov.com>; Sylvia Tatman-Burruss <statman-burruss@fcgov.com>
Subject: [EXTERNAL] Pelican Ridge Petition Against Sun Communities Mobile Home Park

Dear Meaghan Overton and Sylvia Tatman-Burruss,

Please see the attached PDF, with a letter and 67 signatures of local homeowners in the Pelican Ridge neighborhood of Fort Collins, which is across the street from where the proposed mobile home park would be built. I thought an email might be best since you may not be in the office during these times, but I hope you still feel the gravity of all of these signatures, of homeowners that feel strongly that the mobile home community would be a big mistake, for the reasons outlined in the letter.

Thank you for your consideration, we'll see you virtually on May 28.

Danielle Vernelson, and the Pelican Ridge HOA board

To: **Sylvia Tatman-Burruss**
Development Review Liaison
City of Fort Collins

Meaghan Overton
City Planner | Engagement Lead
City of Fort Collins

The 67 individuals who have signed this letter from the Pelican Ridge Neighborhood of Fort Collins, including the members of the Pelican Ridge Association Board, are writing today to express our official **opposition to the Sun Communities mobile home park** that has been proposed to be added just south of College Avenue and Trilby Road. This would be right across from our neighborhood, and we have the following concerns:

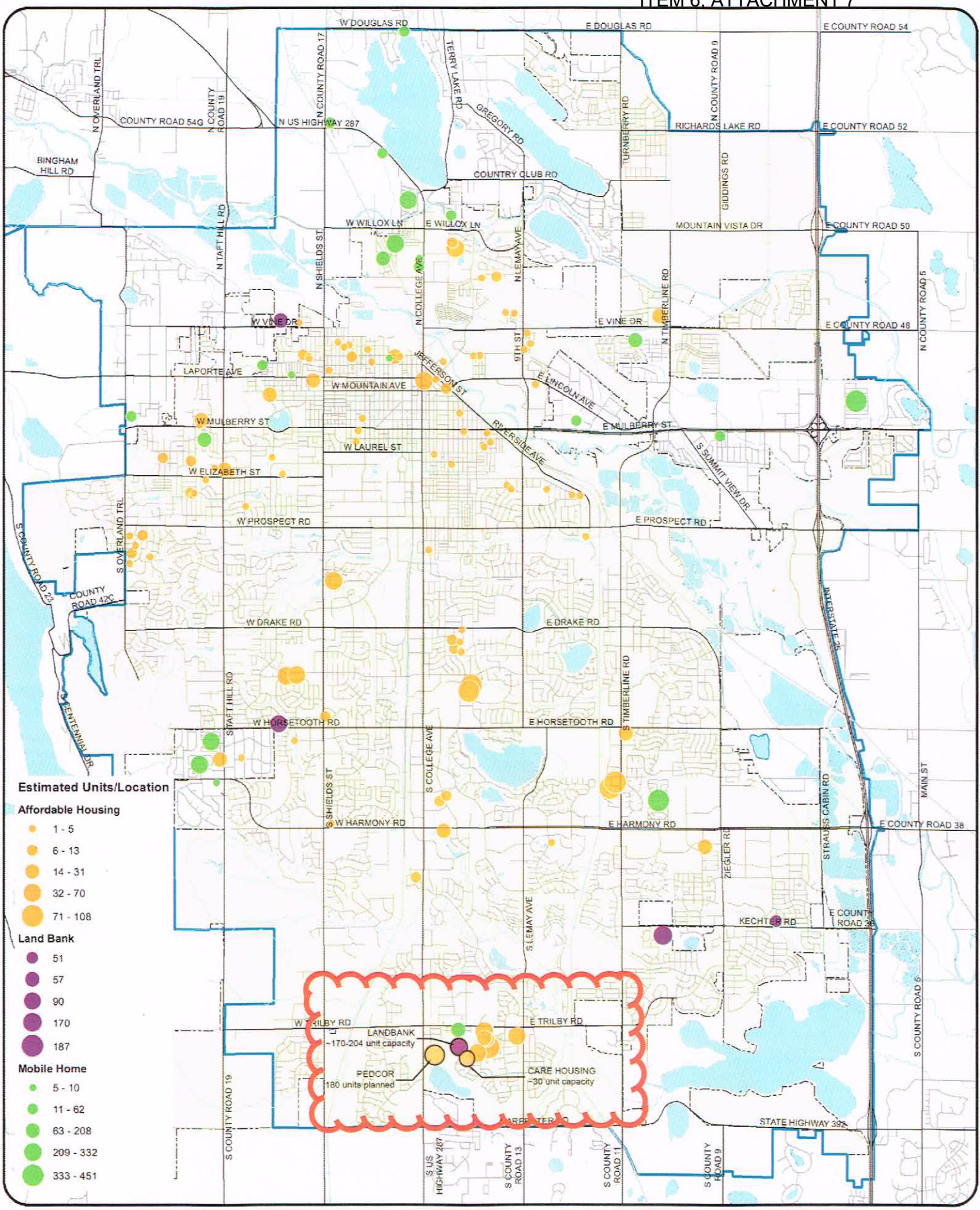
- Adequate streets and public transportation are, in practice, nonexistent in our area of town. The proposed Sun project is far from a bus stop and walking there on Trilby is very unsafe without sidewalks. Trilby is only a two-lane road, without even a right-turn lane onto College north. It is a heavily used road and already inadequate for the traffic volume. As it exists, Trilby will be totally inadequate for handling the traffic that will be generated by the two proposed projects. Residential streets will be forced into use as if they were commercial streets.
    - Lakeview on the Rise, the income-restricted apartments being built nearby, will also feed into Trilby, causing more congestion. Since it isn't fully built, its impact hasn't been realized yet.
- There is currently excessive subsidized and lower income housing concentrated in our area: Care housing, an existing mobile home park Pleasant Grove, and income restricted apartments in Lakeview on the Rise. Other land bank land is also reserved for subsidized housing. The Province Town area has already contributed at above average toward lower-income housing. Reference the attached map.
- As high density housing and additional lower income housing in our area is added to our community, our home values will be substantially and unnecessarily reduced, and far below recently imposed assessed values, and our community will be less desirable, with excessive traffic, noise and degrade this general area of Ft. Collins.

As I'm sure you're aware, low-income housing does best when it is mixed into a community, not gathered around just one small area of a city. As you can see from the map on page 2 of this document, our area of town already has a big concentration of low-income properties of different kinds, including a mobile home park. So, for the reasons mentioned above, we ask that a mobile home park NOT be added in *addition* to the other low-or-restricted income housing near our neighborhood.

It is our request that the city consider allowing such housing types as single-family homes, townhomes, patio homes,etc., ***mixing in*** income-restricted homes, not allowing density to become too heavy.

Written on behalf of the neighborhood by
Danielle Vernelson
Pelican Ridge HOA President
pelicanridgedanielle@gmail.com

Affordable Housing, Land Bank, and Manufactured Homes in Fort Collins



* Unit estimate counts are based on information provided by developers, when a range of possible units per location was provide that range was averaged.

Printed: May 04, 2017

City of Fort Collins Sustainability Services

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

- - - - - - - Pelican Ridge Board - - - - - - -

Danielle Vernelson
Name, Printed

Signature

421 Stoney Brook Rd
Fort Collins, CO 80525
Address

Lyndsey Grove Longo
Name, Printed

Signature

462 San Juan Dr.
Fort Collins, CO 80525
Address

Bruno G. Krioulis
Name, Printed

Signature

509 San Juan Dr
Fort Collins, CO 80525
Address

426 BOW CREEK LANE
Name, Printed

Signature, TRUSTEE

Fort Collins, CO 80525
Address

Name, Printed

Josh Swanson
Signature

62 Sparrow DR Ft Collins 80525
Address

BARBARA McCUNE
Name, Printed

Signature

463 SAN JUAN Dr Ft Collins Co.
Address

- -

Karl Kildow
Name, Printed

Signature

515 San Juan Drive
Fort Collins, CO 80525
Address

Greg McCune
Name, Printed

Signature

463 San Juan DR 80525
Ft Collins CO.
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Lori GAFNER
Name, Printed
Signature
524 San Juan Dr
Fort Collins, CO 80525
Address

Linda Silvy
Name, Printed
Signature
359 Stoney Brook Rd
Fort Collins, CO 80525
Address

Ronny Roland
Name, Printed
Signature
427 Stoney Brook Rd.
Fort Collins, CO 80525
Address

Lisa Nothern
Name, Printed
Signature
433 Bow Creek Lane
Fort Collins, CO 80525
Address

RUTH RIVETTE
Name, Printed
Signature
539 San Juan Drive
Fort Collins, CO 80525
Address

Anna Nguyen
Name, Printed
Signature
608 sparrow place
Fort Collins, CO 80525
Address

Heather Deibert
Name, Printed
Signature
415 Stoney Brook Rd.
Fort Collins, CO 80525
Address

Emily McDonald
Name, Printed
Signature
457 San Juan Dr.
Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Barbara Samson
Name, Printed
Barbara Samson
Signature
415 San Juan
Fort Collins, CO 80525
Address

Mark W. Markley
Name, Printed
Mark W. Markley
Signature
420 Bow Creek Ln
Fort Collins, CO 80525
Address

Tom Samson
Name, Printed
Signature
415 SAN JUAN
Fort Collins, CO 80525
Address

Craig Heikes
Name, Printed
Signature
521 San Juan Dr
Fort Collins, CO 80525
Address

Sherryl Brandes
Name, Printed
Sherryl Brandes
Signature
456 San Juan Dr.
Fort Collins, CO 80525
Address

Charleen Van Steenberg
Name, Printed
Signature
533 SAN JUAN DRIVE
Fort Collins, CO 80525
Address

Jason Faust
Name, Printed
Jason T. Faust
Signature
514 San Juan Dr.
Fort Collins, CO 80525
Address

Lisa Potts
Name, Printed
Lisa Potts
Signature
532 San Juan Dr.
Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Gary Davis
Name, Printed

Gary E Davis
Signature

547 Coyote Trail Dr.
Fort Collins, CO 80525
Address

William G. Hutchinson
Name, Printed

Signature

483 Bear Creek Knolls
Fort Collins, CO 80525
Address

Wayne Schoonover
Name, Printed

Signature

445 San Juan Dr.
Fort Collins, CO 80525
Address

Otzenberger, Aubrey
Name, Printed

Signature

427 San Juan Dr
Fort Collins, CO 80525
Address

Judy Schoonover
Name, Printed

Judy Schoonover
Signature

445 San Juan Dr.
Fort Collins, CO 80525
Address

Steve Wiersma
Name, Printed

Signature

414 Bear Creek Ln
Fort Collins, CO 80525
Address

Marlene Carpenter
Name, Printed

Signature

439 San Juan
Fort Collins, CO 80525
Address

Kevin Ellis
Name, Printed

Signature

383 Stoney Brook Rd.
Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Andrew Davies
Name, Printed

Signature

562 San Juan Dr.
Fort Collins, CO 80525
Address

John Montella
Name, Printed

Signature

456 Bow Creek LN
Fort Collins, CO 80525
Address

Diane Davis
Name, Printed

Signature

569 San Juan Dr.
Fort Collins, CO 80525
Address

Name, Printed

Signature

Fort Collins, CO 80525
Address

Robert Norquist
Name, Printed

Signature

7027 Shady Bend Dr
Fort Collins, CO 80525
Address

Name, Printed

Signature

Fort Collins, CO 80525
Address

Sara Luther
Name, Printed

Signature

620 Sparrow Pl.
Fort Collins, CO 80525
Address

Name, Printed

Signature

Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Suh Communities mobile home park.

Marylyn Brown
Name, Printed

Marylyn Brown
Signature

504 Coyote Trail Dr.
Fort Collins, CO 80525
Address

Robin Garvey
Name, Printed

Robin P Garvey
Signature

526 Coyote Trail Dr.
Fort Collins, CO 80525
Address

Mark Jennings
Name, Printed

Mark Jennings
Signature

503 Coyote Trail Dr
Fort Collins, CO 80525
Address

Amie J. Schissler
Name, Printed

Amie Schissler
Signature

552 Coyote Trail Dr.
Fort Collins, CO 80525
Address

Paul Biggs
Name, Printed

Signature

523 COYOTE TRAIL DR
Fort Collins, CO 80525
Address

Nancy Jo Davis
Name, Printed

Nancy Jo Davis
Signature

547 Coyote Trail Dr.
Fort Collins, CO 80525
Address

Hasna KANJO
Name, Printed

Hasna Kanjo
Signature

528 Coyote Trail Drive
Fort Collins, CO 80525
Address

Name, Printed

Signature

Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Stephanie Ferguson
Name, Printed

Stephanie Ferguson
Signature

403 Stoney Brook Rd.
Fort Collins, CO 80525
Address

Mark Steward
Name, Printed

Signature

614 Sparrow Pl
Fort Collins, CO 80525
Address

Nathan Burnett
Name, Printed

Signature

624 Sparrow pl Fort Collins CO 80525
Address

Susan Dussaman
Name, Printed

Susan Dussaman
Signature

522 Coyote Trail Drive
Fort Collins, CO 80525
Address

Bill Ferguson
Name, Printed

Bill Ferg
Signature

609 Sparrow pl.
Fort Collins, CO 80525
Address

Chada Lattan
Name, Printed

Signature

675 Stoneybrook Rd
Address

Sophia Guo
Name, Printed

Signature

627 Sparrow Pl.
Fort Collins, CO 80525
Address

Keshab Aryal
Name, Printed

Signature

621 Stoney Brook.
Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

DIANE D. DAVIS
Name, Printed

Signature

569 San Juan Dr.
Fort Collins, CO 80525
Address

Samantha Wranosky
Name, Printed

SWranosky
Signature

439 Bow Creek Lane
Fort Collins, CO 80525
Address

Logan Jones
Name, Printed

Signature

568 San Juan Dr.
Fort Collins, CO 80525
Address

Vonna Ault
Name, Printed

Signature

502 San Juan Drive
Fort Collins, CO 80525
Address

Kristal Hunt
Name, Printed

Signature

603 Sparrow Place
Fort Collins, CO 80525
Address

Robin Hauck
Name, Printed

Robin Hauck
Signature

603 Sparrow Pl Ft Collins CO 80525
Fort Collins, CO 80525
Address

Melissa Johnson
Name, Printed

Melissa Johnson
Signature

1015 Autumn Ridge Dr.
Fort Collins, CO 80525
Address

Kristy Stewart
Name, Printed

Signature

614 Sparrow PL
Fort Collins, CO 80525
Address

By adding my name below, I am joining my Pelican Ridge neighbors in **opposing** the proposed Sun Communities mobile home park.

Sharon Biddle
Name, Printed

Signature

Fort Collins 525 Stoney Brook Rd
Address

Kathy Almeida
Name, Printed

Signature

503 Stoney Brook
Fort Collins, CO 80525
Address

Travis Werbelow
Name, Printed

Signature

Fort Collins Stoney 525 Brook Rd
Address

Bruce Axner
Name, Printed

Signature

409 San Juan Dr.
Address

INGRID TUDER
Name, Printed

Signature

Fort Collins, CO 80525
Address

Anne-Claire Frey
Name, Printed

Signature

508 San Juan Dr. Ft Collins 80525
Address

Jessica Giles
Name, Printed

Signature

527 Stoney Brook Rd.
Address

Name, Printed

Signature

Fort Collins, CO 80525
Address

Fort Collins is a forward thinking town. Affordable housing is needed. There are numerous projects that execute this mission well. Mobile home parks do not.

I oppose the proposed zoning changes to allow the Sun Communities mobile home park in our neighborhood. As I understand it, this park violates city zoning ordinances and the developer is seeking an exemption, rather than following the rules. I honestly do not understand why Fort Collins would even consider this.

We purchased our home with knowledge of the current low income housing projects on Autumn Ridge and that Lakeview on the Rise was to be built. All properties are nicely designed and do not detract from the neighborhood.

Our neighborhood has more than our fair share of low income housing. I certainly hope that city officials are not encouraging segregation of low income residents into one area of the city. The definition of a **ghetto** is an area of a city where poor people live. I don't think anyone in Fort Collins wants this!

I volunteer for KindConnect, which delivers household goods to at risk families who obtain housing. Through this, I have discovered so many attractive low income housing projects in this town - that I previously thought were new townhouses. Aspirational housing encourages residents to aim higher.

Mobile home parks lack attractive design and are a poverty trap..

* When home values increase, mobile homes do not at a comparable rate.

* Mobile home parks charge high space rent and provide little community value.

* Mobile homes are expensive to heat, leaving residents to utilize unsafe alternatives such as space heaters, ovens, etc

* Mobile homes are expensive to cool, leaving residents in uncomfortable and unsafe (open windows/doors at night) conditions for nearly half the year.

* Mobile homes deteriorate quickly and require constant, expensive maintenance.

Sincerely,

Barbara Samson

415 San Juan Dr

From: Meaghan Overton
To: Bob Middleton
Cc: Development Review Comments
Subject: FW: [EXTERNAL] Sun Communities Manufactured Home Park
Date: Wednesday, July 22, 2020 4:35:50 PM

Hi Bob,

Thank you for sharing your observations about the Sun Communities proposal – I appreciate the time you took to share your thoughts! I've copied Alyssa Stephens on this email so we can be sure to add your comments to the public record for this project.

Best,
Meaghan

Meaghan Overton, AICP
Senior City Planner | Planning & Development Services
moverton@fcgov.com | 970.416.2283 direct
she/her

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. Learn more.

COVID19 Resources | Recursos COVID-19
For all residents | Para integrantes de la comunidad: https://www.fcgov.com/eps/coronavirus
For businesses | Para empresas: https://www.fcgov.com/business/
Want to help or need help? | ¿Quieres ayudar o necesitas ayuda?: https://www.fcgov.com/volunteer/
Resources from United Way | Recursos de United Way: https://uwaylc.org

---

From: Bob Middleton <de3jr88@gmail.com>
Sent: Wednesday, July 22, 2020 4:02 PM
To: Meaghan Overton <moverton@fcgov.com>
Subject: [EXTERNAL] Sun Communities Manufactured Home Park

The Following are some observations about the proposal:

1. No lot Lease price controls.
2. Absentee landlord.
3. No bus service service on Trilby or South Lemay.
4. No sidewalks on Trilby between South College and South Lemay.
5. With no parking on streets of project lot parking spaces not identified.
6. Property standards and appearance not monitored.
7. Trilby traffic already a mess.

Thank you for "listening".
Bob Middleton

Meaghan Overton

From: Alyssa Stephens
Sent: Wednesday, May 20, 2020 4:41 PM
To: Martina Wilkinson; Meaghan Overton
Cc: Development Review Coordinators
Subject: FW: Proposal neighborhood review #541

Follow Up Flag: Follow up
Flag Status: Completed

Hi there,
See below for some questions related to Sun Communities. I'd love to have a written response for her, but I'm also planning to see if she would like a phone call with the three of us.

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: McSay,Ann <Ann.Mcsay@ColoState.EDU>
Sent: Tuesday, May 19, 2020 3:38 PM
To: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Proposal neighborhood review #541

Hi,

Alyssa,

Thank you for returning my call, sorry I missed you this morning(I was actually driving thus trying to stay safe by not answering phones). Am I correct in assuming you are the city planner assigned to this project? I am not seeing the 541 listed on development review page and wondering why?

I prefer to verbally communicate but I will send you some questions and perhaps that will minimize the telephone tag.

I am very concerned regarding the amount of additional traffic feeding onto Trilby. If I interpret the diagram on the back of the notice correctly I see Debra Dr and maybe Portner as access points to Tribly. Will there also be an access on 287? Can you also jog my memory regarding the accesses to Lake View on the Rise traffic.

I believe Trilby is the next major intersection for upgrade -- I would like more detail for the plans for this as an example how far east & west will the upgrade be away from the intersection (does this include widening Trilby to Lemay), will some traffic lights be installed between College & Lemay, traffic exiting from 7-11 with left turns onto Trilby.

From: Meaghan Overton
To: Lisa Nothern
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Fw: Crown Ridge Lane street photos and video
Date: Wednesday, July 22, 2020 12:17:31 PM

Lisa,

I also wanted to let you know that Alyssa's email for public comments on development review is devreviewcomments@fcgov.com. You may want to update your address book to ensure that future emails get to her. I've copied her on this one so we should be all set for now!

Best,
Meaghan

From: Lisa Nothern <nothernl@yahoo.com>
Sent: Wednesday, July 22, 2020 12:10 PM
To: Meaghan Overton <moverton@fcgov.com>; astevens@fcgov.com; Jason M. Faris <jmfaris@gmail.com>
Subject: [EXTERNAL] Fw: Crown Ridge Lane street photos and video

----- Forwarded Message -----
From: Lisa Nothern <nothernl@yahoo.com>
Sent: Wednesday, July 22, 2020, 11:28:29 AM MDT
Subject: Fw: Crown Ridge Lane street photos and video

Meghan and Alyssa,

Jason Faris has taken photos of Crown Ridge Lane, one photo of Rose Creek that connects Autumn Ridge to Crown Ridge Lane, a photo of one of the parking lots showing why street parking is a must for this community, and a video showing how narrow the space between cars is (18 steps) making it near impossible for two cars to get around each other.

His videos show why anywhere in Provincentowne should not be a connection for Sun communities. The entire area has parking and safety issues with access for getting in and out of vehicles and unloading anything from them. This area has many families with little ones.

We have to drive extremely cautiously along these roads. Should there be a van or truck making deliveries, including postal delivers to mail boxes, it becomes a one lane road.

Thank you for your time and efforts.

Lisa Nothern
970 672 8465

Attached:
https://photos.app.goo.gl/9aJgNzLgyBv1vUK7A

Meaghan Overton

From: Development Review Comments
Sent: Tuesday, May 26, 2020 2:07 PM
To: Barbara Samson
Subject: RE: [EXTERNAL] Re: Sun Communities mobile home park

Hi Barbara,
Thank you for your continued engagement on this project, and apologies if my email gave the impression that planners are in support of this project. Developers on large projects like these are required to host a neighborhood meeting before submitting their application, so the planning staff has not yet had a chance to fully review the proposed changes or the developer's justifications. The goal is for community members to be engaged early in the process to provide feedback and highlight their priorities before the project enters the review process.

Sun Communities went through a "Conceptual Review" with staff in August 2019 to talk broadly about plans and get early feedback. If you are interested, you can find more information about the conceptual review and read comments from that meeting here. It's important to note that these early proposals do not necessarily indicate what will be in the final submission.

Usually developers request modifications at the same time as they submit the overall plans for a development, but Sun Communities has determined that they would like to approach modifications separately. The City cannot tell landowners or developers what proposals to put forth, only evaluate the ones that are submitted against the Land Use Code and the impacts to surrounding neighborhoods to make a recommendation to the decision-maker (in this case, the Planning and Zoning Board) for approval, approval with conditions, or denial.

Some of your comments may be related to the conversation about mobile home park zoning rather than this particular project.
Currently, the Sun Communities property is in the Low Density, Mixed-Use Neighborhood (LMN) Zone, and manufactured housing is a permitted use in that zone district. There are no proposals to change the zoning for this project. As you may be aware, City Council requested that Staff bring forward policies to preserve and promote manufactured housing communities as a housing type in the City. Staff is being asked to draft changes to the Land Use Code that would preserve existing manufactured housing and prevent resident displacement. These are expected to come to City Council in the summer for consideration. These potential changes are independent of the Sun Communities project. I would encourage you to continue to engage with Council as they make these decisions, but please note that the decision-maker in the Sun Communities project is the Planning and Zoning Board, not City Council.

I am unable to view comments on NextDoor, but I would encourage you to share information with your neighbors, and have them email me or call me with questions, comments, or concerns! We know that residents in Fort Collins care deeply about their neighborhoods and want them to have opportunities to participate anytime something new is proposed.

As with previous emails, this email will be entered into the public record regarding this project, and will help decision-makers should a proposal come forward for this project. Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison

City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Barbara Samson <barb9876@gmail.com>
Sent: Friday, May 22, 2020 9:34 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Re: Sun Communities mobile home park

Thank you for your response, Alyssa.

It seems backward to request approval for code modifications without knowing Sun Communities' intentions for the entire project. Your wording seems to imply that the City Planners are pushing for this developer to be able to move forward. That is a shame.

I am not sure why Fort Collins wants to provide a pathway to home ownership for lower income folks in our community when this particular path provides none of the rewards of home ownership. The challenges for livability actually create a subclass of residents by burdening them in a financial hole they will unlikely be able to escape.

Mobile homes are poorly suited to our extreme cold and warm seasons. There is little reason for an owner to maintain a depreciating asset in harsh conditions. Add to that the crazy wind that whips through this neighborhood on a regular basis! Our site built homes shake and we listen to our roof joists and windows strain with the wind. About half the neighborhood needed new roofs last Fall and I honestly can't picture mobile homes holding together.

As I said before, it is a poverty trap. Yes, the purchase price is low - due to low quality. But loan payments, space rent, utilities and maintenance are expensive. The developer usually coordinates/controls the purchase process, financing and insurance. A chattel loan with a high interest rate is used when land is not owned. A $64,000 mobile home loan costs $525-$639/mo + $300-$700/mo space rent. The same $64,000 mortgage loan on a site built home is $385/mo. Both are calculated over 20 years, the maximum length of a chattel loan.
As a comparison, the $825-$1,339/mo cost for a mobile home and space rent matches the payment on a 30 year mortgage loan ranging from $175,000-$283,000. The mobile home definitely depreciates over time, the site built home historically would appreciate in value.

Even Warren Buffett got on this gravy train, which is extremely disappointing, but he hasn't amassed his wealth with losing investments. Two articles may be of interest to you and your co-workers:
https://www.seattletimes.com/business/real-estate/the-mobile-home-trap-how-a-warren-buffett-empire-preys-on-the-poor/
https://www.seattletimes.com/seattle-news/times-watchdog/a-look-at-berkshire-hathaways-response-to-mobile-home-investigation/

Rents increase and mobile homes deteriorate. It is too expensive to move the home and owners have no equity. 28% of mobile home loans default! The developer/lender or an investor swoops in and starts the cycle over again with the next poor sap. In reality, a great number of these homes will be owned by the developer or purchased by investors from the start and they will charge rental rates that are nearly the same as standard rentals. The homes fall into disrepair because these landlords know many of the tenants are forced to stay because they do not qualify for other rentals in this market.

Here is an interesting article about Sun Communities settling a shady rent to own scheme with New York in 2018:
https://www.nytimes.com/2018/10/18/business/trailer-park-rent-settlement.html

Please do not be swayed by slick presentations from this out of state developer. They may tell you pretty stories over a nice meal, but the reality is that they are only here to take Colorado money back to Michigan. A $9 billion firm whose

shares have soared nearly a thousand percent in the last decade is unlikely to care about the less fortunate residents of Fort Collins. Reviews from their Fort Collins residents are highly unfavorable and reflect the indifference shown by Sun Communities. Investor reviews are positive, however.

Why not incentivize a local developer who has community pride and loyalty?

Why not stay with the current zoning plan and allow a developer to build simpler homes for people to purchase that allows them to live in a safer home and build equity? Something similar to Warren Farms comes to mind. Those simple, inexpensive homes appreciated faster than the rest of the community and allowed young families to build great equity and move up.

Why not offer assistance to low-income first-time buyers, especially if tax incentives or other concessions are being considered for Sun Communities? Down payment assistance funds could be recouped when those buyers sell, and made available to future buyers.

Why not build another of the very nice, newer Housing Catalyst properties that allow people to live in a safe place while they save money so they can move forward in life?

The Nextdoor discussion thread would be worthwhile for you and your fellow Planners to read. https://nextdoor.com/news_feed/?post=148738711&is=notification_center&comment=395283680 There have been excellent points and suggestions made. People have posted similar article links by financial experts, all agreeing that mobile homes are a losing investment. While the city may lack affordable housing, our awesome neighborhood does not. The residents of those developments are some of the most fervent critics of this new proposal. We include and embrace the plentiful, well-built low income housing that we already have. We care about our neighbors and hope the City also does!

Thank you,
Barb Samson

On Thu, May 21, 2020 at 9:44 AM Development Review Comments <devreviewcomments@fcgov.com> wrote:

> Hi Barbara,
>
> Thank you so much for reaching out and sharing your comments on the proposed Sun Communities project. Your comments have been added to the public record and will be shared with decision-makers for this project.
>
> You're correct that this particular meeting is about some modifications that Sun Communities is requesting from the Land Use code, specifically the requirement in code to have multiple types of housing in a development. This meeting will focus on those modifications rather than the project as a whole. The developer has decided to get a determination on these modifications first before they bring forward a full plan.
>
> While this meeting will focus on the code modifications rather than the specific plan for this site, we anticipate that the developer will host an open house and/or a subsequent neighborhood meeting in the future that will focus more broadly on their plans for the development, and how it might best fit into the existing character of the neighborhood. We'll be sure to let you know about other opportunities to provide feedback on this project.

After the neighborhood meeting next week, the developer will be able to submit their modifications to City Planners, who will review the application and make a recommendation to the Planning and Zoning Board. The Planning and Zoning Board (a citizen board) will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

If you are planning to attend the Zoom neighborhood meeting next week, I would invite you to participate in an upcoming Zoom Test Session. They are happening every Tuesday and Thursday in May from 12:30-1:00 PM Mountain time. This gives you a chance to get used to the technology in a low-pressure setting before the meeting. Information about test meetings can be found here.

Manufactured housing is a current priority of the City Council because it can offer a pathway to home ownership for lower income folks in our community. It can also present a challenge for livability. If you have questions about manufactured housing in the City more broadly, I'd be happy to connect you with some of the staff who are working on that. My role is to be your connection in the City for any questions related to development.

If you have any questions, or if there's anything I can help you find, please don't hesitate to reach out!

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: Barbara Samson <barb9876@gmail.com>
Sent: Wednesday, May 20, 2020 10:28 AM
To: Meaghan Overton <moverton@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>; Ken Summers <ksummers@fcgov.com>
Subject: [EXTERNAL] Sun Communities mobile home park

Dear Fort Collins officials,

Meaghan Overton

From: Development Review Comments
Sent: Friday, May 29, 2020 4:23 PM
To: Elizabeth Pond; Development Review Comments
Cc: Meaghan Overton
Subject: RE: [EXTERNAL] proposed Sun Communities Manufatured Home Park

Hi Elizabeth,
Thank you so much for reaching out and providing your comments and questions regarding the Sun Communities project. This email will be entered into the public record, and provided to decision-makers to help them evaluate any proposals that come forward.

I think there was some confusion because the Building Review Board meeting was held at 9 AM yesterday morning. We did host the neighborhood meeting last night at 6 PM. The meeting was recorded, and we will be posting that online soon if you'd like to watch it and submit any additional questions.

Many of the comments in the meeting were related to traffic on Trilby. Because this proposal is just for two modifications (not for building anything), there is no traffic review at this stage of the process. If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing state of the transportation system in the area, anticipating the impact of the development, and identifying and required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

You are absolutely correct that there are a range of environmental resources (wetlands, wildlife, etc.) both on the site and nearby. Because the proposal at this time is only for the two modifications (not on any development or site plans), we're not yet at the point in the process where we require an environmental assessment. That said, if/when the project moves forward to a full development plan, we will be requiring the developer to hire an independent, third-party consultant to conduct an Ecological Characterization Study (ECS). This study will help identify the environmental resources on the site, their value, and the potential impact of the development.

I'll work on getting some more information together for you regarding your additional questions soon. Please don't hesitate to reach out if you think of any additional questions that I can help you with in the meantime!

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Elizabeth Pond <pondteachermail@gmail.com>
Sent: Thursday, May 28, 2020 6:26 PM

To: Development Review Comments <devreviewcomments@fcgov.com>; Meaghan Overton <moverton@fcgov.com>
Subject: [EXTERNAL] proposed Sun Communities Manufatured Home Park

Unfortunately, I was unable to attend the Zoom meeting due to the time on Zoom being shown as 9 am. However, I would like to have my opinion noted as a homeowner in the Provincetowne condominiums. I live in my unit-I do not rent it out.
1-Trilby is already a tough road with the amount of traffic on it. I am aware that College and Trilby are on the schedule to be addressed in the future, but adding more traffic to an already dangerous and over crowded area seems a folly.
2-There are already two affordable housing complexes within a half a mile of each other and another manufactured home park. I am one of the people who live in a sustainable living unit in Provincetowne, so I appreciate the necessity for this housing. However, I think that spreading out the affordable housing would be beneficial for the city.
3-The open space behind our units is one of the most attractive areas of our little corner of the world, as well as Pelican Marsh. It is filled with wildlife, especially birds. It would be a great loss. Could the city make this into an open space for communal use by the existing modular home park?
4-Can the schools that serve this area take an influx of students at this uncertain time?
5. The property values of the homes that will border the modular units will no doubt decline due to the loss of view and the proximity of the homes if they are not maintained properly. Many home owners were told that this land could not be built on as it is/was a wetland when they bought their properties.
Thank you for your time-
Elizabeth Pond
Homeowner/Taxpayer/Registered Voter

Meaghan Overton

From: Development Review Comments
Sent: Thursday, May 21, 2020 9:44 AM
To: Barbara Samson
Subject: RE: [EXTERNAL] Sun Communities mobile home park

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Barbara,
Thank you so much for reaching out and sharing your comments on the proposed Sun Communities project. Your comments have been added to the public record and will be shared with decision-makers for this project.

You're correct that this particular meeting is about some modifications that Sun Communities is requesting from the Land Use code, specifically the requirement in code to have multiple types of housing in a development. This meeting will focus on those modifications rather than the project as a whole. The developer has decided to get a determination on these modifications first before they bring forward a full plan.

While this meeting will focus on the code modifications rather than the specific plan for this site, we anticipate that the developer will host an open house and/or a subsequent neighborhood meeting in the future that will focus more broadly on their plans for the development, and how it might best fit into the existing character of the neighborhood. We'll be sure to let you know about other opportunities to provide feedback on this project.

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If you have any questions, or if there's anything I can help you find, please don't hesitate to reach out!

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Barbara Samson <barb9876@gmail.com>
Sent: Wednesday, May 20, 2020 10:28 AM
To: Meaghan Overton <moverton@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>; Ken Summers <ksummers@fcgov.com>
Subject: [EXTERNAL] Sun Communities mobile home park

Dear Fort Collins officials,

Fort Collins is a forward thinking town. Affordable housing is needed. There are numerous projects that execute this mission well. Mobile home parks do not.

I oppose the proposed zoning changes to allow the Sun Communities mobile home park in our neighborhood. As I understand it, this park violates city zoning ordinances and the developer is seeking an exemption, rather than following the rules. I honestly do not understand why Fort Collins would even consider this.

We purchased our home with knowledge of the current low income housing projects on Autumn Ridge and that Lakeview on the Rise was to be built. All properties are nicely designed and do not detract from the neighborhood.

Our neighborhood has more than our fair share of low income housing. I certainly hope that city officials are not encouraging segregation of low income residents into one area of the city. The definition of a **ghetto** is an area of a city where poor people live. I don't think anyone in Fort Collins wants this!

I volunteer for KindConnect, which delivers household goods to at risk families who obtain housing. Through this, I have discovered so many attractive low income housing projects in this town - that I previously thought were new townhouses. Aspirational housing encourages residents to aim higher.

Mobile home parks lack attractive design and are a poverty trap..
* When home values increase, mobile homes do not at a comparable rate.
* Mobile home parks charge high space rent and provide little community value.
* Mobile homes are expensive to heat, leaving residents to utilize unsafe alternatives such as space heaters, ovens, etc
* Mobile homes are expensive to cool, leaving residents in uncomfortable and unsafe (open windows/doors at night) conditions for nearly half the year.
* Mobile homes deteriorate quickly and require constant, expensive maintenance.

Sincerely,
Barbara Samson
415 San Juan Dr

Meaghan Overton

From: Development Review Comments
Sent: Wednesday, May 27, 2020 12:01 PM
To: Joe Rowan
Subject: RE: Sun Communities

Hi Joe,
Thank you again for reaching out with comments regarding the Sun Communities project! Your email will be entered into the public record regarding this project, and will be provided to decision-makers should a proposal come forward for this project.

I know you mentioned in your email that you would be unable to attend the neighborhood meeting. If you would like to learn more about this project, we have compiled some FAQs here . After the neighborhood meeting, we will post a recording online for public viewing and comment.

After the neighborhood meeting, the developer will be eligible to submit their application for modifications to City Planners, who will review it and make a recommendation to the Planning and Zoning Board. The Planning and Zoning Board (a citizen board) will make the final decision. If you received a letter about the upcoming neighborhood meeting, you'll also receive a letter before any hearing, and be invited to participate in public comment.

As you may be aware, City Council has requested that Staff bring forward policies to preserve and promote manufactured housing communities as a housing type in the City. In particular, staff is being asked to draft changes to the Land Use Code that would preserve existing manufactured housing and prevent resident displacement. These are expected to come to City Council in the summer for consideration. These potential changes are independent of the Sun Communities project. I would encourage you to continue to engage with Council as they make these decisions, but please note that the decision-maker in the Sun Communities project is the Planning and Zoning Board, not City Council.

Please don't hesitate to reach out if there are any other questions I can answer for you. The applicants should be able to provide more information on Thursday regarding their plans, but I'm happy to help illuminate the process and the City's role however I can.

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Joe Rowan <joe@impactdf.org>
Sent: Tuesday, May 26, 2020 10:07 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: Jacqueline Kozak-Thiel <jkozak-thiel@fcgov.com>
Subject: [EXTERNAL] Sun Communities

Planning Staff:

As I will be unable to participate in the virtual neighborhood meeting this Thursday, at which time Sun Communities is scheduled to present their case for two variance requests to neighborhood development standards, I ask that you include these comments in your staff report. Further, I would ask these comments be considered in your own assessment of the proposal and within the formal recommendation presented to the Planning & Zoning Board. I have no affiliation with the development team, nor anticipate any level of participation in development process for the proposed community.

We are well aware of the housing imbalance crisis facing, not just Fort Collins, but most every growing community across the country. Various forms of deep public subsidy has become a critical component to virtually all new residential development that seeks to serve households earning less than the area median income. While the factors driving this condition are multi-faceted, nuanced and seemingly intractable, the foundation upon which all costs originate are directly attributed to zoning (creates scarcity) and development standards (establishes baseline design and material costs). We also know manufactured housing represents, by a wide margin, the largest inventory of unsubsidized housing available to low and moderate-income households. Curiously, public policies, standards and practices have long failed to rectify this chasm by discouraging the use of public subsidy to support the creation and preservation of manufactured housing. So while we await the day when manufactured housing is truly recognized as a viable, cost-efficient housing type most appropriate for those of limited means, we must insist that public policies that eviscerate its advantages are not wielded to the detriment of our local workforce or the social and economic diversity developments such as this deliver.

I strongly encourage the planning department to use the wholesale disruption of the pandemic and public policy response as cudgel for introducing a more enlightened approach to residential development. Rather than continuing to lean on the finite resource of public subsidy to achieve affordability, we can deliver safe, decent, energy-efficient housing that is affordable to our neighbors and co-workers by lowering the minimum ante. World Class, in my estimation, means doing things the rest of the world might emulate. How about driving down the cost of development in order to open more economic opportunity across a broader cross-section of the community? That would truly be a World Class policy.

Therefore, I would ask that staff give strong consideration to pursue the requested variances with recommendation to approve the proposed development.

Thank you for your consideration.

Joe Rowan
Director of Commercial Lending

Impact Development Fund
Your Place. Our Passion.

970.494.2021
joe@impactdf.org
www.impactdf.org

200 E. 7TH STREET #412
LOVELAND, CO 80537

Meaghan Overton

From: Alyssa Stephens
Sent: Thursday, May 28, 2020 1:47 PM
To: Donna Sprague
Subject: RE: [EXTERNAL] Re: Sun Communities Neighborhood Meeting

Hi Donna,
Thank you for these comments. I'm glad to hear that you'll be joining the neighborhood meeting this evening!

I'll try to answer a few of these questions for you, but many of these questions are ones that we don't yet know the answer to. Developers on large projects like these are required to host a neighborhood meeting before submitting their application, so the planning staff has not yet had a chance to fully review the proposal. The goal is for community members to be engaged early in the process to provide feedback and highlight their priorities before the project enters the review process. Your comment has done exactly that, and I truly appreciate you reaching out.

Regarding traffic—because this proposal is solely focused on the modifications (not on any development or site plans), there is no traffic review at this stage of the process.

If/when the project moves forwards towards a development submittal, we will be requiring a full Traffic Impact Study. That will include determining the existing state of the transportation system in the area, anticipating the impact of the development, and identifying and required mitigation in order for the transportation system to meet the City standards upon buildout of the project. Access points for the development onto the roadway system will also be reviewed at that time.

There is a capital project that has begun for the improvement of the intersection of College and Trilby. Local, state and federal funding has been secured for that effort. Design is just getting underway, so we don't have details yet on the exact extents of improvements. As that moves forward, there will be public information available and opportunities for input. Look for those, or if you have questions, feel free to reach out to the City's project manager Tracy Dyer in our Engineering Department. He can be reached at tdyer@fcgov.com.

Regarding affordability—City Council is prioritizing housing affordability, mobile home park preservation, and mobile home park livability. There are likely to be a variety of proposals for changes to the Land Use Code, and new ordinances coming before Council in the next few months. These potential changes are independent of the Sun Communities project. I would encourage you to continue to engage with Council as they make these decisions, and share your experiences with affordability in the City.

With all that said, I hope you are able to join the neighborhood meeting this evening! This is a great opportunity to hear about the early stages of Sun Communities' plans. If you are unable to attend, we'll post a recording here after the meeting. I'm also always available to get you more information and connect you to some other subject matter experts in the City if you still have questions.

Thank you,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
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From: Donna Sprague <tobyzdonna@gmail.com>
Sent: Tuesday, May 26, 2020 12:35 PM
To: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Re: Sun Communities Neighborhood Meeting

Thank you for this notice, Alyssa.

That looks like a huge project. I lived on Trilby Road across from the existing MHP for a number of years, so am familiar with the neighborhood.
1. traffic concerns - both access points for this development could be problematic, considering the issues already impacting the College/Trilby intersection; the last time I was on Trilby, there had been few if any improvements to manage the commuters from the larger neighborhoods just east of the site in question, and this project would add at least another 1000 daily trips, plus school buses and service/commercial vehicles.
2. immediate residencies - once any infrastructure is in place (utilities, roads), residents would arrive immediately as homes are placed on lots in just days, not months due to construction phases as in traditional buildings; will schools and utilities be able to handle these increases so quickly?
3. "affordable housing" - manufactured homes USED TO BE affordable, but not so much today - unlike earlier homes which cost $20,000-30,000 new, today's houses range from $50,000-$120,000+ (depending on size and upgrades), requiring long-term payment plans with monthly house payments in the upper hundreds of dollars; depending on construction and foundations, they may not qualify for normal mortgage loans, but compare to auto loans with a maximum loan period of ten years; and **this does not include the cost of the rent or lot-lease**.
4. park lot rents may sound "affordable" if that was the only expense for the resident, but this is NOT the case; rents for each space/lot used to be $200-400, and that included water, sewer, trash, etc. - the only resident expenses were their phone and electricity, possibly a propane tank. Parks with the higher fees offered swimming pools, ball courts, clubhouses and other amenities. Today base rents run in the $600-800+ range and do NOT include any utilities - residents have added fees each month for water, sewer, trash pick-up, and more, so the actual monthly rent approaches $800-1,000 in many cases. This is IN ADDITION TO their house payment and utilities, taxes, insurance, etc. Thus **total monthly cost can easily be $1200-2000**, comparable to market-rate apartment rents.

I understand that Sun already owns and manages two older MHPs in Fort Collins, with mostly single-wide units at least 20-30 years old. Last August I sent Sylvia Tatman-Buruss, who forwarded it to Meaghan, a copy of a letter that Sun Communities management sent to Colorado DOLA/DOH during the finalization of the MHPADREP. That letter suggested that Sun may be resistant to any oversights by local rules, and might practice some of the abusive behaviors toward residents that brought the Resident Protection Program into law.
I live in Sunflower Community, which is owned by a different out-of-state investment group. Immediately following their purchase of our Community, new ownership started raising the base rent from around $500 per month in early 2017, which included ALL amenities and services, then added all their expenses (utilities, taxes, repairs and maintenance, insurance, "administration"), to the point that current monthly rent+fees is $850 base PLUS $150 pass-throughs. That functionally doubled our rents in less than three years. And most of the local mobile home parks we contacted for comparisons seem to be in that ballpark as well, with sharp increases in recent years.

A very pretty picture can be painted with aerial photos of newer high-end communities in mild climates, probably inhabited by financially comfortable active seniors in retirement.
If **true affordability** for working folks and families is a primary goal for Fort Collins, I suggest you carefully research the actual total costs of this housing option. I understand that Colorado does not permit rent controls, which would probably be the only way to enforce the affordable housing outcome being sought.
Just as in other types of home construction, developers and owners are seeking lucrative returns on their investments. In a tightly-packed community of manufactured homes and today's style of distant business practices, there can be very quick returns via pass-through expenses and minimal on-site management.
Is this what Fort Collins really wants?

Thank you for inviting my comments. Please feel free to share them and raise my questions regarding the true costs to potential residents.
You may also want to carefully determine that Sun Communities is aware of and willing to comply with Colorado's new protections for manufactured home owners/residents.

I intend to join the virtual hearing on Thursday evening. Hoping my limited technological capabilities permit!

Donna Sprague

On Wed, May 20, 2020 at 3:10 PM Alyssa Stephens <astephens@fcgov.com> wrote:

> Hi Donna,
>
> My name is Alyssa Stephens, and I'm the new Neighborhood Development Liaison for the City of Fort Collins. I received your contact information from Meaghan Overton, who mentioned you were interested in neighborhood meetings for manufactured home communities.
>
> There is a neighborhood meeting scheduled for Sun Communities next Thursday, May 28th at 6:00 PM. The meeting will be occurring virtually. Virtual participation information will be available here at least 48 hours before the meeting.
>
> This meeting is focused on a few modifications that the developer is asking for before bringing their full plans. The question and answer section will focus on the modifications rather than the full proposal. We're not sure how many details will be There may not be many details about the plan itself, but it is an opportunity to hear what the developers have to say about the early stages of the project.
>
> Please let me know if you have any questions!
>
> Thanks,
>
> Alyssa Stephens MA
>
> Neighborhood Development Liaison
>
> City of Fort Collins Neighborhood Services
>
> Submit a public comment| Track Development Proposals

Meaghan Overton

From: Development Review Comments
Sent: Friday, July 24, 2020 2:59 PM
To: Barbara Samson; Meaghan Overton
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Re: Sun Communities

Hi Barbara,
Thanks for the time you have spent engaging with this project, and researching various aspects of both mobile home parks and Sun Communities. This information will be passed along to our citizen Planning and Zoning Board to help inform their decision about any proposal that Sun Communities brings forth.

I also appreciate you including our City Leaders email in this conversation, as some of these questions are related to the larger conversation about mobile home park preservation and zoning in our community rather than the Sun Communities proposal in particular.

Several community members have shared concerns about Sun Communities' management practices and policies. Some of these questions were brought up at last night's Community Q&A. We should have notes available from that meeting soon, and we will post a recording at OurCity.FCGov.com/DevReview soon so you can watch it if you weren't able to make it.

Please let me know if there are any questions I can answer for you related to the development review process or the anticipated proposal, or any resources I can provide.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
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From: Barbara Samson <barb9876@gmail.com>
Sent: Thursday, July 23, 2020 11:21 AM
To: Alyssa Stephens <astephens@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; Meaghan Overton <moverton@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Ken Summers <ksummers@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>
Subject: [EXTERNAL] Re: Sun Communities

Thank you for the information.

I am copying everyone from my prior emails and the Nextdoor page, as I **completely** disagree with calling this affordable or even attainable housing. It is neither. At best, it is a miserable purchase that will doom a family to a bad financial situation forever. At worst, it is a horrible scheme by a very profitable company to take advantage of Fort Collins citizens by repeatedly selling/repossessing/renting mobile homes.

As the moratorium on mobile home parks draws to a close, I would like the city to seriously understand that these are NOT affordable homes and not in the interest of any citizen of Fort Collins.

Using data from the presentation of Sun Communities, they are proposing $150,000-$200,000 manufactured homes and saying they are so much more attainable and affordable than $300,000-$400,000 homes.

For a down payment difference of $15,000, here is what both cost:

	Manufactured Home	Standard Home
Purchase price, 5% down	**$150,000**	**$300,000**
Interest rate on 20 year loan	9.125% chattel loan range 7.75-10.5%	2.75%
Total of payments	$310,461	$370,842
Space rent or HOA	$233,771 based on current Skyline MHP rent of $725/mo with 3% annual increase * Not including assessments for capital improvement projects	$16,830 based on $50/mo average for detached homes with 3% annual increase
Home set up	$5,000	$0
Total cost of home	**$549,232**	**$387,672**
Value of after 20 years	**$153,519** based on $85,000 average of all current listings and 3% annual growth however... actual 20 year old mobile homes are currently worth $20,000-$40,000	**$542,000** based on conservative 3% annual growth
Net loss/gain	**-$395,713 to -$529,232**	**+$154,328**

Who benefits?
Sun Communities -
they buy, rent, sell and appraise units thru Sun Home Service, Inc.
they collect lot rent and act as landlord on the trailers they own
they assess numerous fines in the parks they own, often leading to repossessions when the owner can't pay the fines

they insure trailers in their parks through Bright Insurance Agency
they have historically financed purchased trailers in their parks through Origen Financial (dissolved 2/2020) and Bingham Financial Services
one review says the initial mortgage through Triad is then sold to Sun Communities

Skyline Park, Fort Collins examples:
20+ year old home for sale at $40,000
Prior owner could not move home to another park due to age requirements
20+ year old home for rent by Sun Communities at $1,300/mo - pretty good return as the house pays for itself every 2.5 years, assuming they even paid for it

According to their SEC filing "Homes for this rental program are purchased at discounted rates from finance companies that hold repossessed homes within the Company's communities." and further referenced as "substantially discounted repossessed homes".
Keep in mind that the Sun Communities likely has a full or partial interest in the finance company.
The discounted prices can be $0 if they manage to force an owner to abandon their home.

According to a Michigan lawsuit against Sun Communities - One of the named Plaintiffs purchased a 1970 mobile home with money he inherited. When he decided to relocate, he found a buyer for his mobile home but the mobile home park refused to approve the purchase. In fact, the mobile home park repeatedly proposed that he simply sign over title to the mobile home in lieu of unpaid lot rent. Plaintiff refused because the value of the mobile home was much greater than the rent he owed and he informed the park that he would pay the rent from the sale proceeds. He continued with his efforts to sell his home when he heard from an interested purchaser that someone was living in his home. Plaintiff discovered he had been formally evicted from the park without having been given notice and three weeks later, the mobile home park had claimed they "purchased" his mobile home, obtained title and sold it.
Summary of the case:
People in some parks own their mobile homes but rent the land on which they sit from the park owners. When they are evicted or can't pay their rent, they have to leave their mobile home while they wait to sell it, said Mario Azzi, an attorney for the Center for Civil Justice. "In the midst of these families trying to sell their home, mobile home parks can claim the home abandoned and claim ownership of it," Azzi said.

As a REIT, Sun Communities **does not pay corporate taxes or most state taxes**. If the shareholders do not reside in Colorado, the state will collect no taxes.
The top 10 shareholders own nearly half the shares and do not reside in Colorado.

Example from a house that was sold by and financed by Sun Communities
https://www.suncommunities.com/home/369320-99-burr-oak-drive-coopersville-49404/
Purchase this 3 bedroom, 2 bath home for only $27,995!!
Financed amount shown below does not include $599 home prep fee, applicable tax or title fee. Est. Monthly House Payment ($) 313.55 (Tax and insurance escrow payments are required and are additional each month). Amount Financed ($): 28,849.64 Down Payment Required (10%) ($) 3,050.00 APR: 9.327% Term (Months): 240 Disc. Site Rent ($): 489.00 per month. Disc. Site Rent Term (Months): 12. Site rent returns to full market rate in the 2nd year.
So, the "$27,995!!" home becomes **$78,302 + 20 years of rent** ($313.55 x 240 = $75,252 + $3,050 down = $78,302 + site rent)

The company president talked about how much they care for their residents and are helping during the COVID19 pandemic. A resident review says otherwise...
Terrible Business Practices

By JJ - 04/02/2020

FENTON, MI -- In the middle of Pandemic they send out increase letters. They increased last year and we just received our letter for another increase in July. Really bad ethics. They sell homes for inflated prices and then lowball so you can never sell yours for what you paid for it. It's a trap. I would not recommend manufactured housing in general but this company is one of the worst. Cider Mill is especially bad. No response or answer from office ever and have had some great neighbors get kicked out after renting for years because they didn't buy the home. I am so shocked by the lack of laws to protect people in these homes. In a time when people should pull together they send out an increase letter? Really bad business move Sun.

On Thu, Jul 23, 2020 at 10:56 AM Alyssa Stephens <astephens@fcgov.com> wrote:

> Hi Barbara,
>
> Thanks for reaching out. I'll do my best to answer this question based on what I know, and then also add it to the list of questions for Sun Communities to answer during the "Community Q&A" meeting scheduled this evening.
>
> As far as I know, there are no tax incentives or special considerations being given to Sun Communities. The City of Fort Collins does reduce review times for affordable housing projects (from three week turnaround to two weeks), but to meet that requirement, there have to be specific stipulations put in place for income qualifications, etc. The Sun Communities project as I currently understand it does not meet the official definition of affordable housing. It would be considered "attainable" housing—they are building units that will be more affordable than a single-family home, but will not have any sort of restrictions of who can buy those units.
>
> Hope this helps! As I mentioned, I will add this to the list of questions for this evening as well.
>
> Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

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From: Barbara Samson <barb9876@gmail.com>
Sent: Wednesday, July 22, 2020 5:00 PM
To: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Sun Communities

Hi Alyssa,

Who do I contact to find out if any tax or other incentives or considerations (or any other word that might be used) have been requested by or offered to Sun Communities for their proposed trailer park?

Thank you,

Barb Samson

cc: Nextdoor community page

Meaghan Overton

From: Development Review Comments
Sent: Tuesday, June 2, 2020 12:34 PM
To: Barbara Samson
Subject: RE: [EXTERNAL] Sun Communities mobile home park

Hi Barbara,
Thanks again for providing us some information from NextDoor. As I mentioned previously, we don't have access to neighborhood posts, so it is helpful to have people email us with questions and comments about the project. I did post the link for the video of the neighborhood meeting at OurCity.fcgov.com/devreview if you would like to watch it. You are welcome to share the link to the OurCity site on NextDoor so people have the ability to view the video and comment. That is also where we will post notes from the question and answer portion of the meeting once those are complete.

As I shared before, the Sun Communities project is independent of efforts related to mobile home park preservation. Sun Communities will be eligible to submit their application in a few days, and their application for modifications will be evaluated based on our current Land Use Code, which does not have specific protections or preference for manufactured housing. The staff will make their recommendation based on several criteria, including whether granting the modification would be detrimental to the public good, and/or whether the project meets a defined community need laid out in the City's Comprehensive Plan, or in a policy or ordinance of City Council. Then the Planning and Zoning Board (a citizen board) will evaluate the application alongside staff recommendations and public comments. The comments of you and your neighbors are crucial to helping us understand the impact of the project on neighboring areas, so thank you for continuing to share your thoughts with staff and decision-makers. I would also encourage you to continue engaging with City Council around housing affordability and mobile home park preservation more broadly. City Council is not engaged in individual development review projects, but has prioritized housing affordability as an important area for policy in our community.

Thank you again for continuing to reach out. Let me know if there is any additional information I can give you, or questions I can answer. I hear your concerns, and will continue to make sure they are shared with staff, developers, and decision-makers for this project.

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Barbara Samson <barb9876@gmail.com>
Sent: Friday, May 29, 2020 6:01 PM
To: Development Review Comments <devreviewcomments@fcgov.com>; Meaghan Overton <moverton@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Ken Summers <ksummers@fcgov.com>; Wade Troxell <WTroxell@fcgov.com>
Subject: [EXTERNAL] Sun Communities mobile home park

From our Nextdoor page:

Stacy Sawyer

•

Waterleaf

What was the outcome of the meeting? Zoom locked me out, I guess the meeting had started...

3 hr ago

Thank

Reply

Barb & Tom Samson

•

Pelican Ridge

My perspective... The Sun Communities president talked about high end RV resorts a lot. And what a wonderful, caring company they are, which is contrary to their reviews. He talked about the amazing finishes and R values of modular homes in the $150,000+ range. He dodged all questions on affordability and doesn't have any idea what lot rents would be, but will definitely look into that for us! He talked about stringent screening standards for residents - which would exclude most low income residents. Their presentation showed many people enjoying a Sun Community - but all but 2 were white. He said there would be no investors buying homes - which could only be true if Sun owned ALL the homes and acted as landlord for the entire park. It seems he either doesn't understand or doesn't want to admit what they are actually trying to build here.

The other representative dismissed concerns about dumping loads of traffic into surrounding residential streets (Debra and Crown Ridge) and argued that narrowing streets makes them safer because people slow down. He has apparently never driven on Autumn Ridge! Alyssa from Fort Collins had a slide talking about the standards for approving a new project. We will have to wait for her to post the meeting notes for the exact wording, but it was something to the effect that a project must be good for the community. This project is not good for any portion of our community.

I think Fort Collins planners are muddling their mission. They are working to protect current mobile home owners from losing their homes due to development of the land they rent. Almost none could afford to move their homes if a park is sold. Fort Collins is looking at options for residents to buy the land (with no collateral or capital gains) or the park owner to give longer than 6 months notice (which simply prolongs the agony). Somehow this has morphed into allowing more developers to build more parks, which will put more people at risk of losing their homes.

When there are far more stable housing options available, why would Fort Collins planners multiply a losing situation?

Housing instability is not good for any member of our community and Fort Collins should not put residents at risk by approving this out of state developers request. (emailing to the city for inclusion in the public record)

From: Donna Sprague
To: JC Ward
Cc: Sarah Zuehlsdorff; Araceli Newman; Alyssa Stephens; John Kefalas
Subject: [EXTERNAL] Sun Communities proposal
Date: Sunday, July 19, 2020 3:51:09 PM
Attachments: Written testimony - Sun Communities 10-22-19 (1).pdf

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I am attaching the letter sent to Colorado DOLA last year by a Regional Vice President of Sun Communities, to which I referred in my last email to you.
The indication is that there will not be a full-time resident manager with any authority to deal with any issues which may arise. Official contacts will be made to the home office, which is out of state. They seem to want at least two weeks to respond to issues.
They also seem to want to charge residents for any costs incurred due to landowner violations, specifically for remedial actions ordered by the Colorado MHPA-DREP (Dispute Resolution and Enforcement Program).
This DOLA program has been established to provide protections for manufactured home owners and residents in Colorado, due to habitual abuses of these residents by many park owners over many years, in virtually all states.

My experience over the past three years with an out-of-state investment group which bought our park in 2016 has proven these concerns to be quite the norm. The local "manager" is only available at limited hours and seems to have very little knowledge about the owners' business practices and no authority to deal with practically anything on her own. Her stock answer is "I don't know" and "I'll pass it on" (to her supervisor?) We seldom receive any acknowledgement that the question has actually been passed on, and any response or communication from the California office is usually vague and dismissive, with a suggestion to contact our own attorney.

My additional questions for the Sun Communities representative(s) are therefore:
1. Will you comply with Colorado's laws, including the updated Mobile Home Park Act, and the protections for home-owners through the Dispute Resolution and Enforcement Program?
2. Will you have an on-site resident manager with the authority to deal with issues on a timely basis, including quick responses to any Fort Collins and Larimer County agencies with local concerns regarding your community and its residents?

For potential residents, giving up ownership of the land underneath your home can be very risky, not generally advised by most investment counselors or real estate lawyers. Resale values seldom appreciate substantially, often locking home-owners in place. The combination of home purchase financing plus the high cost for monthly rents removes this housing option from the strictly defined "affordable" category.

I agree that it sounds like a very attractive community, appropriate for a very particular demographic.
I just want full transparency for the potential problems with this type of housing with out-of-state ownership for lucrative profits, most of which will not be returned to the local economy.

Thank you again for the opportunity to comment on this proposal.

Donna Sprague - Larimer County

Dear Tawny,

I have reviewed the proposed rules and my comments and questions are below bulleted in red.

1. 3.4 A landlord found to be in violation of the Act or Program cannot pass on the costs of any remedial action(s) required by the Division or an Administrative Law Judge in a Final Agency Order to any home owner.

   - Is there a length of time?
   - Cannot pass on the costs to just that tenant?
   - All tenants?
   - I do not find enough clarity in this.

2. 3.5 The following deadlines are in calendar days: A. Respond to a subpoena within fourteen (14) days pursuant to section 38-12-1105(3)(a), C.R.S., B. Comply with the requirements of a Notice of Violation within seven (7) days of it becoming a Final Agency Order pursuant to section 38-12-1105(5), C.R.S.

   - Many notices are sent to our Main Office in Michigan. By the time it is mailed out and processed by the MO and sent to us, this is not a realistic timeline to respond.
   - If a notice is sent to the community and that manager is on Paid Time Off (PTO) and staff doesn't open it due to it being addressed to that manager, that too could delay a response. The time frame is not realistic in this case as well.
   - 15 calendar days is more realistic or longer as fact finding will be required.

3. 3.6 Park rules and regulations must be in writing and uniform in compliance with section 38-12-214, C.R.S., and established in the written lease or rental agreement as required pursuant to sections 38-12-202(1)(a), 38-12-203(1)(c), and 38-12-213, C.R.S., prior to the commencement of a tenancy or other lease or rental occupancy of space in a mobile home park.

   - This rule lacks clarity in what it is stating. More explanation is needed for us to comment.

4. 3.7 Trees located on the "premises" as defined by section 38-12-201.5(5), C.R.S., are the responsibility of the landlord, including any expense related to the maintenance of them pursuant to sections 38-12-212.3(1)(a)(III) and 38-12-212.3(2), C.R.S.

   - We disagree with this rule as proposed.
   - Our stance is landlords will be responsible for the maintenance/removal of any trees that are deemed to be a hazard only.
   - The tenant is leasing the space and responsible for the maintenance of all aspects of the space barring any hazards.

5. 4.3 Pursuant to section 38-12-1105(5), C.R.S., a homeowner or landlord may be subject up to a maximum penalty of $5,000 for failure to comply with a Notice of Violation within seven (7) calendar days of it becoming a Final Agency Order, per violation per day, for each day that a violation remains uncorrected. A. First offense, may be fined up to $3,000, per violation per day. B. Second offense, may be fined up to $4,000, per violation per day. C. Third or subsequent offense, may be fined up to $5,000, per violation per day.

   - Need more understanding and clarification on "Final Agency Order".
   - We have concerns about the realistic timing again.
   - If the order is sent to our Main Office and we do not receive it in a timely manner, we could potentially be fined in 7 days. The time frame is not acceptable.

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P: (248) 208-2500 • F: (248) 208-2640
www.suncommunities.com

SUN COMMUNITIES, INC.®

6. 4.4 Pursuant to section 38-12-1105(13), C.R.S., a landlord may not take any "retaliatory action(s)" as defined in Rule 1.1 and further clarified in Rule 3.3 of these rules against a home owner for expressing an intention to file a complaint under the Program or filing a complaint under the Program. A landlord may be fined up to $10,000 if the Division determines he/she retaliated against the home owner. A. First offense, may be fined up to $5,000. B. Second offense, may be fined up to $7,500. C. Third or subsequent offense, may be fined up to $10,000

   - Does this apply if the tenant retaliates against the landlord as well?
   - We should see the same verbiage. This happens often when a tenant does not like management. They could make false allegations, slander, etc.
   - It should state 'against a home owner or landlord for expressing…, and state instead 'a Home Owner or Landlord may be fined'.

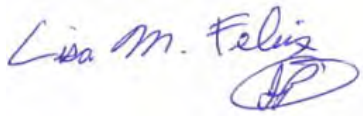
7. 5.1 A landlord must post the Notice provided by the Division pursuant to section 38-12-1104(2)(a), C.R.S., in each of the common areas identified and in the manner provided in section 38-12-1104(2)(c), C.R.S, within one (1) week of receiving the Notice from the Division. If there is more than one common area located in the mobile home park, then each area is required to have the Notice posted clearly visible and accessible, and must be maintained in a condition that ensures it can be easily read.

   - This is ambiguous.
   - The playground, dog park, open grass areas of the community with or without tables are considered common areas.
   - This needs to be defined as a structure like a Clubhouse or the like.

8. 5.2 In the case where a Notice posted in a common area is not likely to be seen, or posting is impractical, the landlord must provide some other reasonable way of ensuring distribution or communication of the required Notice to each individual home owner within one (1) week of receiving the Notice from the Division, i.e. posting the Notice on the door of every home owner's mobile/HUD home on an annual basis.

   - If the posting is defined as being 'Posted in a conspicuous place in or on the Clubhouse' then that should be sufficient.
   - Perhaps something that states if a Mobile Home Community does not have a Clubhouse to post a notice, the Landlord must...
   - This needs better defining and would argue strongly for this to be redefined.
   - For the communities with Clubhouses, this should not be an option.

Sincerely,



Lisa M. Felix
Regional Vice President O/S
Sun Communities, Inc.
27777 Franklin Road, Suite 200
Southfield, MI 48034
C: 408.590.3145 | O: 248.327.8104
lfelix@suncommunities.com | NYSE (SUI)

Meaghan Overton

From: Meaghan Overton
Sent: Wednesday, August 26, 2020 12:35 PM
To: Jim Skog; Cameron Gloss; Aaron Iverson
Cc: Rebecca Everette; Alyssa Stephens; Clark Mapes; Shawna VanZee; Susan Beck-Ferkiss; Yasmine Haldeman; Ryan Mounce
Subject: RE: [EXTERNAL] Variance for Sun Communities discussion

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jim,

Thank you for your email, and for taking the time to share your thoughts about the Sun Communities proposal. I have saved your comments in our public comment file for the project to ensure that decision-makers will have an opportunity to review them at the public hearing.

You are correct, the City did have a staff review meeting with the Sun Communities applicant team this morning. There will be a second round of review for the two modifications the applicants are requesting. If you would like to see the documents Sun Communities submitted, you can find them on the City's public records database here: https://citydocs.fcgov.com/?vid=185&cmd=search&scope=doctype&dt=SUBMITTAL+DOCUMENTS+-+ROUND+1&dn=Current+Planning&q=sun+communities. The Stand-Alone Modifications are the first step for this proposal. If the modifications are approved or approved with conditions, the applicants can then move forward with a full development application. This will require another neighborhood meeting and public hearing before the Planning & Zoning Board. The timing of this piece is dependent on the conclusion of the current process for the modifications, so I don't have any details to share on the timing of a full development application yet.

I wanted to also mention that the City is beginning an update to our Housing Strategic Plan, which is expected to be complete around February 2021. You are also correct that the desire and intent is for affordable housing to be integrated, rather than concentrated in any one area. One of the topics we have begun discussing in early conversations for the Housing Strategic Plan is the geographic specificity you mention in your email. Where can the city accommodate more housing, and how can/should the city guide that housing development? This would include the development of subsidized affordable housing. I have shared your comments with the team working on that plan as well, because you raise some broader points that are important pieces of the discussion for that plan update.

Thank you again for your thoughtful comments. Please feel free to reach out to me at any time with questions or for clarification.

Best,
Meaghan

Meaghan Overton, AICP
Senior City Planner | Planning & Development Services
moverton@fcgov.com | 970.416.2283 direct
she/her

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. Learn more.

COVID19 Resources | Recursos COVID-19
For all residents | Para integrantes de la comunidad: https://www.fcgov.com/eps/coronavirus
For businesses | Para empresas: https://www.fcgov.com/business/
Want to help or need help? | ¿Quieres ayudar o necesitas ayuda?: https://www.fcgov.com/volunteer/
Resources from United Way | Recursos de United Way: https://uwaylc.org

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From: Jim Skog <jim.skog@gmail.com>
Sent: Monday, August 24, 2020 2:13 PM
To: Cameron Gloss <cgloss@fcgov.com>; Meaghan Overton <moverton@fcgov.com>; Aaron Iverson <aiverson@fcgov.com>
Cc: Rebecca Everette <reverette@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>; Shawna VanZee <SVanZee@fcgov.com>; Susan Beck-Ferkiss <sbeckferkiss@fcgov.com>; Yasmine Haldeman <yhaldeman@fcgov.com>; Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Variance for Sun Communities discussion

Hello City Planning team,

The calendar suggests you have a staff review meeting scheduled for Wednesday of this week and I would like to share some observations for your consideration of variances for the Sun Communities manufactured home park.

As a long-term citizen of Fort Collins, I have a concern about the density of affordable housing projects being considered for the square mile bounded by College Ave-Trilby-Lemay-Carpenter Rd.

This square mile already has 8 affordable housing projects, including a mobile home park in place or finishing up. Your city map of Affordable Housing Projects does not show any square mile with this density of projects.

Here are my top 5 concerns with this proposed Sun Communities project:

1. It seems to defeat the stated objective of spreading affordable housing sites across the city.

2. The project is within the (Loveland) Thompson School District – making it seem like shifting Fort Collins residents qualifying for 'affordable housing socio-economic status' out of the Poudre School District.

3. Students desiring to walk or ride bikes to Cottonwood Elementary School would cross the Pelican Marsh Natural Area necessitating an adequate crosswalk at Carpenter Road.

4. Older students would have relatively longer Thompson School District school bus rides.

5. The transportation network and streets are already congested as Trilby and Carpenter are one-lane and do not have adequate bicycle lanes connecting further East or West.

While totally understanding the huge backlog and need for affordable housing, I would like to see the City integrate new projects with less geographic concentration.

Interestingly, your Affordable Housing map does not reflect the Harmony Cottages project (FC Habitat for Humanity) as such. As a previous Habitat for Humanity employee, I believe the City could do more towards speeding the progress of these 48 housing units by removing the large development fees imposed.

By way of background, my wife and I moved here 35 years ago with Hewlett-Packard where I worked 26 years. I am speaking as a Fort Collins resident and not representing the views of the Waterleaf Homeowners Association, of which I am a board member. I also served on the Board of the Pioneer Charter School, and the HP credit union. I taught Industrial Marketing at CSU, and was a Director of International Accounts at Value Plastics and Nordson Medical for 8 years, before joining Habitat.

Sincerely,

Jim Skog

757 Snowy Plain Rd.
Fort Collins, CO 80525
jim.skog@gmail.com

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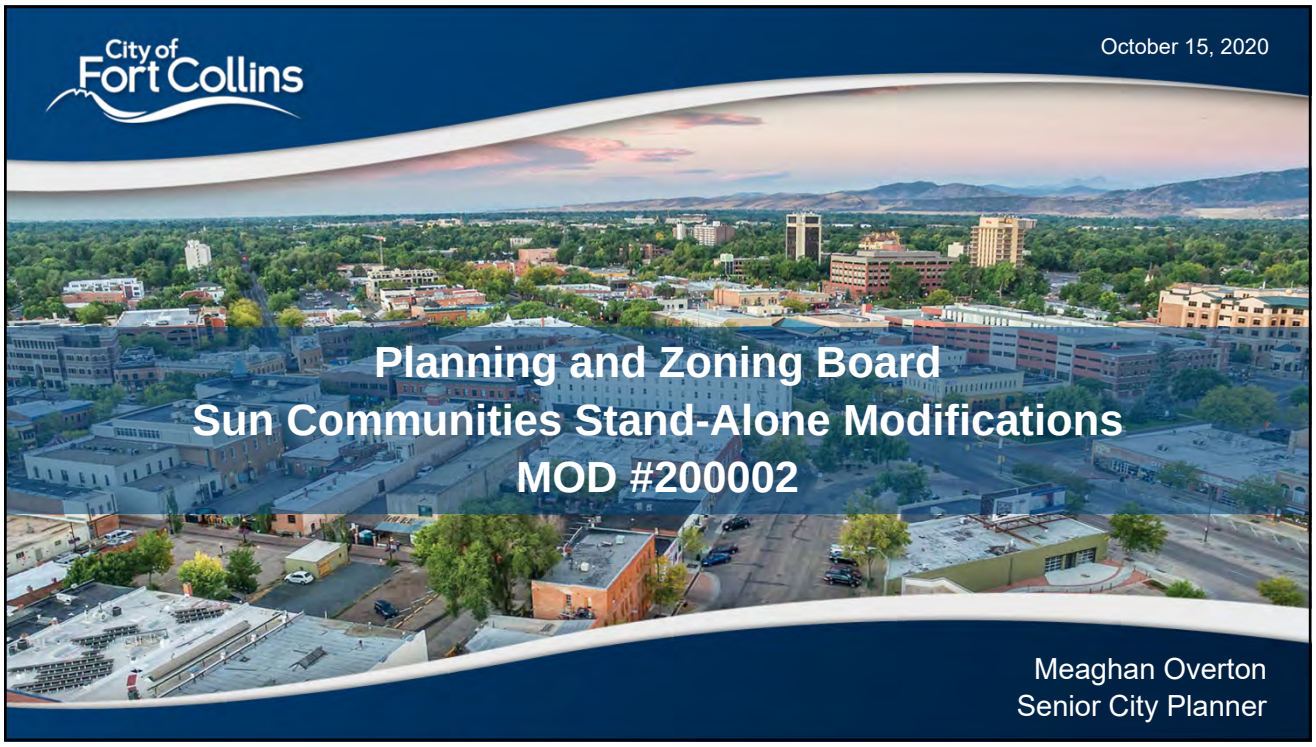
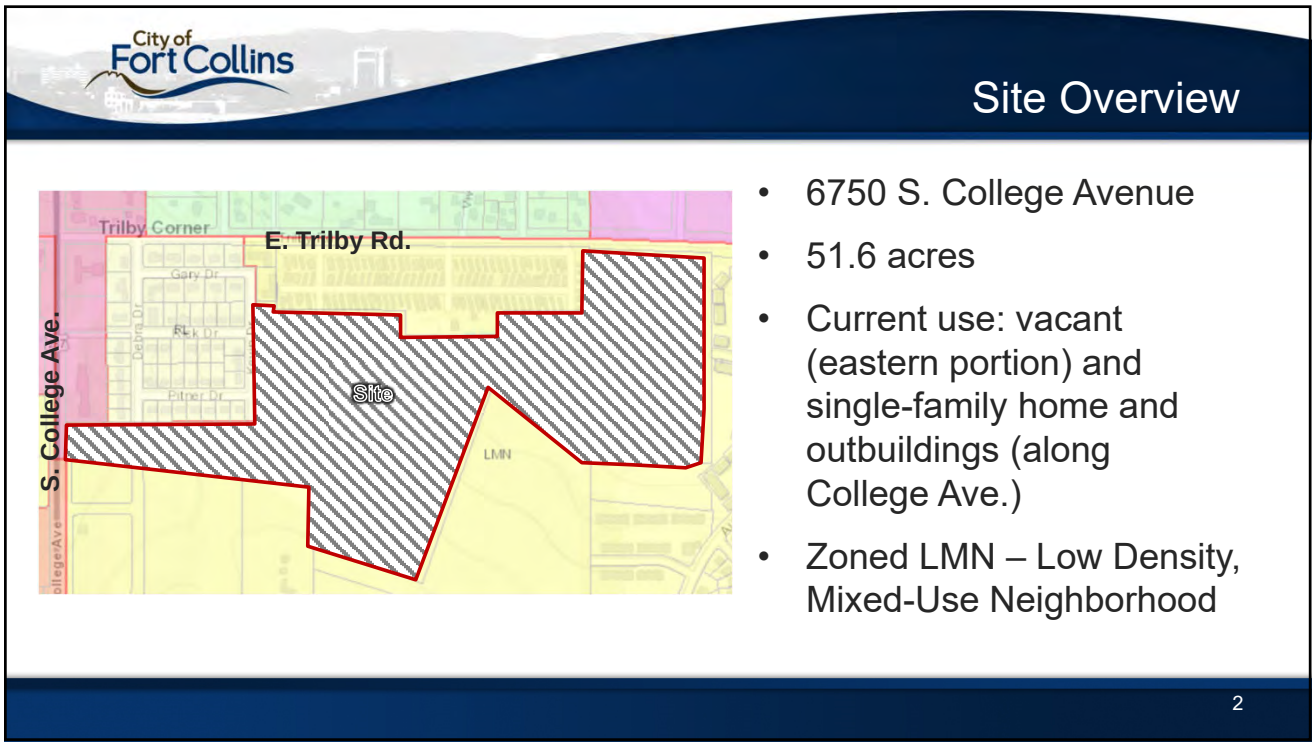
Sun Communities, MOD #200002 - Public Comments Received via OurCity website				
Report generated at: 2020-09-30 23:05:48 by astephens				
Project: What's New in Development Review				
ForumTopic: Sun Communities [2017-04-26 to 2020-09-30]				
No.	**Contribution**	**Author**	**Posted at**	**Agrees**
1	I agree that Fort Collins needs more affordable housing, but Trilby Road needs serious upgrades before that can happen on this site. Access to public transport, the nearest bus stop is about a 10 minute walk away on a street with no sidewalk and poor lighting, is also a factor. What is the proposal to make those improvements? Also the way these homes are financed is NOT good for the owners. Lots of evidence that manufactured home sites owned by investors not locally are routinely exploitative and poorly managed. A terrible investment for the owner. What guarantees on owner rights will be made to ensure community management, access to affordable maintenance etc?	FHAlder	21 Jul 2020, 08:01 AM	1
2	Land use codes exist for a reason. There are so many ethical reasons why the modifications to the code should not be made. If people have been paying attention, systemic oppression is a big problem in this country and the problem starts at the local level. While we can all agree that there is a need for accessible housing, we must ask ourselves, who is this project really going to benefit? This is a short term solution that is going to have long term repercussions. Manufactured housing is not a solution, people need real opportunity to invest and have access to housing that slowly appreciates over time. The Provincetown affordable condominium project is an excellent example. This was a real solution to affordable/accessible housing. In this moment in time when the conversation is turning to equality and social justice, how is it ethical to build 200+ homes to cater to lower income people, that is flanked by a mobile home park and two affordable housing units? How can the city do this in good conscience? Who is going to shoulder the burden of having 200 more families from lower economic backgrounds at the local elementary school? The upper-middle class kids are fine, they will always have the support they need. Extra tutoring, music lessons, club sports, etc. But what happens to the kids who need more support and their parents aren't in a position to provide, what happens to them? These kids are the ones who will shoulder the burden, and they deserve better. You are basically creating a segregated area of Fort Collins that will have four large low income housing projects on it.	FortCollinsResident	28 Jul 2020, 11:26 PM	2
3	I just watched the second meeting and it was as uninformative as the first. The hard questions are not asked or are never answered and the lady leading lets it slide with a smile.. when asked how they are going to figure out entrance access when NONE of the neighborhoods around here want 205 families driving through an already crowded area, the answer was that they will make it look nice.. Never were they asked about the crime rate in their current Fort Collins Park. It was not mentioned that some of the property that they want to build this on is owned by the city. That sort of incentivises the city to approve this deal for their own profit. This is a horrible project for an already crowded area of town.	overIT on Trilby	08 Aug 2020, 05:45 PM	0
4	Looks like a real cluster to me. No one would be able to exit this area going onto Trilby unless they build 6 roundabouts. And the cost would not be beneficial to anyone but the developers. They would need a mortgage for the house plus lot rent. And this type of housing would probably depreciate in value. I have lived in The subdivision since 1980 and the traffic trying to get out at rush hour now can take up to 10 minutes to get onto Trilby	odiea	08 Aug 2020, 06:01 PM	1
5	I live in this area & the infrastructure does not support this type of property.	Sassy	08 Aug 2020, 08:07 PM	1
6	This is so messed up its going to happen no matter what this area wants the city will make to much money off of it and so will the developers and when all the people that live there can't resale their trailers for a profit the are gonna be left with nothing they don't care about low income housing or the people who need affordable housing only how much they can make off them!	Nativegirl	08 Aug 2020, 09:21 PM	1
7	According to the informative Zoom session, the mortgage for one of these manufactured houses is $200,000...that makes a monthly payment of approximately $1300 which does not including the $750 a month lot fee...how in the world is $2,050 a month considered affordable housing??? Many homebuyers choose to purchase homes with the intention of building equity in their homes thus making money on their investment. These trailer houses depreciate in value, therefore causing a loss instead of financial gain. The infrastructure does not support this type of development. It is already nearly impossible to get out of the neighborhoods surrounding the property during certain times of the day. The intersection between Trilby and College is already con	Horse Lover	08 Aug 2020, 09:46 PM	1
8	The current open space should be left open. The current infrastructure cannot support 210 family units. The roads and lights are already not working for the current homes Also why is this area become low income central? I understand affordable housing but a 200,000 mortgage and 750.00 a month lot fee doesn't seem affordable. This seems like it's just a $$$ maker for sun community and the city. Stop building ghettos and brining down this side of town.	M Agnew	09 Aug 2020, 12:12 PM	1

9	Why are all of the comments gone on here? I'm pretty upset about this development, and so far I haven't spoken to a single neighbor that likes the idea. Terry Evans, Gloria Mcgrath, Sally Pennington, Angela Agnew and Craig Bieber are some of the people that live in this neighborhood, along with Tessa and myself. If the access to this development involves Debra Dr, I will be looking for legal action, as the traffic in and out of our neighborhood is already very crowded due the to business situation that Natural Altenatives presents. I'll record a time lapse video of the amount of traffic that this intersection of Debra and Rick dr sees on a typical weekday, and and I'll ask you to see if adding another 200+ residents to this street is going to be a good idea. I'm also looking into some of the issues that packing the amount of low income housing into such a small locality like this are going to present for education, and transportation and access to public untilities. There are reasons that current zoning regulations - particularly Division 3.7, compact urban growth standards - exist. You're certainly not holding to the 1acre per unit standard, and the population density increase is going to have some adverse effects on this nighborhood and will not go unchallenged.	Jkaus	10 Aug 2020, 07:13 AM	1
10	Has anyone done any research or study on the traffic situation this would impose on Debra drive? The Natural Alternatives business already puts a strain on the traffic in this neighborhood due to its unique geography and parking situation; adding that many more homes that access Debra drive needs to be considered for safety reasons.	jkaus	17 Aug 2020, 06:37 AM	0
11	Reply: This is a great question! A traffic study will be required when Sun Communities comes forward with a proposal for the site. Right now, they are applying for two modifications to the requirements in the Land Use Code. If approved, they would apply separately and be required to submit a traffic impact study. If you check out the Q&A from the May meeting, it has more information on the modifications, and on traffic in the area. Feel free to contact me at devreviewcomments@fcgov.com with additional questions or comments. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 03:57 PM	0
12	Reply: Thanks for your comment! All the comments from this web page will be submitted to the Planning and Zoning Board for consideration in their decision. As I mentioned previously, the first decision will be on whether they can build only manufactured homes (instead of the mix of housing types required by the Land Use Code) and whether they can modify their street designs. Happy to chat more and/or connect you with staff members who may be able to answer more detailed questions about traffic and density standards in the city. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 03:59 PM	0
13	Reply: Thanks for this comment! I appreciate you taking the time to share your thoughts on the impact of this project on our community. Your comments will be submitted to the Planning and Zoning Board and shared with staff who are reviewing the application. Thank you! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:02 PM	0
14	Reply: Thank you for submitting a comment on the Sun Communities project, and thanks for attending the Zoom Q&A session! Your comment will be passed along to both City staff and the Planning and Zoning Board for consideration. If you have questions about affordable housing in the City, I'd be happy to connect you with some experts in that area! I know that this project is not considered affordable housing (there's a very specific definition for that), but would likely be considered "attainable" housing because the purchase price is well below the median home price in Fort Collins. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:26 PM	0
15	Reply: Thanks so much for submitting a comment. This project is still going through the review process. It will go through review with staff members who will check to see if the project meets City standards. Then, it will go to the Planning and Zoning Board for a decision. Your comments will be passed along to staff and the Planning and Zoning Board to help with the review and decision-making process. Feel free to reach out to me if you have any questions about the process at devreviewcomments@fcgov.com. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:31 PM	0
16	Reply: Thanks for submitting a comment on this project. Your comment will be included in the review materials for the Planning and Zoning Board to help with their decision-making. Please feel free to reach out to me at devreviewcomments@fcgov.com with any questions you may have about the process! Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:33 PM	0

17	Reply: Thanks so much for submitting a comment on this project. Right now, Sun Communities has submitted for a few modifications to the Land Use Code, which means they haven't gone through the full traffic impact study that is required if/when they submit more detailed plans for what a new development would look like. We will continue to post new information on this project on this site. These comments will be part of the public record for this project, and will be sent to staff and decision-makers (in this case, our citizen Planning and Zoning Board). Please don't hesitate to reach out to me if you have any additional questions at devreviewcomments@fcgov.com. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:37 PM	0
18	Reply: Thanks for continuing to attend meetings and provide comment on this project. I'm sorry that your questions haven't been answered yet. Some of these questions are difficult to answer right now because the project is still in early stages. Right now, Sun Communities has applied for two modifications to the Land Use Code. That means they haven't submitted any specific plans for the site (though we did get to take a look at what they have so far at the neighborhood meeting), and they haven't yet done the required traffic impact study. I will see if I can find some answers for you about crime and city ownership of land in that area. Please don't hesitate to reach out directly to me at devreviewcomments@fcgov.com with any questions you may have. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:44 PM	0
19	Reply: Thank you so much for providing comment on this project. You bring up some important points related to affordable housing in our community more broadly, and the Sun Communities project in particular. Your comments will be passed along to the Planning and Zoning Board should the project go forward to a hearing, and you are welcome to attend the meeting and provide comment in-person as well. Please don't hesitate to reach out directly to me with additional questions or comments. You can reach me at devreviewcomments@fcgov.com. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:49 PM	0
20	Reply: Thank you for providing comment on this project! I will pass along your questions and see if I can get some more specific answers for you. Right now, the project is in its early stages (the current application is for modifications to the Land Use Code, not for the development itself), so the City doesn't have much information on traffic impacts from this project. These comments will be entered into the public record for this project, which means they will be passed along to decision-makers for consideration if/when a hearing happens. I'll continue posting more information about this project on this page, and feel free to reach out directly to me at devreviewcomments@fcgov.com with any questions or concerns. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	17 Aug 2020, 04:58 PM	0
21	Reply: When will you guys decide if you are going to allow modifications?	overIT on Trilby	30 Aug 2020, 07:07 PM	0
22	Reply: Hi there, the project is currently going through the review process with City staff. The earliest it would go to the Planning and Zoning Board for a decision is probably in October. If you received a letter for the neighborhood meeting for the project, you'll also get mailed notification before the hearing. Thanks! Alyssa Stephens, Neighborhood Development Liaison	astephens	02 Sep 2020, 11:37 AM	0
END OF REPORT				


City of Fort Collins
October 15, 2020
Planning and Zoning Board
Sun Communities Stand-Alone Modifications
MOD #200002
Meaghan Overton
Senior City Planner

1


City of Fort Collins
Site Overview
Trilby Corner
E. Trilby Rd.
S. College Ave.
Site
LMN
• 6750 S. College Avenue
• 51.6 acres
• Current use: vacant (eastern portion) and single-family home and outbuildings (along College Ave.)
• Zoned LMN – Low Density, Mixed-Use Neighborhood
2

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City of Fort Collins
Aerial Vicinity
E TRILBY RD
GARY DR
RICK DR
PITNER DR
S COLLEGE AVE
Site
1
2
3
4
5
T06N
R69W
NW
NE
LORIEN LN
DEBRA DR
ROMAN RISE RD
BAGGINS DR
QUAKING ASPEN DR
AUTUMN RIDGE DR
3

3

City of Fort Collins
Existing Site Conditions
View from E. Trilby Road, approximate location of proposed entrance to development
4

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Existing Site Conditions

View from Crown Ridge Lane, facing west

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Existing Site Conditions

View from Kevin Drive, facing southeast

6

6

Existing Site Conditions

View from Debra Drive, facing south

7

7

Existing Site Conditions

View from College Avenue, facing east

8

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City of Fort Collins

Project Proposal

- Two Stand-Alone Modifications prior to submittal of a Project Development Plan (PDP)
  - Section 3.6.2(N)(1)(c), *Street Like Private Drives,* to allow a modified street cross-section without on-street parking
  - Section 4.5(D)(2), *Mix of Housing,* to permit one housing type (manufactured home park) instead of four housing types
- Conceptual site plan for future PDP:
  - Approximately 200 manufactured housing units and an amenity center, with primary access taken from E. Trilby Road
  - Manufactured Home Parks are a permitted use in the Low Density Mixed-Use Neighborhood (LMN) Zone, subject to P&Z approval

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City of Fort Collins

Stand-Alone Modifications

- Decision-makers may grant modifications for project development plans which the applicant intends to file (i.e. stand-alone modifications)
- A PDP must be filed within one year if the modifications are approved, or the modifications expire
- Conceptual site plans help inform staff's analysis and the deliberation of the decision-maker, but represent only a "pending" PDP. Tonight's hearing considers only the modification requests
- All relevant development standards will still apply to the future PDP

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Modification of Standard

- When a project can not meet a particular standard in the Land Use Code, the modification process and criteria in Division 2.8.2(H) provide for evaluation of Modifications of Standard on a case-by-case basis.
- Required Findings:
  - Modification would not be detrimental to the public good
  - Modification meets one or more of the four criteria in Section 2.8.2(H):
    1. equally well or better than a plan that meets the standard;
    2. substantially alleviates a community need;
    3. exceptional or undue hardship not caused by the applicant;
    4. nominal and inconsequential deviation

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Notes on the New MH Zone

If this property were zoned under the new Manufactured Housing (MH) Zone District:

- A modification would still be required for Street-Like Private Drives
- A modification would not be required for Mix of Housing
- A new modification would likely be required to allow a density lower than the minimum required (6 du/gross acre)

However – the MH Zone is specifically intended for the preservation of *existing* manufactured home parks and does not address the development of new manufactured home communities.

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City of Fort Collins

Applicant Presentation

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City of Fort Collins

South College Corridor Plan (2009)

- Guidance for College Avenue from Carpenter to Harmony:
  - Compliance with CDOT Access Control Plan
  - Parallel streets to provide circulation alternatives, reducing reliance on College Avenue
  - Site is designated as residential in the plan
- The current proposal is aligned with this guidance. Debra Drive provides parallel access on the western edge of the site, no additional access points will be added to College Avenue, and a residential use is proposed.

14

14

City of Fort Collins

City Plan (2019)

- Relevant principles and policies include:
  - Principle LIV 2 – Promote infill and redevelopment.
  - Principle LIV 5 – Create more opportunities for housing choices.
    - Policy LIV 5.2 - SUPPLY OF ATTAINABLE HOUSING Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income.
  - Principle LIV 6 – Improve access to housing that meets the needs of residents regardless of their race, ethnicity, income, age, ability or background.
- Proposal aligns with City Plan direction - increases the amount of available and affordable housing, adds to inventory of an important housing choice in the community

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City of Fort Collins

City Plan (2019)

- Place type: Mixed Neighborhood
  - Principal land uses: single-family detached homes, duplexes, triplexes, and townhomes
  - Expected Density: 5-20 dwelling units per acre
- This proposal: 5-6 du/acre

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Affordable Housing Strategic Plan

- Adopted in 2015; set a goal to facilitate the development of about 188 affordable housing units per year through 2019, which would result in approximately 6% of all units as designated affordable housing. The overall goal is to have 10% of the City's housing stock composed of designated affordable units by 2040.
- Current estimates suggest a need for 280+ affordable units each year to meet affordable housing goals.
- The ~30 units proposed in the future PDP would represent about 10% of the City's desired affordable housing production in 2021, which is a significant contribution toward achieving our adopted affordable housing goals.

17

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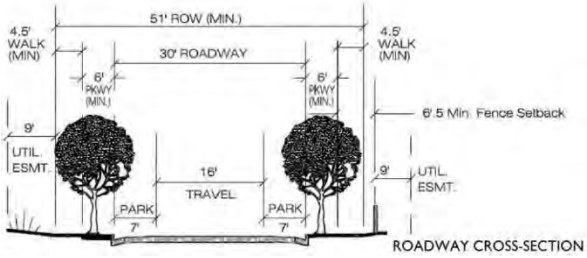
Street-Like Private Drive Modification

- **Modification:** Applicant requests a Modification to Section 3.6.2(N)(1)(c), *Street Like Private Drives,* to allow a modified cross-section without on-street parking.

Proposed:

LCUASS Residential Local Street:



18

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Street-Like Private Drive Modification

3.6.2(N)(1)(c) *Street-Like Private Drives*.

- A street-like private drive shall be allowed as primary access to facing buildings or to parcels internal to a larger, cohesive development plan, or for the purposes of meeting other requirements for streets.
- Street-like private drives shall be designed to include **travel lanes, onstreet parking, tree-lined border(s), detached sidewalk(s) and crosswalks**. Other features such as bikeways, landscape medians, corner plazas and pedestrian lighting may be provided to afford an appropriate alternative to a street in the context of the development plan.

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Proposed Site Plan w/ Modification

Gross Density (51.6 acres total, 204 units): ~4 du/acre

Net Density (est. 40 acres developable, 204 units): ~5 du/acre

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Alternate Site Plan w/ Parking

Gross Density (51.6 acres total, 180 units): ~3.5 du/acre

Net Density (est. 40 acres developable, 180 units): ~4.5 du/acre

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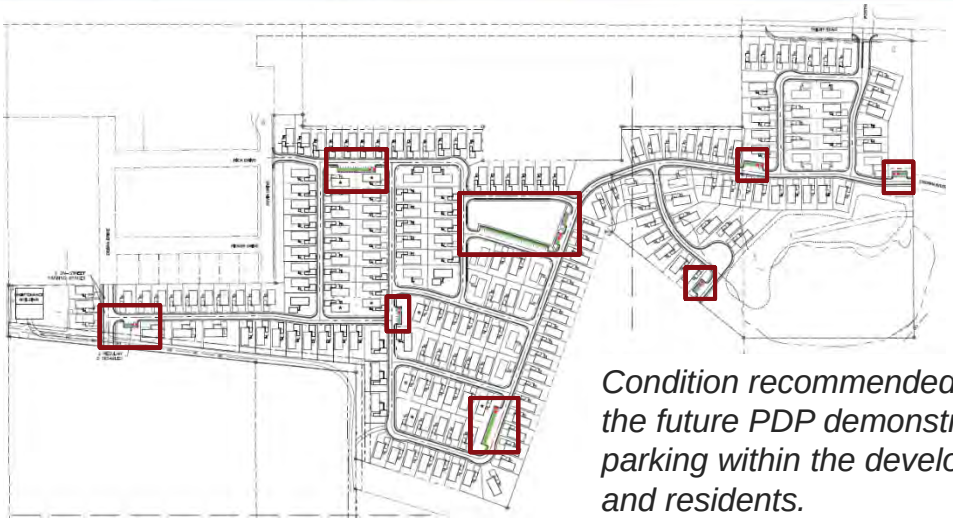
Conceptual Guest Parking Plan



Condition recommended to ensure that the future PDP demonstrates adequate parking within the development for guests and residents.

22

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Section 2.82(H)(2) and (3)

- Future PDP will result in **~30 affordable housing units** for residents making 80% AMI or less; significant contribution to affordable housing goals
  - *Condition recommended to ensure that 15% of units are deed-restricted and affordable to residents making 80% AMI or less*
- Future PDP will create **~200 units of attainable housing in the $100,000-$200,000 price range** for residents making 80-120% AMI
- Affordable housing is a **critical community priority** that has been identified in multiple adopted policy documents
- Strict application of the standard would **render the project infeasible** from a financial perspective due to the expected loss of ~24 lots from a wider street
- Site constraints create hardship for redevelopment of the site

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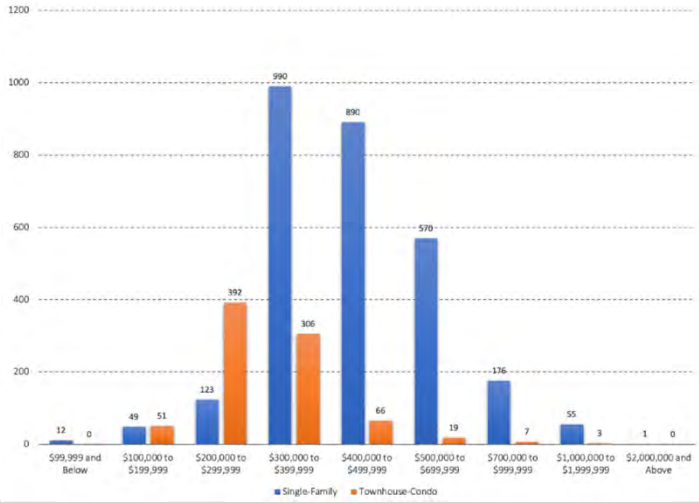
Section 2.82(H)(2)

Prices of homes sold in 2019 – Housing Strategic Plan, Existing Conditions Assessment (2020)



- Only 11% of renters can afford the median priced single-family home in Fort Collins ($422,000)
- Very limited inventory of homes below $300,000
- The City is ~700 units behind in deed-restricted affordable housing production goals

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Modification Staff Findings

The Modification of Standard to 3.6.2(N)(1)(c), *Street Like Private Drives,* to allow a modified cross-section without on-street parking, would not be detrimental to the public good and the Modification meets the applicable requirements of Section 2.8.2(H)(2) and (3), with the following conditions:

- Condition 1: That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units.
- Condition 2: That the future PDP demonstrates adequate parking within the development for guests and residents.

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Mix of Housing Modification

- **Modification:** Applicant requests a Modification to Section 4.5(D)(2), *Mix of Housing*, to allow one type of housing (manufactured home park) instead of 4.
  - On a site more than 30 acres, 4 housing types are required
  - Manufactured home park is one defined housing type
  - A single housing type may not constitute more than 80% or less than 5% of the total number of dwelling units

26

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Elevation Variety

- Applicants have agreed to include a minimum of 5 floor plans and 3 distinct building elevations in the future PDP
- Some homes will likely have carports or garages, while others will not
- “Single-family detached with front- or side-loaded garages” are a defined housing type in Section 4.5(D)(2)

27

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Small-Lot Homes

- Applicants have agreed to include 15 small-lot (4,000 s.f.) homes in the future PDP, representing ~8% of total housing units
- Typical lots in the rest of the future PDP are proposed to be ~6,000 s.f.
- Lot frontage of 40 ft or less
- “Small-lot single family” is a defined housing type in Section 4.5(D)(2)

Photos - Examples of housing product for small lots

28

28

Variation

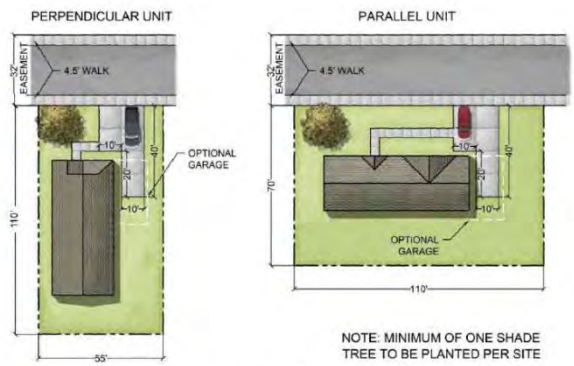

Figure - Proposed Standard Lot Unit Details

- The applicants note that homes will vary in orientation
- Section 4.5(D)(2) encourages substantial variation in lot sizes, dimensions, housing types, etc. to avoid monotonous streetscapes
- *Condition recommended to ensure a minimum of 5 floor plans, 3 elevations, and 15 small-lot homes in future PDP*

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Conceptual Matrix of Housing Variety

	Elevation 1	Elevation 2	Elevation 3
Small-lot floorplan 1	*Within each elevation, proposed variation includes:*		
Small-lot floorplan 2	• *Building orientation - parallel or perpendicular to the street*		
Standard lot floorplan 1	• *Porches - full, half, or no porch*		
Standard lot floorplan 2	• *Option for garage or carport*		
Standard lot floorplan 3	• *Building color*		

- *Note: final floor plans and elevations to be selected at time of PDP submittal*

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Section 4.5(D)(2) and (3)

- Future PDP will result in **~30 affordable housing units** for residents making 80% AMI or less; significant contribution to affordable housing goals
  - *Condition recommended to ensure that 15% of units are deed-restricted and affordable to residents making 80% AMI or less*
- Future PDP will create **~200 units of attainable housing in the $100,000-$200,000 price range** for residents making 80-120% AMI
- Affordable housing is a **critical community priority**
- Strict application of the standard would **render the project infeasible**
  - *Condition recommended to ensure variation in housing models, lot sizes, and building orientation*
- Site constraints create hardship for redevelopment of the site

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Modification Staff Findings

The Modification of Standard to 4.5(D)(2), Mix of Housing, to allow one type of housing (manufactured home park), would not be detrimental to the public good and the Modification meets the applicable requirements of Section 2.8.2(H)(2) and (3), with the following conditions:

- Condition 1: That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units.
- Condition 3: That the future PDP includes a minimum of 5 distinct floor plans, 3 distinct elevations, and 15 small-lot homes.

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Summary of Staff Findings

- The Modification Requests comply with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 3.6.2(N)(1)(c) – *Street-Like Private Drives* meets the application requirements of Section 2.8.2(H)(2) and (3), with conditions, and the granting of the modification would not be detrimental to the public good.
- The Modification of Standard to 4.5(D)(2) – *Mix of Housing* meets the application requirements of Section 2.8.2(H)(2) and (3), with conditions, and the granting of the modification would not be detrimental to the public good.

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Recommendation

Staff recommends approval of the Modifications of Standards to Section 3.6.2(N)(1)(c), *Street Like Private Drives*, and Section 4.5(D)(2), *Mix of Housing*, subject to the following conditions:

Condition 1: That the future PDP meets the City Land Use Code definition for "affordable housing project" in Division 5.1 and provides a minimum of 15% deed-restricted units.

Condition 2: That the future PDP demonstrates adequate parking within the development for guests and residents.

Condition 3: That the future PDP includes a minimum of 5 distinct floor plans, 3 distinct building elevations, and 15 small-lot homes

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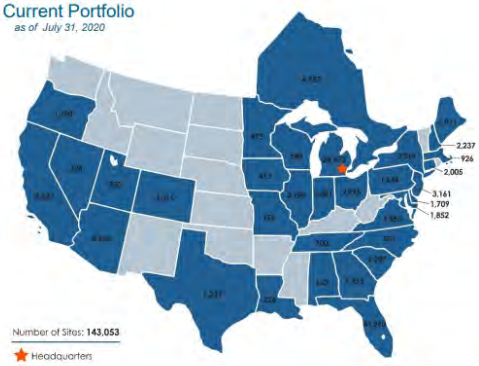
FORT COLLINS + SUN COMMUNITIES
The Foothills
Planning & Zoning Board Meeting
October 15, 2020

ATWELL RVi City of Fort Collins SUN Sun Communities, Inc.

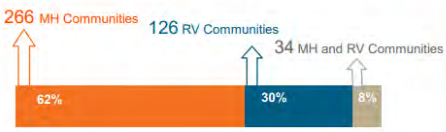
1

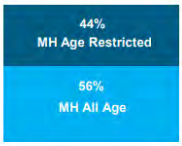
SUN COMMUNITIES, INC. (NYSE: SUI) OVERVIEW

Current Portfolio
as of July 31, 2020

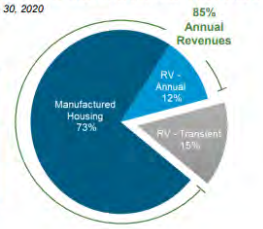


426** communities consisting of over **143,000** sites across **32** states and **Ontario, Canada





Trailing Twelve Months Rental Revenue
as of June 30, 2020



ATWELL RVi FORT COLLINS • **SUN COMMUNITIES** Fort Collins, Colorado | October 15, 2020 | #19002785 SUN Sun Communities, Inc.

2

SUN'S CORE SUCCESS ATTRIBUTES

COMMITMENT
Sun team members perform at their very best, for each other and for Sun customers

INTENSITY
Sun team members get the job done now, maintaining a "can be done" attitude in achieving goals and meeting customer expectations

EMPOWERMENT
Sun team member equip and enable each other with the tools, resources and decision-making ability to deliver results

ACCOUNTABILITY
Sun team members are fully responsible for their actions and their effect on other team members and sun customers

SERVICE
Sun team members radiate positive attitude, communicate openly and remain highly visible to Sun customers

3

COMMUNITY OPERATIONS

Manufactured Housing Community Owner/Operator Since 1975
- Went Public in 1993 (NYSE: SUI)

Professional Management at the Community Level
- On-site managers live and work in the community
- Regional Vice Presidents visit each community at least quarterly
- Monthly community inspection reports

Consistent Community Re-Investment
- Total pavement management programs
- Annual capital improvement expenditures
  - Amenities & infrastructure

Community Standards - Ensure Clean & Safe Neighborhoods
- Residency requirements
- Home & yard maintenance requirements
- Regulations for parking, noise, property improvements, etc.

4

COMMUNITY RESULTS

- Honored nationally (twice) as “Community Operator of the Year”
- Current occupancy is 97.3% with 77% of communities over 98%
- Historical rental rate increases just 2% - 4% per year with majority of annual increase invested into community
- Average resident tenure ≈ 14 years
- Yearly home move-outs – less than 1%

5

SINGLE FAMILY RESIDENTIAL MANUFACTURED HOUSING

6

PROGRESSIVE & EFFICIENT DESIGN

- Spacious feel – Open concept kitchens & living rooms
- Various interior options & floor plans (2 - 4 bedrooms)
- High quality and efficient home design
- Aesthetic exterior and interior design
- Full-sized laundry rooms & front porches

7

PROJECT LOCATION

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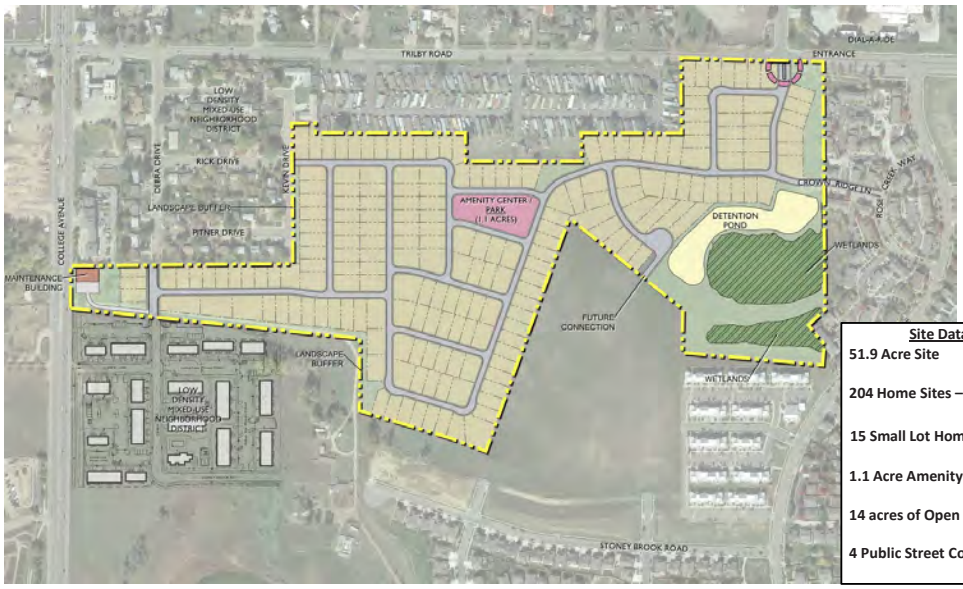
CONCEPTUAL SITE PLAN



Site Data

51.9 Acre Site

204 Home Sites – 4 du/acre

15 Small Lot Home Sites

1.1 Acre Amenity Center

14 acres of Open Space – 27%

4 Public Street Connections

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SUN COMMUNITIES, INC.

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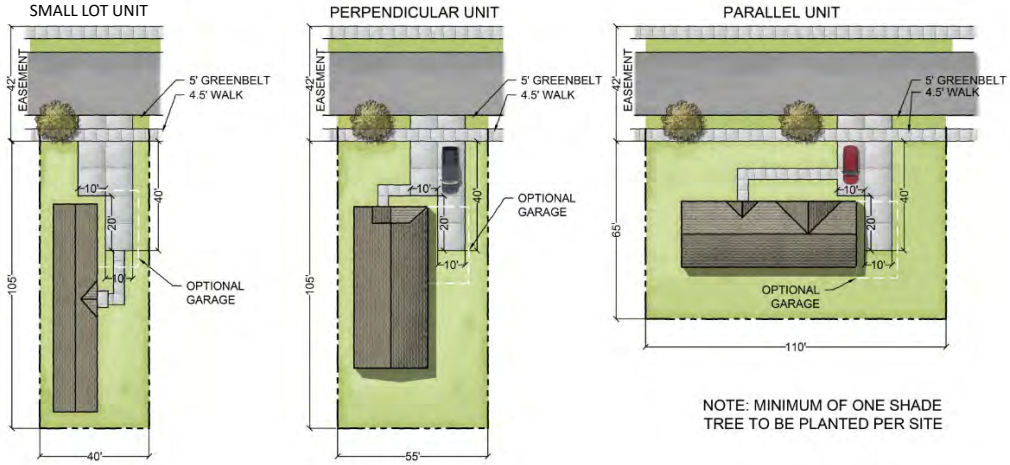
TYPICAL MH HOME-SITE DETAILS



NOTE: MINIMUM OF ONE SHADE TREE TO BE PLANTED PER SITE

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TYPICAL PARK/AMENITY SPACE

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TYPICAL PARK/AMENITY SPACE

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ZONING MODIFICATION REQUESTS

Why are we requesting the modifications?

To help meet the City's Affordable Housing needs & goals

- Multiple City documents speak to need
  - City Master Plan
  - City Strategic Plan
  - Affordable Housing Strategic Plan
- The City is not currently meeting it's affordable housing goals
  - 280+ affordable units/year needed
  - 700 units behind target
- Our housing will support the local workforce needs
  - Teachers
  - Healthcare workers
  - Construction workers
  - Service Industry

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ZONING MODIFICATION REQUESTS

Why are we requesting the modifications?

Sun Communities provides affordable and workforce single-family housing

Affordable Housing must be cost effective to build and maintain

1. Infrastructure construction and maintenance costs must be acceptable
2. Community density must be acceptable

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AFFORDABLE HOUSING METRICS

- Sun is committed to provide 15% Affordable Homes (approx. 30 homes)
  - Deed restricted for at least 20 years
  - Affordable to households making 80% or less of the AMI
  - Rental & Ownership opportunities

- Non-deed restricted homes will provide market-rate, non-subsidized single-family housing for the workforce of Fort Collins
  - Affordable to households making 80 - 120% of the AMI
  - Rental & Ownership opportunities

- Estimated/anticipated cost metrics
  - Home Purchase Cost $100,000 - $200,000
  - Monthly Site Rent $700 - $750
  - Total monthly payment $1,900 - $2,400

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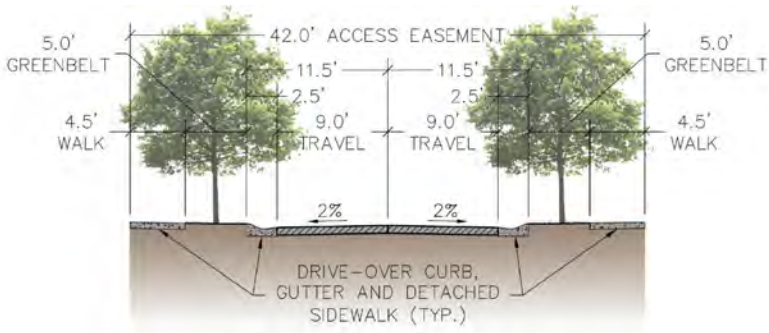
LAND USE CODE MODIFICATION #1

Section 3.6.2 (N) (1) (c) – Street-Like Private Drives

Required: includes travel lanes, tree-lined borders, detached sidewalks and on-street parking

Proposed: includes travel lanes, tree-lined borders, detached sidewalks and no on-street parking



TYPICAL ROADWAY SECTION
1:10 HOR.

16

LAND USE CODE MODIFICATION #1

Why A Modified Private Road Section?

- Reduced pavement width slows vehicular speed throughout the community
- Provides an attractive, de-cluttered, pedestrian-friendly streetscape & reduces storm water runoff (18' vs. 25')
- Sun has on-site management to monitor speed limits and parking requirements for resident safety
- Sun has a comprehensive capital improvement plan and prefers to maintain their own infrastructure – private roads & utilities

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LAND USE CODE MODIFICATION #1

Where do Guests Park?

- Three (3) spaces provided per home
  PLUS
- 98 guest spaces throughout the community

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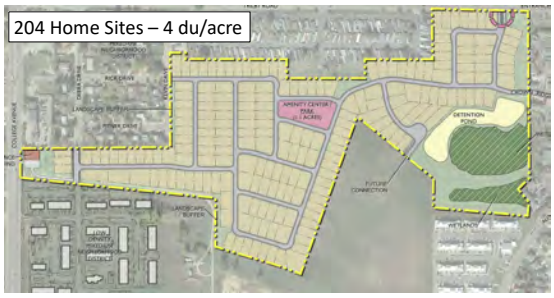
LAND USE CODE MODIFCATION #1

Plan Comparison

- On-street parking necessitates wider ROW
  - 51’ vs. 42’ ROW
- Density lowered by 24 homes
  - 12% reduction



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LAND USE CODE MODIFICATION #1

Justification #1 – Addresses an Important Community Need

Our development addresses an important community need – Affordable Housing

- Extra-wide road sections with parking are expensive to build and maintain
  - 18’ vs 25’ of asphalt pavement
- Extra-wide ROW widths reduce project density
  - 204 units (4 du/ac) to just 180 units (3.5 du/ac)

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LAND USE CODE MODIFICATION #1

Justification #2 – Exceptional Physical Conditions

- Narrow, irregularly shaped site with significant wetlands
- No road access to College Avenue
- Wider road section is not feasible in many areas of the site
- Wider road section results in reduced lot count and density

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LAND USE CODE MODIFICATION #2

Section 4.5 (D) (2) – Low Density Mixed Use Neighborhood Mix of Housing

Required: A minimum of four housing types on a project containing more than thirty (30) acres

Proposed: One housing type – Manufactured Home Community

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LAND USE CODE MODIFICATION #2

Homes will have variations to provide a diverse streetscape, including:

- Architectural Styles
- Exterior Materials & Colors
- Porches
- Rooflines
- Garage & Carport options
- Parallel & Perpendicular set homes

Sun's Commitment for "The Foothills":

- At least five (5) different floor plans
- At least three (3) elevation options per floor plan
- Garage and carport options available
- Minimum of 15 "small-lot" single family sites

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LAND USE CODE MODIFICATION #2

Home Examples

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LAND USE CODE MODIFICATION #2

Home Examples

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LAND USE CODE MODIFICATION #2

Justification #1 – Addresses an Important Community Need

Our development addresses an important community need – Affordable Housing

- Four housing types places a financial burden on the development
- In order to provide affordable housing, the development must be cost efficient
- Sun is only able to achieve this cost efficiency by reducing the number of housing types

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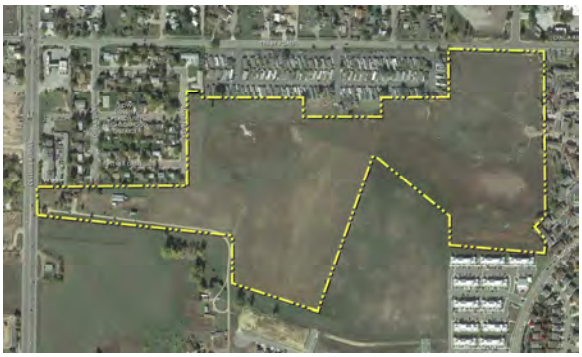
LAND USE CODE MODIFICATION #2

Justification #2 – Exceptional Physical Conditions

- Narrow, irregularly shaped site with significant wetlands
- No road access to College Avenue
- Site is difficult for many types of housing (ex. alley-loaded, MF, large lot SF)
- MH provides more flexibility with smaller building envelopes & infrastructure corridors



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VIDEO FLY-THROUGH

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QUESTIONS?

SUN COMMUNITIES, INC.

City of Fort Collins

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"THE FOOTHILLS" CONCEPT PLAN

Site Data

51.9 Acre Site

204 Home Sites – 4 du/acre

15 Small Lot Home Sites

1.1 Acre Amenity Center

14 acres of Open Space – 27%

4 Public Street Connections

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AFFORDABLE HOUSING DEFINITION

Affordable to households making 80% or less of the Area Median Income (AMI)

- *Rented Homes:* Spend 30% or less of their gross income on housing costs (including utilities)
- *Purchased Homes:* Spend 38% or less of their income on housing costs (including insurance, taxes, and utilities)

Number of People per Household	Median Income	80% AMI	Affordable Monthly Rental Payment
1	$65,900	$52,720	$1,318
2	$75,300	$60,240	$1,506
3	$84,700	$67,760	$1,694
4	$94,100	$75,280	$1,882
5	$101,700	$81,360	$2,034
6	$109,200	$87,360	$2,184

Table – Affordable Housing Monthly Costs

Median Income Data from the City of Fort Collins, based on info from HUD

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WORKFORCE HOUSING DEFINITION

Affordable to households making between 80 - 120% of the Area Median Income (AMI)

- *Rented Homes:* Spend 30% or less of their gross income on housing costs (including utilities)
- *Purchased Homes:* Spend 38% or less of their income on housing costs (including insurance, taxes, and utilities)

Number of People per Household	Median Income	80% AMI	120% AMI	"Workforce" Monthly Rent Payment Range		
1	$65,900	$52,720	$79,080	$1,318	-	$1,977
2	$75,300	$60,240	$90,360	$1,506	-	$2,259
3	$84,700	$67,760	$101,640	$1,694	-	$2,541
4	$94,100	$75,280	$112,920	$1,882	-	$2,823
5	$101,700	$81,360	$122,040	$2,034	-	$3,051
6	$109,200	$87,360	$131,040	$2,184	-	$3,276

Table – Workforce Housing Monthly Costs

Median Income Data from the City of Fort Collins, based on info from HUD

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Development Review Staff Report

Agenda Item 7

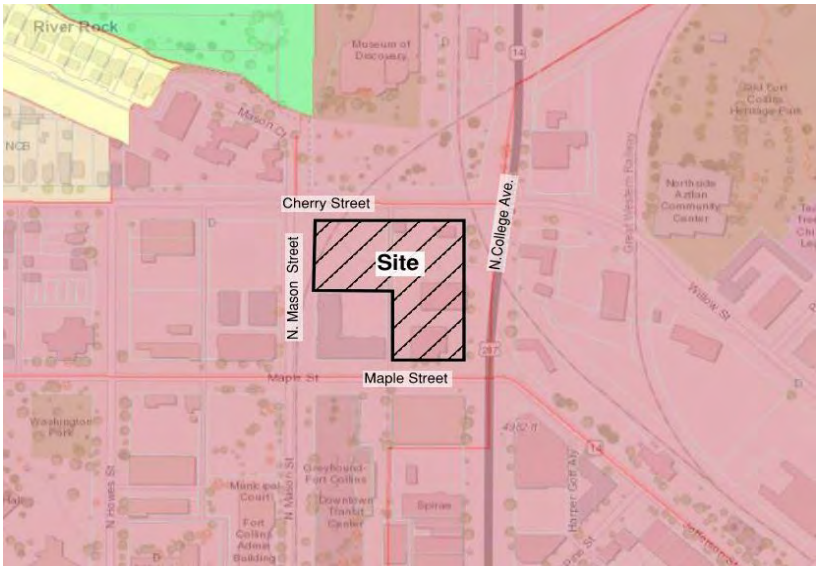
Planning & Zoning Board: October 15, 2020

Block 23-Morningstar, Project Development Plan – PDP 200006

Summary of Request

This is a request for a Project Development Plan (PDP) to develop a 4-story mixed use building and three level parking garage at 300 N. Mason St, 303, 331 and 343 N. College Avenue (parcels #9711124023, #9711124001, #9711124007, #9711124025, and #9711124021). The site is bounded by Cherry Street to the north, N. College Avenue to the east, Maple Street to the south, and N. Mason Street to the west. Principal uses proposed include a long-term care facility and retail. The long-term care facility includes independent living, assisted living and memory care units. The south portion of the building includes 20,000 square feet of retail space on the ground level facing North College Avenue and Maple Street. The property is bisected by a public alley. The proposed 3-level parking garage is located west of the alley and includes 163 parking spaces.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the Board, the applicant will be eligible to submit a Final Development Plan. Subsequent rounds of review may be required to finalize the plans before the applicant can apply for site and building permits.

Site Location

Located at the southwest corner of the intersection of North College Avenue and Cherry Street.

Zoning

Downtown (D), North Mason Subdistrict

Property Owner

Haseldon / Morningstar Fort Collins LLC
300 N Mason Street
Fort Collins, CO 80524

Applicant/Representative

Cathy Mathis
TB Group
444 Mountain Avenue
Berthoud, CO 80513

Staff

Jason Holland, City Planner

Contents

1. Project Introduction 2
2. Comprehensive Plan 5
3. Public Outreach 5
4. Article 2 – Applicable Standards 6
5. Article 3 - Applicable Standards..... 10
6. Article 4 – Applicable Standards:..... 19
7. Findings of Fact/Conclusion 23
8. Recommendation..... 24
9. Attachments 24

Staff Recommendation

Approval of Project Development Plan and Modification of Standard, with four conditions

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for consideration of a Project Development Plan (PDP) to develop a 4-story, mixed-use building at 300 N. Mason St, 303, 331 and 343 N. College Avenue (parcels #9711124023, #9711124001, #9711124007, #9711124025, and #9711124021). The project is at the southwest corner of the intersection of North College Avenue and Cherry Street. The site is 0.58 acres in size. Existing vacant commercial buildings on the site are proposed to be demolished.
- The site is located within the Downtown (D) Zone District, in the North Mason Subdistrict.
- The property is divided into two lots which are bisected by an existing public alley. Lot One is located east of the alley and includes a 4-story mixed-use building. Lot Two is located west of the alley and includes a three-level parking garage. The proposed mixed-use building has maximum height of 64.3 feet, and the parking garage has a maximum height of 33.7 feet.
- The mixed-use building includes the long-term care facility and 20,000 square feet of retail space. The long-term care facility includes 89 independent living, 44 assisted living and 27 memory care units.
- 163 off-street parking spaces are proposed within the parking garage. Additionally, 13 angled parking spaces are proposed along the property's Maple Street frontage.
- One historic building is located east of the property at 300 N. College Avenue. This is a two-story, red brick industrial building.
- The footprint of the mixed-use building is broken up into two main components, or wings, separated by a recessed element at the mid-point along the College block face. The intent of this recessed element is to have the overall building footprint appear as two separate buildings. Design details for the north and south wing are different, but coordinated.
- New public sidewalks and perimeter landscape improvements are proposed along all streets, with the exception of Mason Street which is already constructed to City standards.
- The applicant requests an exception to the parking structures standard abutting Cherry Street which requires retail and other uses along the ground level frontage to minimize interruptions in pedestrian interest and activity, to the extent reasonably feasible. The decision maker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity.
- Alternative Compliance is proposed for bicycle parking.
- One Modification of Standard to the Downtown (D) zone district requirements is proposed to address Section 4.16(C) Figure 18.6 -- Maximum Wall Length.
- Four Conditions of Approval are recommended:
    1) The sidewalk improvements along N. College Avenue shall include colored concrete to be compatible with the existing sidewalk color across the street.
    2) Variation in the metal panel design shall be provided for the parking garage by providing at least two coordinated panel design variations.
    3) Where PTAC units are proposed for the two wall planes that are the subject of the modification, these shall be integrated inside the window frame and the windows enlarged if necessary. In other areas of the building where PTAC units are proposed along public streets, these shall be integrated into the window design by incorporating the PTAC units inside the window frame or placed in locations that are incorporated into the overall design theme of the building.

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4) The south trash/recycling room along the alley shall provide a separate walk-in access into the building separate from the service opening that is at least thirty-two (32) inches wide and provides unobstructed and convenient access.

B. SITE CHARACTERISTICS

1. Development Status/Background

The subject property was annexed into the City on January 18, 1873 as part of the Original Town Site Annex. Four vacant buildings are located on the site. Recent uses include a fast-food restaurant and vehicle repair.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Downtown (D), Innovation Subdistrict	Downtown (D), Civic Subdistrict	Downtown (D), River Subdistrict	Downtown (D), North Mason Subdistrict
Land Use	Community Facility (Fort Collins Museum of Discovery)	Community Facility (City Planning, Development and Neighborhood Services)	Retail, Vehicle repair, Convenience store with fuel sales (Classic Touch 300 N. College; Schrader Oil)	Multi-family residential (Old Town Flats)

C. OVERVIEW OF MAIN CONSIDERATIONS

Staff's primary consideration for this PDP has been review of the site and buildings for compliance with the Downtown zone district standards.

During the review process, primary considerations included:

- Compliance with required building footprint setbacks and building step-backs.
- Building mass reduction and articulation.
- Application of materials to provide massing transition, emphasize building corners and create pedestrian interest.
- Compliance with historic preservation design compatibility requirements.
- Window detailing and architectural accent features to provide appropriate visual interest and human scale at the ground level, mid-levels and upper building stories.
- Enhanced streetscape design to provide pedestrian comfort and enhanced visual character along each block face.
- Preservation and mitigation of street trees.
- Architectural drawings from the conceptual review and the second round of PDP review are provided on the next page for illustrative purposes.

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Presubmittal Review:

VIEW FROM SOUTHEAST

VIEW FROM SOUTHWEST

VIEW FROM NORTHWEST

VIEW FROM NORTHEAST

First Round PDP Review:

1 SOUTHEAST PERSPECTIVE
NTS

C3 SOUTHWEST PERSPECTIVE
NTS

1 NORTHWEST PERSPECTIVE
NTS

A3 NORTHEAST PERSPECTIVE
NTS

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2. Comprehensive Plan

A. DOWNTOWN PLAN (2017)

Fort Collins has shaped downtown development through an adopted subarea plan since 1989. The most recent update to the Downtown Plan was adopted by City Council in 2017. The Downtown Plan serves as a guide for budgets, projects, programs, investments, regulations and other efforts focused in the downtown area. In addition to overall policy guidance, the 2017 Downtown Plan also incorporated recently completed planning efforts and studies (e.g., the Poudre River Downtown Master Plan, the citywide Pedestrian Plan, and the Bicycle Master Plan) into a comprehensive plan for Downtown Fort Collins.

North Mason Subdistrict Character Guidelines:

The Downtown Plan provides urban design guidance for future infill and redevelopment projects. Guidance for the North Mason Subdistrict emphasizes:

- Project design along North College Avenue should acknowledge and reinforce the subarea as a gateway into downtown.
- The importance of enhanced streetscape design, with landscaped setbacks or wide sidewalks/plazas attached to buildings.
- Development should exemplify mixed use, transitional scale, multifunctional streets, and an interconnected walking network that invites exploration and enjoyment.
- Emphasizing residential character and compatibility with the adjacent neighborhoods.

Changes to the Downtown zone district standards (LUC Section 4.16) in 2019 codified a more form-based approach for the Downtown area, implementing the extensive urban design guidance contained in the Downtown Plan. Upper story stepbacks, a hierarchy of street frontage types, and ground-floor transparency minimums are all examples of Land Use Code requirements that were added in 2019 to encourage more compatible infill projects.

B. CITY PLAN (2019)

City Plan is the City's comprehensive plan for land use, transportation, and transit. Several principles and policies are relevant to the evaluation of the current proposal. While the Downtown Plan is the primary guiding document for this area of the community because it is more specific than City Plan, the proposal for redevelopment of this site also aligns well with the guidance contained in City Plan.

- Principle LIV 2 – Promote infill and redevelopment.
- Principle LIV 5 – Create more opportunities for housing choices.
- Principle T 9 – Utilize the transportation system to support a healthy and equitable community

3. Public Outreach

A. NEIGHBORHOOD MEETING

A neighborhood meeting was held on September 30, 2019. Notes from the neighborhood meeting are included as an attachment to this report. The applicant's neighborhood meeting presentation is also included.

Any communication received between the public notice period and hearing will be forwarded to the P&Z Board to be considered when making a decision on the project.

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4. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on May 29, 2020. The project required three rounds of PDP staff review and additional design comment meetings between rounds of review.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR200040

A conceptual review meeting was held on January 31, 2019.

2. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. One neighborhood meeting was held for this project on September 30, 2019.

3. First Submittal – PDP200009

The first submittal of this project was completed on May 29, 2020.

4. Notice (Posted, Written and Published)

Posted Notice: September 16, 2010, Sign # 457

Written Hearing Notice: October 1, 2020, 483 addresses mailed.

Published Hearing Notice: October 4, 2020, Coloradoan Confirmation #0004405382

C. DIVISION 2.8 – MODIFICATION OF STANDARDS

One Modification of Standard to the Downtown (D) zone district requirements is proposed. The standard reads as follows:

4.16(C) Figure 18.6 -- Maximum Wall Length. For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper story stepbacks) without a Major Facade Plane Change shall be 50 feet. A Major Facade Plane Change must be a minimum of 2 feet deep and shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.

Description of the Modification:

- The applicant proposes a building design with two wall lengths that exceed the standard. As indicated on the building elevations, the first wall length is 83'-1/2" located along the northeast portion of the building facing N. College Avenue, and the second wall length faces Cherry Street and is 88'-11-3/4". These areas exceed the 50-foot maximum by not more than 39 feet. These wall planes extend three stories to the upper story stepback at the fourth story.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan or intent of the Land Use Code, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

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Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Applicant's Justification

The applicant's justification for the Modification of Standard to *Section 4.16(C) Figure 18.6 – Maximum Wall Length* is included as an attachment to this report.

The applicant contends that this modification is justified under criteria 1 and 4, "the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better" and "the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan".

The applicant offers the following points in their justification:

Criterion 1:

- "The entire building already has a lot of movement and articulation, as well as large quantities of glass and other elements that hold the design together as a single entity."
- "It was intentional to break the block into three distinct buildings so as not to look homogenous and uninteresting. The north end of the building is intended to be a quieter language, with less movement, glass and articulation."
- "The building in this area directly relates to the floor plan, with residential units and windows."

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- "Due to the population occupying the north end of the building, it is not feasible to have balconies similar to the southern portion that would help break up the mass."

Criterion 4:

- "The two walls only exceed the maximum by no more than 39 feet."
- "The walls exceeding the maximum length are on two sides of the building and only on the north portion and are only visible from Cherry Street and College Avenue. The rest of the building meets the standard."
- "When viewed from the perspective of the entire block, these two non-compliant wall facades represent a very small portion of the entire building."

2. Staff's Analysis of Modification Request

Staff's analysis in this section is strictly focused on the compliance of the Modification requests with the criteria in Land Use Code Section 2.8.2.

The standard proposed to be modified:

4.16(C) Figure 18.6 -- Maximum Wall Length. For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper story stepbacks) without a Major Facade Plane Change shall be 50 feet. A Major Facade Plane Change must be a minimum of 2 feet deep and shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.

Summary of Modification Request:

The applicant proposes a building design with two wall lengths that exceed the standard. The first wall length is 83'-1/2" along the southeast corner of the building facing N. College Avenue, and the second wall length faces Cherry Street and is 88'-11-3/4". These areas exceed the 50-foot maximum by not more than 39 feet.

Findings of Fact for the Modification to 4.16(C) Figure 18.6 -- Maximum Wall Length:

A. Staff finds that the requested Modification of Standard to 4.16(C) Figure 18.6 to exceed the maximum wall length by not more than 39 feet is not detrimental to the public good and is justified by criteria 1 and 4 in Land Use Code Section 2.8.2, for the following reasons:

   Criterion 1:

   Staff finds that the requested Modification addresses criterion 1, "the plan as submitted will promote the general purpose of the standard equally well or better" because the PDP provides the following design measures along the increased wall length in order to provide building mass reduction and articulation in accordance with the purpose of the standard:

   - Accent details are provided to articulate the wall plane and reduce the apparent mass of the wall length. This includes a metal feature above the first story and a varied window pattern with jamb and sill extensions framing each window. The material patterns provide additional articulation within these wall planes, including masonry along the first story and cement composite panels in a running bond pattern for the second and third story. A varied "sawtooth" edge provides additional detail along the top of the composite wall plane facing N. College Avenue.
   - The building corner design at Cherry and N. College is not affected by the increase in wall lengths. The corner includes masonry on both sides, providing a focal point at the corner, with wall lengths that are significantly less than 50 feet.

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- The two increased wall lengths are separated from the street and sidewalk with raised brick planters and tree parkways. The planter areas along the building are at least ten feet deep along N. College Avenue and 7 feet deep along Cherry Street.
- Three existing trees are retained along the wall's N. College Avenue frontage which provide buffering and help reduce the apparent mass of the building, and new trees are proposed in a parkway along Cherry Street. These trees and planted areas help separate the wall mass from the street and sidewalk, providing transition space which helps to better reduce the building mass along these two walls.

Criterion 4:

Staff finds that the requested Modification addresses criterion 4, "nominal and inconsequential," because of the following reasons:

- The two areas with increased wall length are located along the northeast portion of the site at the "north wing" of the mixed-use building, and not the southeast portion of the site. Because of this, these wall planes are further from the downtown core and not directly across from the historic resource located at 300 N. College Avenue.
- The "south wing" is across from the historic resource and provides distinctively different building design features which helps reduce the overall apparent bulk and mass of the mixed use building along the entire block, and the south wing provides wall lengths that are significantly narrower than the 50 foot maximum, with wall planes that are 20 to 22 feet in width.
- Building setbacks along N. College Avenue are at least 30 feet from the curb, exceeding the minimum 19 feet, which contributes to additional massing mitigation along the North College block face.
- Overall, the mixed-use building design responds to the context by providing increased building setbacks from the curb, appropriate massing articulation, massing stepbacks and appropriate human-scale detail along each block face. The parking garage also blends well with the surrounding area, with the brick pattern and screen panel pattern providing compatible design articulation that contributes to the positive design character of the area. For these reasons, the proposed increase in wall length is nominal when considered from the perspective of the entire development plan, and the plan will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2, including:
    - fostering the safe, efficient and economic use of the land, the city's transportation infrastructure, and other public facilities and services.
    - encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.
    - increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation.
    - improving the design, quality and character of new development.
    - fostering a more rational pattern of relationship among residential, business and industrial uses for the mutual benefit of all.
    - encouraging the development of vacant properties within established areas.
    - ensuring that development proposals are sensitive to the character of existing neighborhoods.
    - encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

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5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	This Code Section requires a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context. The plan complies the landscaping and tree protection standards by providing the following: • Street trees are provided with a combination of existing and proposed trees along N. College Avenue, Maple and Cherry Street, at spacing requirements outlined in Section 3.2.1(D)(2). • Of the 21 existing trees on the site, 8 trees are proposed to remain and 13 trees are proposed to be removed. The project complies with the tree mitigation requirements by providing 13 replacement trees per the mitigation requirements in Land Use Code Section 3.2.1(F) • In order to address the tree mitigation requirements for the project, the applicant has submitted a tree mitigation plan (please see Sheet LS-6 of the Planning Set). The plan describes the species, condition, and size of the existing trees and assigns a mitigation value (0 through 6) for the existing trees. • Through the process of several on-site evaluations involving both the City Forestry staff and the applicant, the health of the existing trees was evaluated, and a mitigation value was assigned to each tree by the City Forester, as required by the LUC standard. • Based on the existing tree evaluation process, staff's assessment is that the project satisfies the tree protection and replacement standards of this section by preserving and protecting existing significant trees within the Limits of Development to the extent reasonably feasible. A tree feasibility narrative is included as an attachment to this report. • The PDP as submitted meets the landscape standards in Section 3.2.1(E). Planting areas are provided along the streets and alley. All minimum required tree and shrub sizes are met. Building foundation planting is provided in appropriate locations. Low walls and planters are proposed along the street frontages in combination with xeric plantings to enhance visual interest and provide separation for the sidewalk and seating areas.	Complies
3.2.2 – Access, Circulation and Parking	This Code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development. • In conformance with the Purpose, General Standard, and Development Standards described in this section, the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. • New sidewalks and streetscape enhancements are proposed along N. College Avenue, Maple Street, Cherry Street and the alley. Per the Downtown zone district requirements, a 6' detached sidewalk is provided along Cherry Street and wider sidewalks (10' minimum) are provided along Maple Street and North College Avenue. • Parking stall and drive aisle dimensions are provided in accordance with the standards.	Complies

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3.2.2(C)(4)(b) – Bicycle Parking Space Requirements

Bicycle parking requirements for the Long-Term Care Facility are proposed to be met through Alternative Compliance. The applicant's request is included as an attachment to this report.

A bicycle parking reduction is proposed to the standard requirement:

Use:	Standard:	Alternative Proposed:
Long Term Care (27 memory Care, 44 Assisted Living)	Health Facility 1/5,000 sq. ft., minimum of 4; 20% enclosed Standard Applied: 188,695 sq. ft, 38 spaces	25 enclosed/covered spaces are proposed on the ground level of the parking garage.
Long Term Care (89 independent living units)	1 per bedroom for multifamily; 60% enclosed Standard Applied: 89 spaces	
General Retail (20,000 sq. ft.)	1/4,000 sq. ft., minimum of 4; 20% enclosed; 80% fixed Standard Applied: 5 spaces	5 spaces are provided in a fixed bicycle rack on Maple Street. No enclosed spaces are proposed.
Total	132 spaces	30 spaces

> Alternative Compliance. Upon written request by the applicant, the decision maker may approve an alternative number of bicycle parking spaces that may be substituted in whole or in part for the number that would meet the standards of this Section.
>
> Procedure. The alternative bicycle parking plan shall be prepared and submitted in accordance with the submittal requirements for bicycle parking plans. Each such plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes of this Section than would a plan that complies with the standards of this Section.
>
> Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alterative plan accomplishes the purposes of this Section equally well or better than would a plan that complies with the standards of this Section.
>
> In reviewing a request for an alternative number of bicycle parking spaces, the decision maker must consider whether the proposed land use will likely experience a lower than normal amount of bicycle traffic.
>
> Factors to be taken into consideration in making this determination may include, but need not be limited to: (i) the nature of the proposed use; (ii) its location in relation to existing or planned bicycle facilities or infrastructure; and (iii) its proximity to natural features that make the use of bicycles for access to the project infeasible.

Finding for the Alternative Compliance for this Land Use Code Section:

- Staff recommends approval of the parking reduction based on the nature of the proposed long-term care use. The 25 spaces for the long-term care should adequately serve the building occupants and employees equally well. 25 spaces would allow 20% of employees (35 per shift) and independent living units (89 units) to park bicycles within the garage at the same time.

Complies, with Alternative Compliance requested

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<table>
<tr><td>3.2.2(K)(2) – Nonresidential Parking Requirements</td><td>Off-street vehicle parking is provided per requirements for the TOD Overlay Zone. This includes a 30% parking deduction for the independent living units which is permitted within the TOD zone for the following demand mitigation strategies:

• Transit Passes for each tenant – 10% deduction
• Within 1,000 feet walking distance of MAX Station – 10% deduction
• Bicycle & Pedestrian Level of Service A – 10% deduction

The same 30% TOD parking deductions can also be applied to the remainder of the uses, provided that transit passes are provided for employees; however, this deduction is not requested.

Additionally, 13 angled parking spaces are proposed along the Maple Street frontage. These spaces are not counted towards meeting the parking minimums and will be available to the public. A total of 139 off-street vehicle parking spaces are required. A total of 163 parking spaces are provided within the parking garage. This amount provides 24 additional parking spaces which could be used to support some restaurant space in the 20,000 square foot commercial area which is currently all designated as retail. A restaurant use would require an additional 3 spaces per 1000 square feet.
<table>
<tr><td>Use:</td><td>TOD Standard:</td><td>Required:</td></tr>
<tr><td>Long Term Care: (83 beds, 35 employees per shift)</td><td>0.33 per bed plus;

one space per two employees on major shift;</td><td>83 at 0.33: 28 spaces;

35 employee spaces;

63 spaces total;
30% TOD deduction (18 spaces)
45 spaces required</td></tr>
<tr><td>Long Term Care: 89 independent living units (47 one-bedroom and 42 two-bedroom)</td><td>0.75 per one-bedroom unit;

1 per two-bedroom unit;

30% TOD deduction</td><td>1 BR 47 (.75/D.U.) = 35
2 BR 42 (1/D.U.) = 42
77 spaces total
30% TOD deduction (23 spaces)
54 spaces required</td></tr>
<tr><td>General Retail: (20,000 sq. ft.)</td><td>2/1000 sq. ft. minimum

4/1000 sq. ft. maximum</td><td>40 spaces minimum required</td></tr>
<tr><td colspan="2">Total Required:
Total Provided:</td><td>139 spaces
163 spaces</td></tr>
</table>
Six ADA-accessible spaces are required for a parking area of this size (151-200 spaces). Two ADA-accessible spaces are proposed on level 1 of the parking garage, and four ADA-accessible spaces are provided on level 2 adjacent to the elevator.</td><td>Complies</td></tr>
<tr><td>3.2.2(L) – Parking Stall Dimensions</td><td>Land Use Code Section 3.2.2(L) details parking stall and drive-aisle requirements for parking areas. The proposed project meets the parking stall and drive-aisle dimensional requirements. All stalls within the parking garage are 9 feet in width and 19 feet in length. Two-way drive aisles within the parking garage are 24 feet wide.</td><td>Complies</td></tr>
<tr><td>3.2.3 – Solar Access, Orientation, Shading</td><td>This Section seeks to ensure that site plan elements (buildings, trees, etc.) do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners.</td><td>N/A</td></tr>
</table>

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	• The shading requirements in Section 3.2.3(E) do not apply in the following high-density zone districts: Downtown, Community Commercial, and Transit-Oriented Development Overlay.	
3.2.4 – Site Lighting	The photometric plan demonstrates compliance with minimum lighting levels meeting code requirements for commercial buildings. Additionally, all proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less.	Complies
3.2.5 – Trash and Recycling Enclosures	All commercial structures must provide adequately sized, conveniently located and easily accessible area for the waste disposal needs of the development. • The PDP proposes a system of trash and recycling collection rooms on each level of the Long-Term Care facility, which will be transferred to a trash and recycling room on the ground floor. • A second trash/recycling room is provided on the ground level for the retail space, with service doors facing the alley. A condition of approval is recommended to ensure compliance with the walk-in access requirement to this room. • The size of the trash and recycling containers is adequate to meet the needs of the project. • Compost and waste cooking oil containers are accommodated in both of the ground floor trash/recycle rooms. • Waste haulers will access the trash rooms from the alley. Interior access is provided to all upper floor collection rooms for residents and employees. Plan details are provided with the architectural plans which demonstrate adequate space within each room to access all containers (Sheet A3 of the architectural plans).	Complies, condition of approval

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing road is abutting or within the tract being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. • No additional right-of-way is required with the project. • The project will dedicate onsite easements prior to final recordation and as required by the City's Engineering Department.	Complies

C. 3.4 ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings

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3.4.1 – Natural Habitats	This section applies if any portion of the development site is within five hundred feet of an area or feature identified as a natural habitat on the City's Natural Habitats and Features Inventory Map. • No portion of the development site is within five hundred feet of an area or feature on the City's Natural Habitats and Features Inventory Map. This section does not apply and an Ecological Characterization Study (ECS) was not required.	N/A
3.4.7(B)– Historic Resources on the Development Site and within the Area of Adjacency	This section applies if there are any historic resources within the area of adjacency of a proposal. The area of adjacency is measured at 200 feet in all directions from the perimeter of the development site. Any lot or parcel of property shall be considered within the area of adjacency if any portion of such lot or parcel is within the two hundred (200) foot outer boundary. • Previous analysis indicates that the existing buildings on the development site do not meet the requirements for significance and integrity to be considered historic resources under the land use code, so they may be demolished in order to facilitate redevelopment. • The only historic resource within 200 feet is at 300 N College Avenue, a two-story, red brick industrial building east of the property. Section 3.4.7(E) of the code requires compliance with at least two of six design compatibility requirements provided in Table 1. The proposed building elevations indicate compliance with five of the required standards in Section 3.4.7(E): o standard 1 (building width articulation into modules reflective of historic Old Town buildings), o standard 2 (stepbacks at the third story), o standards 3 and 4 (material compatibility, based on the extensive use of brick as a primary cladding material on the College Avenue elevation, along with similarly scaled composite accent materials), and; o standard 5 (fenestration indicating a similar solid-to-void ratio and the incorporation of multi-light windows that create window design connectivity with the historic building. • No further historic review of compliance with this standard is required and a recommendation from the LPC is waived based on the provisions in section 3.4.7(F).	Complies

D. 3.5 – BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard	This section is designed to ensure compatibility of new buildings with the surrounding context. Absent any established character, the standard requires that new buildings set an enhanced standard of quality for future projects or redevelopment in the area. The standards in this section are intended to complement the more specific requirements in Article 4, which are addressed in Section 6 of this report. Overall, staff finds that the design of the two buildings is compatible with the North Mason Subdistrict. While nine story buildings are permitted and the subdistrict has a 115' maximum building height, the mixed-use building is limited to four stories, and the parking garage is two stories (three levels including the rooftop parking level). The proposed mixed-use building has maximum height of 33.7 feet, and the parking garage has a maximum height of 64.3 feet.	Complies

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3.5.1 (C)– Building Size, Height, Bulk, Mass, Scale	Buildings shall either be similar in size and height or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. • The arrangement of building forms, materials and accent elements are effective in reducing the overall apparent mass and scale of the building. • The footprint of the mixed-use building is broken up into two main components, or wings, separated by a recessed element at the mid-point along the College block face. The intent of this recessed element is to have the overall building footprint appear as two separate buildings. Design details for the north and south wing are different, but coordinated. This approach helps reduce the overall bulk and mass of the building and provides a design transition along the block face. The south wing contains more recesses and projections, with 20-25 foot modules provided to reduce the length of horizontal wall planes at the mid stories. This provides a transition and reinforces the storefront character along the south wing. Stepbacks at the fourth level further break up the mass of the building. • Heavier materials (brick) are used along the ground level and at mid stories and building corners, and lighter materials (concrete composite panels and cement lap siding) reduce the feeling of mass on level 4 and provide material variation on levels 2 and 3. • Window treatments are varied between the two building wings, with a warehouse style window emphasized with the south wing and at the recessed plaza between the building wings.	Complies
3.5.1 (D)– Privacy Considerations	Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. • Because the property is located adjacent to civic uses to the north and south, and the Max Flats multi-family building to the west, there are no particular privacy concerns that need to be addressed to minimize infringement on the privacy of adjoining land uses. • To maximize privacy for the residents, screen panels are provided for the balconies that provide a more opaque railing design around the balconies. The intent of the screen panels is to also tie in with the screen panel design used with the parking garage.	Complies
3.5.1 (E)– Building Materials	This section addresses building materials, glare, and windows. Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials. • Primary building materials in this part of Downtown include blonde and red brick, stone, stucco, and metal. The light-colored brick proposed on the first level of the building (and portions of the second, third and fourth level) is compatible with this context, and the detailing of the brick adds further visual interest at the pedestrian level. • The brick façade is more symmetrical and balanced at the street and alley corners of the building to provide focal points and reflect the street corner pattern typically seen with existing Downtown structures. • Paint colors for the upper stories are not expected to create excessive glare. Paint samples are required to be reviewed with the Final Plan submittal. • Windows at the ground level are commercial storefronts featuring rectangular punched windows with a varied mullion design. The fenestration is enhanced at the ground level with varied window patterns along the storefront and residential units. Changes in the brick pattern add a level of decorative detail, with detail hierarchy provided at the street corners. • The metal canopy design at the ground level includes offset banding to add shadow lines and visual interest, and this pattern is also reflected in the upper canopy above level four.	Complies

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3.5.1 (F)– Building Color	Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood. • The light and medium-colored red and tan/grey brick blend well and are similar to existing brick buildings in the Downtown area. • Paint colors include a combination of cream/beige, bronze, green and grey which provide design variation while complementing existing colors in the vicinity of the project. • Staff is requiring paint color samples at the time of Final Plan review.	Complies
3.5.1 (G)– Building Height Review	The purpose of this Section is to establish a special process to review buildings or structures that exceed forty (40) feet in height. Its intent is to encourage creativity and diversity of architecture and site design within a context of harmonious neighborhood planning and coherent environmental design, to protect access to sunlight, to preserve desirable views and to define and reinforce downtown and designated activity centers. • Light and Shadow: A shadow analysis showing impacts throughout the year was conducted for this project and is included as an attachment to this report. Buildings or structures greater than forty feet in height shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Shadowing impacts are minimal and are cast onto the alley and Cherry Street right-of-way. This may require that increased measures be taken to clear snow and ice along the street and sidewalk frontages during portions of the winter months. While this represents a change in current conditions for these areas, this change in shadowing is not a unique street situation that would represent a substantial adverse impact. • Privacy: The site is surrounded by public streets, with civic and multi-family uses adjacent to the site. There are no unusual or significant privacy concerns given the context of the site. • Neighborhood Scale: The project provides appropriate design elements to address neighborhood scale within the surrounding context. This is achieved through a combination of design elements discussed in this staff report, including building step-backs, building setbacks, balconies and courtyard spaces provided at the two long term care entrances.	Complies
3.5.1 (H)– Land Use Transition, **and 3.5.1 (J)– Operational and Physical Compatibility**	The remaining elements of Section 3.5.1 address potential compatibility issues that can arise when different uses are proposed near or adjacent to one another. These sections require separation of incompatible uses through the implementation of buffer yards, careful location of loading docks and storage areas, and restriction on hours of operation among other techniques. • The uses proposed – residential, office, and retail – are compatible with the existing mix of uses in the Downtown zone, the North Mason subdistrict, and the surrounding neighborhood. • Location of service areas are from the alley, as required by the Article 4 standards.	Complies
3.5.1 (I)– Outdoor Storage Areas /Mechanical Equipment	This section requires that loading docks, outdoor storage (including storage containers), utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design theme of the building…". In order to meet the standard, exterior equipment including PTAC wall units should be designed "so that the architectural design is continuous" and "no attention is attracted to the functions by use of screening materials that are different from or inferior to the principal materials of the building". "Conduit, meters, vents and other equipment attached to the building or protruding from the roof shall be painted to match surrounding building surfaces". • Trash collection and service are located in the alley and are well screened. • A condition of approval is recommended to clarify that exterior PTAC units should be painted to match surrounding building surfaces and incorporated into the overall design theme of the building. The intent of the condition is to provide flexibility but also ensure that the PTAC screens are not placed randomly in locations that are incongruent with the patterns of windows or other features along wall planes.	Condition of Approval

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3.5.3- Mixed-Use, Institutional and Commercial Buildings	These standards are intended to promote the design of an urban environment that is built to human scale. Mixed-use and nonresidential buildings shall provide significant architectural interest and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. • The proposed PDP complies with the standards in this code section. The previous analysis of compliance with Section 3.4.7 (Historic and Cultural Resources) and Section 3.5.1 (Building and Project Compatibility) provide many helpful references for evaluating compliance with Section 3.5.3. • Overall, the elements incorporated into this proposal to maximize compatibility also create a project that provides significant architectural interest and comports with a pedestrian scale. A summary of key points follows.	Complies
3.5.3(C)- Building Orientation	At least one (1) main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. • The mixed-use building provides multiple entrances. All entrances to the building face and open directly onto N. College Avenue, Maple Street and the alley. A new sidewalk is proposed along the east side of the alley (along the west side of the mixed-use building). The alley sidewalk connects Maple to Cherry along the alley and provides a connecting walkway. This sidewalk width varies from 5.6 to 7.3 feet. • The parking garage provides two entrances. One entrance is located in the alley west of the drop off/pick up area. An additional covered entrance is provided along Cherry Street, which meets the connecting walkway standard. • The build-to lines in this section are less specific than the street frontage requirements in the Downtown Zone, Section 4.16. The more specific requirements apply, so build-to lines are evaluated in Section 6 of this report.	Complies
3.5.3(D)- Building Massing	A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings. • Recesses, projections, and variations in massing are incorporated on all sides of the building. The massing changes are related to the function and structure of the building, which complies with this standard.	Complies
3.5.3(E)- Character and Image	Building design shall contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. • The requirements in this section for building materials, massing and articulation, and entrances reinforce the importance of context-sensitive design. As addressed above in evaluation of Sections 3.4.7 and Section 3.5.1, the proposed PDP has tailored the building design to the specific site and context.	Complies

E. 3.6 TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings

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3.6.2 – Streets, Streetscapes, Alleys and Easements and 3.6.3 – Street Pattern and Connectivity Standards	This Section is intended to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City. The City's Traffic Operations and Engineering Departments have reviewed this PDP and find that the proposal meets requirements in this section. In particular: • The reconstruction of the sidewalks along N. College Avenue, Cherry Street and Maple Street will correct any existing deficiencies to the sidewalk grade along both streets to ensure meeting City and The Americans with Disabilities Act (ADA) requirements, and provide ADA access to the proposed buildings. • The proposed placement of encroachments (planters, benches, landscaping, etc.) onto the sidewalks still provides ample sidewalk width for City and ADA compliance.	Complies
3.6.4 – Transportation Level of Service Requirements	The project was required to complete a Traffic Impact Study (TIS) to evaluate its impact on the transportation system. It has been reviewed and conclusions accepted by the City. The project is in downtown with fully built vehicular infrastructure. Pedestrian and bicycle Levels of Service (LOS) were also evaluated. A summary of the analysis is included as an attachment to this staff report.	Complies
3.6.5 – Bus Stop Design Standards	This Section ensures that new development adequately accommodates existing and planned transit service by integrating facilities designed and located appropriately for transit into the development plan. • There are no bus stops located adjacent to the site, so these standards do not apply.	N/A
3.6.6 – Emergency Access	This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. • The plan demonstrates the appropriate on-site emergency access easement in compliance with the 2018 International Fire Code. This includes an emergency access easement along the alley. An emergency access pull-off along N/ College Avenue is also provided to comply with Fire Code standards. • Prior to approval of a Final Development Plan (FDP), the applicant will need to finalize a plan to the fire marshal for approval of "alternative means and methods" to meet aerial apparatus requirements.	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	This section requires that any approval of a development is conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required. The project is served by Fort Collins Water Utilities, Fort Collins Light and Power, Poudre Fire Authority and Fort Collins Stormwater Districts. Each party has commented on the project and have demonstrated existing infrastructure is capable of serving the proposed project at the developer's expense.	Complies

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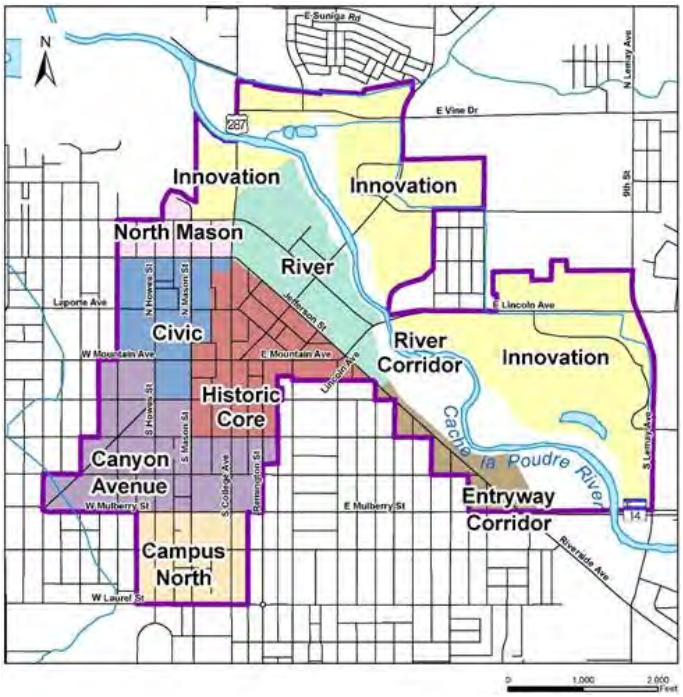
6. Article 4 – Applicable Standards:

A. DIVISION 4.16 – DOWNTOWN (D)

The Downtown District is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine (9) subdistricts as depicted to the right.

The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale and pedestrian-oriented character.



Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.16(B) – Street Frontage Types	This section of the Land Use Code assigns one of three street frontage types to all of the blocks in the Downtown zone. Each street frontage type has its own requirements for setbacks from back of curb, alley, sidelot and rear setbacks, build-to ranges, and other public space and building placement characteristics. The street frontage on this site is assigned a "Mixed Use" street type for the improvements along Maple, Cherry and College. For the mixed-use street type, buildings are set farther back from the street than along storefront streets, often with small landscape beds separating the building from the sidewalk. The site complies with setback requirements for the mixed-use street frontage type as follows: [see table below]	Complies

	Required Setbacks	Provided Setbacks
North College Avenue (mixed use street, mostly detached walk)	Min. 19 ft from back of curb to building	30 ft or more from back of curb to building
	Min. 10 ft sidewalk if attached	14 ft at fire lane pull-off
	Min. 6 ft sidewalk if detached	11 ft minimum; 15 to 22 ft typical
	Min. 5 ft back of walk to building	5 ft to 10 ft
	Min. 5 ft alley	8.3 ft for garage; 14 ft or more for mixed use building

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings

Cherry Street (mixed use street with detached walk; some attached at corner)	Min. 19 ft from back of curb to building Min. 10 ft sidewalk if attached Min. 6 ft sidewalk if detached Min. 5 ft back of walk to building	19.7 ft from back of curb to building 10 ft 6 ft 5 ft minimum, 6 ft in most areas
Maple Street (mixed use street with detached walk)	Min. 19 ft from back of curb to building Min. 10 ft sidewalk if attached Min. 6 ft sidewalk if detached Min. 5 ft back of walk to building	20 ft from the back of curb to building N/A 12.7 ft N/A, storefront proposed

This section also includes requirements for additional building design elements as follows:

	Required	Provided
Street Frontage Build-To Range	75% at 5 to 10 ft	College: 85% Maple: 97% Cherry: 83% (Please see sheet A-13 in the Architectural Plans for detailed compliance table)
Primary Entrance Location	For parcels with multiple street frontage types, the primary entrance must face a Storefront Street if present, otherwise a Mixed-Use Street. The primary entrance may face a Green Edge Street only when other street frontage types are not present.	Multiple entrances are planned for the mixed-use building; commercial entrances face the streets; the long-term care facility provides two entrances, with one entrance facing College and one facing the Alley
Primary Entrance Articulation	The primary building entrance shall be a clearly defined, demarcated architectural feature of the building easily distinguishable from secondary building entrances. Additionally, primary entrances that are arranged in on a storefront street shall recessed from the front facade so that the door swing does not encroach the sidewalk while the upper floors will maintain the sidewalk edge except as required to meet upper story stepbacks.	The mixed-use building contains seven entrances, and the parking garage contains two entrances. All entrances are clearly demarcated by recessed building elements at the ground level along the street or by canopy features. While not on a “storefront street”, primary entrances for the retail area are all recessed, and door swings will not encroach into the sidewalk.

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<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td></td><td>
<table>
<tr><td>Garage Entry Location</td><td>Garage entries and service locations shall be located in alleys.</td><td>The garage entrance is located along the alley and is clearly defined by an overhead architectural feature.</td></tr>
<tr><td>Building Base Materials</td><td>Lower story facades until any stepbacks (required or otherwise) must be constructed of authentic, durable, high-quality materials (brick, stone, glass, terra cotta, stucco (non EFIS), precast concrete, wood, cast iron, architectural metal - or similar modular materials) installed to industry standards.</td><td>Materials on the ground level and portions of the second, third and fourth levels are proposed to be brick, glass, and cement panels.</td></tr>
<tr><td>Ground Floor Transparency</td><td>40% minimum</td><td>College: 67%
Maple: 75%
Cherry: 44%
(Please see sheets A-4 and A-5 in the Architectural Plans for detailed compliance table)</td></tr>
</table>
</td><td></td></tr>
<tr><td>4.16(C) – Building Heights and Mass Reduction</td><td>The maximum permitted height on this site is nine stories or 115 feet, and standards in this section set requirements for upper story stepbacks, building articulation, and other mass reduction techniques.
<table>
<tr><td></td><td>Required</td><td>Provided</td></tr>
<tr><td>Maximum Building Footprint</td><td>For contiguous commonly zoned lots over 60,000 SF, interior floor plates above the 6th story shall not exceed 40,000 SF</td><td>N/A – A 4 story mixed use building is proposed.
Parking garage is two stories (three levels including the rooftop level).</td></tr>
<tr><td>Upper Story Stepbacks</td><td>Any portion of the building within the build-to-range must have a stepback that averages at least 10' along all street frontages. Stepbacks may be continuous or may vary with up to 20' counting towards the calculation of the average.</td><td>The average stepback along N. College is 10.4 feet and is provided at level 4. Recessed balconies provide a partial stepback on levels 2 and 3 as well.
The average stepback along Cherry Street is 10 feet, provided at level 4.
The average stepback along Maple Street is 10 feet, provided at level 4. Recessed balconies provide a partial stepback on levels 2 and 3 as well.</td></tr>
</table>
</td><td>Complies, with Modification to Maximum Wall Length</td></tr>
</table>

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Applicable Code Standard	Summary of Code Requirement and Analysis			Staff Findings
	Maximum Wall Length	For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper story stepbacks) without a Major Facade Plane Change shall be 50 feet.	The proposed building is approximately 393 feet in length along College. 181 feet along Maple and 172 feet along Cherry. **The maximum continuous length of any portion of the building façade exceeds 50 feet in two areas, which is addressed with a proposed Modification of this Standard.** Façade changes exceed 2 feet in depth, which qualifies as a "major façade plane change."	
	Building Articulation	Street-facing facades shall incorporate a minimum of 3 of the following articulation techniques to avoid long, undifferentiated facades: 1.Minor Facade Plane Changes-minimum 3 inches; 2.Vertical Projections; 3.Horizontal Projections (awnings, canopies, cornice articulation) that are integrated into the architecture; 4.Balconies or terraces; 5.Fenestration details, including window depth and sills or lintels.	The building design includes the following: 1. Minor façade plane changes are provided along all elevations, including the alley. Upper floor stepbacks are at least 3 feet at building material changes per LUC Figure 18.4. 2. Vertical brick pilasters are provides with the garage. 3. Horizontal Projections include metal canopies at the first level and top level. Cornice treatments are provided at the top of the buildings. 4. Upper floor recessed and projecting balconies. 5. Fenestration details include punched or wrapped windows brick detail patterns and enhanced balcony screens and coordinated garage panel screens.	
4.16(D)(1) – Site Design	Standards in the section apply to the location and design of parking structures and service locations in the Downtown zone. Location requirements: • The project complies with the location standard, which requires that parking lots, garage entries and service locations to be located on alleys if an alley is present. Outdoor Spaces: Appropriate design of outdoor spaces is also encouraged by accommodating space next to activity that generates the users (such as street corners, offices, day care, shops and dwellings). Outdoor spaces shall be linked to and made visible from streets and sidewalks to the extent reasonably feasible. Buildings shall promote and accommodate outdoor activity with balconies, arcades, terraces, decks and courtyards for residents' and workers' use and interaction, to the extent reasonably feasible.			Complies, with condition of approval

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	• To address this standard, the applicant provides design enhancements along the street frontages. A sidewalk paving scoring pattern and wall design along the College frontage provides visual interest and human scale. Concrete planters and in-ground planting areas are provided to define the space add variation along the walkways. A wider walkway area is provided to accommodate flexible outdoor seating. Plaza space is provided next to the N. College Avenue mixed use building entrance, with balconies provided for upper level units. Parking Structure Uses Along the Street: The standard requires that where parking structures abut streets, retail and other uses shall be required along the ground level frontage to minimize interruptions in pedestrian interest and activity. The decision maker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity. • The applicant proposes an exception to this requirement which applies to Cherry Street. No commercial space is provided along this frontage because the applicant contends that commercial space along the Cherry Street frontage is not feasible. Parking Structure Design: Parking structure design should, to the extent reasonably feasible, include "architectural elements, such as openings, sill details, emphasis on vertical proportions such as posts, recessed horizontal panels and other architectural features to establish human scale at the street-facing level". • The building is well proportioned and provides appropriate architectural elements at the street level including a covered entrance, brick details, inset screen panels and parapet details. A condition of approval is recommended to provide variation with the panel design. This could be something as subtle as different sheens that catch the light differently or a variation in the pattern. Given the 5' x 5' size of the panels and the extent of the panel coverage, some variation amongst the panels would be helpful. • A 7' landscape bed is also provided along the base of the building, with a new 6' sidewalk and 7' street tree parkway. Staff recommends granting this exception because the street improvements and parking structure design provide a comfortable pedestrian scale and visual interest.	
4.16(F) – Permitted Uses	This section lists the permitted uses and review types for all of the Downtown Subdistricts. • The uses proposed – Retail and Long-Term Care Facility – are permitted in the Downtown, North Mason Subdistrict.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Block 23-Morningstar, Project Development Plan – PDP #200006, Staff makes the following findings of fact:

A. The Modification of Standard to *Section 4.16(C) Figure 18.6 -- Maximum Wall Length* proposed with this PDP meets the application requirements of Section 2.8.2(H)(1) and (4), and the granting of the modification would not be detrimental to the public good, based on the aforementioned modification findings in Section 4 of this staff report.

B. The Alternative Compliance to *Section 3.2.2(C)(4)(b) – Bicycle Parking Space Requirements*, accomplishes the purpose of this Section equally well than a plan that complies with this Land Use Code Section, based on the aforementioned Alternative Compliance Finding in Section 5 of this staff report.

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C. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

D. The PDP complies with relevant standards located in Article 3 – General Development Standards.

E. The PDP complies with relevant standards located in Division 4.16, Downtown (D) of Article 4, provided that the Modification of Standard to *4.16(C) Figure 18.6 -- Maximum Wall Length* is approved.

8. Recommendation

Staff recommends approval of the Modification of Standard to Section 4.16(C) Figure 18.6 -- Maximum Wall Length, and approval of Block 23-Morningstar, Project Development Plan – PDP #200006, based on the aforementioned Findings of Fact, with four conditions:

1) The sidewalk improvements along N. College Avenue shall include colored concrete to be compatible with the existing sidewalk color across the street.

2) Variation in the metal panel design shall be provided for the parking garage by providing at least two coordinated panel design variations.

3) Where PTAC units are proposed for the two wall planes that are the subject of the modification, these shall be integrated inside the window frame and the windows enlarged if necessary. In other areas of the building where PTAC units are proposed along public streets, these shall be integrated into the window design by incorporating the PTAC units inside the window frame or placed in locations that are incorporated into the overall design theme of the building.

4) The south trash/recycling room along the alley shall provide a separate walk-in access into the building separate from the service opening that is at least thirty-two (32) inches wide and provides unobstructed and convenient access.

9. Attachments

1. Vicinity Map
2. Zoning Map
3. Project Narrative
4. Site Plan
5. Landscape and Tree Mitigation Plan
6. Architectural Elevations, Renderings, Shadow Analysis, Lighting Plan
7. Modification Request to 4.16(C) Figure 18.6 -- Maximum Wall Length
8. Alternative Compliance Request
9. Tree Removal Feasibility Letter and Details
10. Utility Plans
11. Plat
12. Traffic Impact Study Summary
13. Bicycle and Pedestrian LOS Memo
14. Neighborhood Meeting Summary and Presentation Plans

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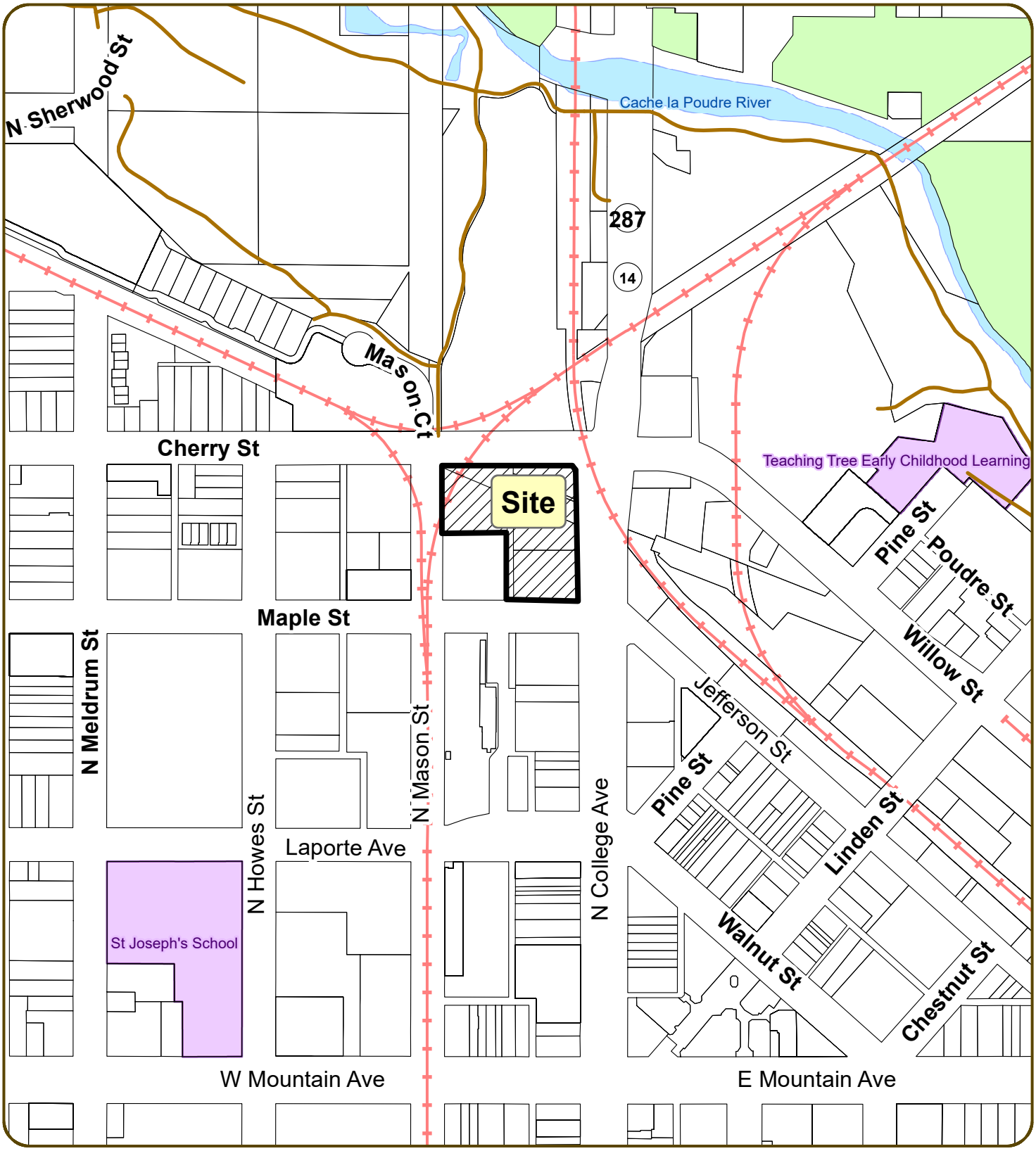
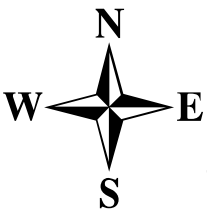
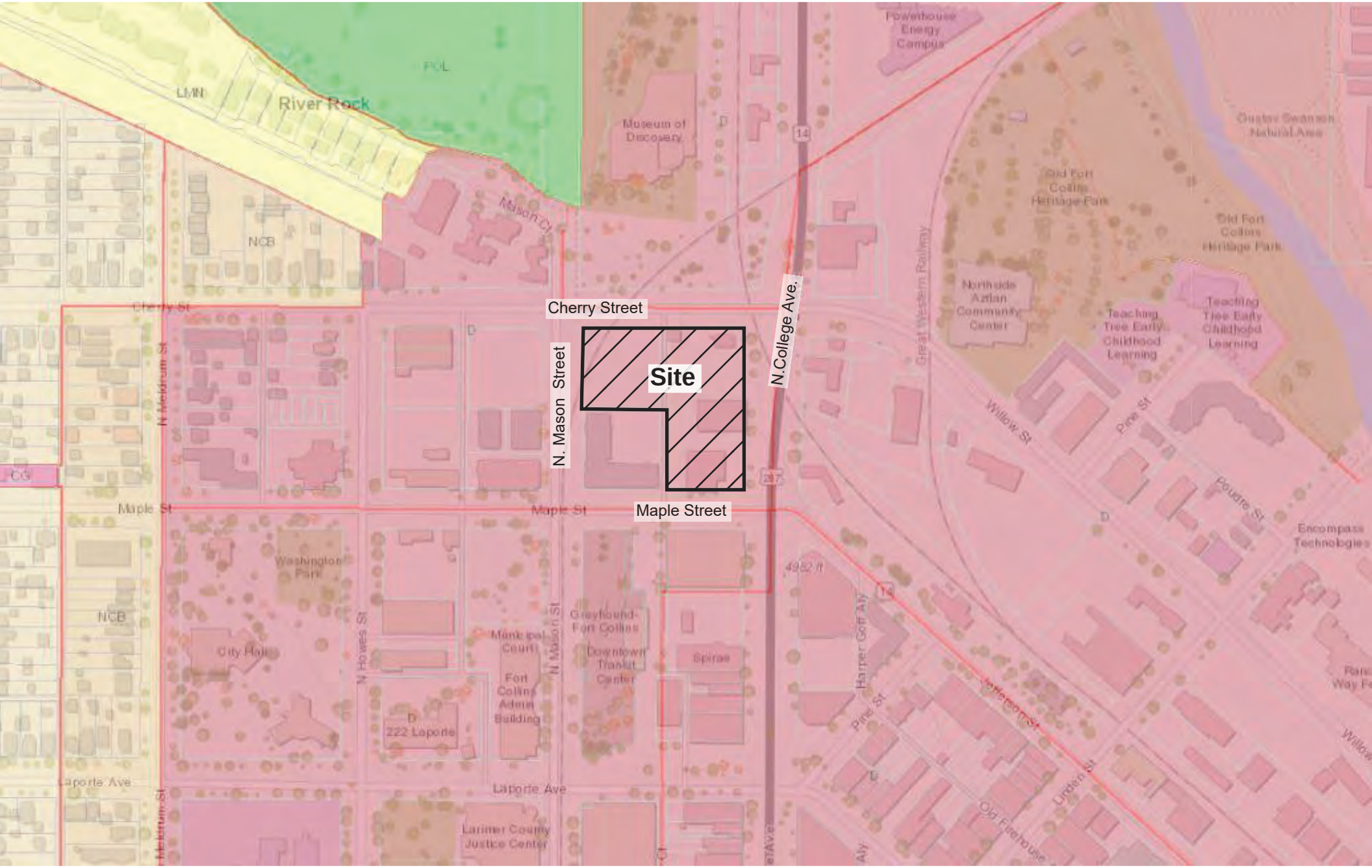




Block 23 Morning Star Vicinity Map

1,000 500 0 1,000 Feet


Cherry Street
Site
N. Mason Street
N.College Ave.
Maple Street
Maple St
Cherry St
Laporte Ave
River Rock
POL
LMN
NCB
CG
Museum of Discovery
Powerhouse Energy Campus
Old Fort Collins Heritage Park
Northside Aztlan Community Center
Teaching Tree Early Childhood Learning
Great Western Railway
Willow St
Pine St
Poudre St
Encompass Technologies
Washington Park
City Hall
N Howes St
N Mason St
Municipal Court
Fort Collins Admin Building
Greyhound-Fort Collins
Downtown Transit Center
Spirae
222 Laporte
Larimer County Justice Center
Harper Golf Aly
Old Firehouse
Linden St
Jefferson St
4982 ft
14
287

TB GROUP
landscape architecture | planning | illustration

May 27, 2020

Project Information and Design Narrative

Project Title:

Block 23-Morningstar

Past Meeting Dates:

Preliminary Design Review meeting held on 2.1.2019
Neighborhood Meeting was held on 9.30.2019

General Information:

The proposed use for the site is a new mixed-use building. The building is 208,695 sq. ft. and is four stories tall. The building encompasses the entire block and is bounded by Cherry Street on the north, College Avenue on the east, Maple Street to the south and the existing alley to the west. The north one-half of the building will house facilities for independent living, assisted living and memory care residences. The south half of the building will be a 19,027 sq. ft. ground floor retail space. Above the commercial space, there are three levels of independent living residences and support spaces, including a fourth-level amenity space with party, lounge and activity spaces accented by large outdoor decks. The main entrance to the long-term care facility will be from the alley. The intent is to create a strong connection from the parking garage to the main entrance using special paving, planters, a drop-off area, and a covered porte-cochere. All loading, trash, transformer, and generator locations are from the alley.

In addition, there will be a new four-story parking garage located at the southeast corner of Cherry Street and North Mason Street. The garage entrance is located from the alley. There will be a direct pedestrian connection from the garage to the main entrance of the mixed-use building. The garage will contain 504 spaces and will be primarily used for the residents of the long-term care facility and the visitors to the retail spaces.

The project will be designed to be compatible with the North Mason Sub area district of the 2017 Downtown Plan. The building materials palette is brick, fiber cement shiplap siding and panel, accent fiber cement panels, glass, and accented metals

Proposed landscaping for the site will consist of street trees in tree lawns and foundation plantings consisting of shrubs and ornamental grasses. Most of the outdoor activity spaces for the long-term care portion of the building will be within open courtyards with some rooftop activity. Because of the nature of the population, there will be no outdoor patios or balconies. As proposed, the project will activate the street frontages by having walkways, boulder seating, seat walls, pockets of landscape, and outdoor dining patios.

Building Details:
Ground = 53,229 sq. ft.
Second = 52,937 sq. ft.
Third = 52,807 sq. ft.

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

Fourth = 50,442 sq. ft.
Total = 208,695 sq. ft.

Memory Care units = 28
Assisted Living units = 46
Independent Living units = 89
Total = 163 units

Parking:

Required per Land Use Code Section 3.2.2(k)(2)(a):

General Retail: Min. 2 / 1,000 sq. Ft. Max. 4 / 1,000 sq. ft.
Long-term Care facility: .33 / bed plus 1 per 2 employees on shift
.

	Min.	Max.
General Retail:	38	76
Long-term Care facility	91	

Provided in adjacent parking garage:

General Retail	53
Long-term Care	100

Total spaces provided: 504

Proposed Owners:

Haseldon / Morningstar Fort Collins LLC

BLOCK 23 - MORNINGSTAR

Being A Replat of Portions of Block 23, Town of Fort Collins, Located in the Northeast Quarter of Section11, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado

Lot 1 Land-Use Statistics:

EXISTING ZONING:	D - DOWNTOWN
GROSS LAND AREA:	114,906 S.F. / 2.619 ACRES
NUMBER OF BUILDINGS:	2
PROPOSED LAND USE:	MIXED-USE, PARKING GARAGE
TOTAL STORIES:	4
BUILDING AREA MIXED-USE:	208,695 SQ. FT.
BUILDING AREA PARKING GARAGE:	182,813 SQ. FT.

BUILDING DETAILS:

GROUND = 53,229 SQ. FT.
SECOND = 52,937 SQ. FT.
THIRD = 52,807 SQ. FT.
FOURTH = 50,442 SQ. FT.
TOTAL = 208,695 SQ. FT.

MEMORY CARE UNITS = 27
ASSISTED LIVING UNITS = 44
INDEPENDENT LIVING UNITS = 89
TOTAL = 160 UNITS

UNIT TYPE	UNIT QUANTITY	TOTAL BEDS
MC UNITS		
ONE BEDROOM/STUDIO	27	27
AL UNITS		
ONE BEDROOM/STUDIO	32	32
TWO BEDROOM	12	24
IL UNITS		
ONE BEDROOM/STUDIO	47	47
TWO BEDROOM	42	84
TOTAL	160	214

LOT 1 GROSS AREA COVERAGE

	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINTS	88,695	2.036	77%
LANDSCAPE AREA	10,200	0.234	8%
PAVED ALLEY	11,310	0.259	9%
SIDEWALKS	6,646	0.512	6%
TOTAL AREA:	114,096	2.619	100%

OFF-STREET PARKING:

IL UNITS

1 BR 47 (75/D.U.) = 35
2 BR 42 (1/D.U.) = 42
TOTAL REQUIRED **77**

PERMITTED DEDUCTIONS:

1,000 FEET OF MAX STATION (10%)
BIKEFIED LOS A (10%)
TRANSIT PASSES (10%)
77 X 30% = 25 (77-25 = 52)

MC/AL UNITS

83 BEDS (.33/BED) = 27
35 EMPLOYEES = 35
TOTAL REQUIRED **62**

GENERAL RETAIL

20,000 SQ. FT. (2/1000 MIN. 4/1000 MAX.) = **40** MIN.

TOTAL REQUIRED FOR PROJECT:

52
62
40
154

(157 IN PARKING GARAGE)

BICYCLE PARKING:

PER LUC SECTION 3.2.2 (C) 4 (b):

REQUIRED:

GENERAL RETAIL = 1 /4,000 SQ. FT., MIN. 4
20% ENCLOSED / 80% FIXED
5 REQUIRED

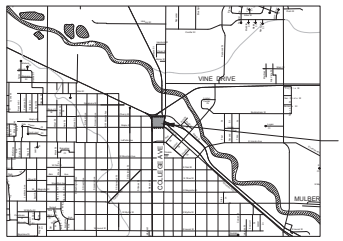
INDEPENDENT LIVING = 1 / BEDROOM @ 89 BEDROOMS
89 REQUIRED

PROVIDED:
9 SPACES LOCATED ON MAPLE STREET FOR THE RETAIL

30 SPACES LOCATED IN THE PARKING GARAGE FOR THE INDEPENDENT LIVING

Vicinity Map:

NOT TO SCALE NORTH



Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20_____.

BY:

_____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC

(SEAL)

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS_____DAY OF _____ A.D., 20_____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Site Plan Notes:

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX_INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

Sheet Index:

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SEAL

PROJECT TITLE

BLOCK 23-MORNINGSTAR

Fort Collins, Colorado

PREPARED FOR

HASELDEN / MORNINGSTAR FORT COLLINS LLC

REVISION	DATE
STAFF COMMENTS	08.05.20
STAFF COMMENTS	09.09.20
STAFF COMMENTS	09.25.20

DATE

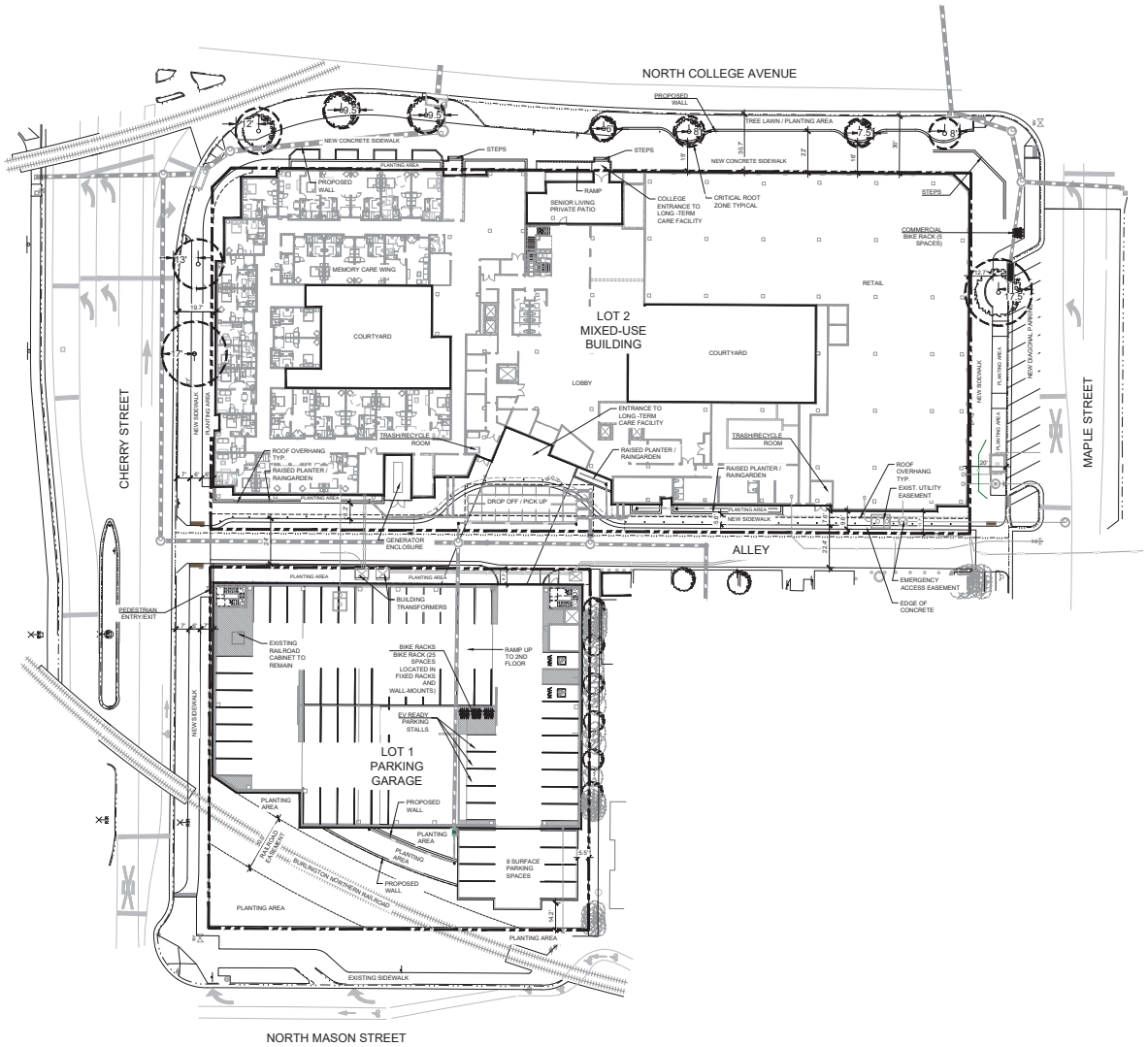
MAY 27, 2020

SHEET TITLE

Cover Sheet

SHEET INFORMATION

Sheet Number: 1



SCALE 1" = 30'-0"

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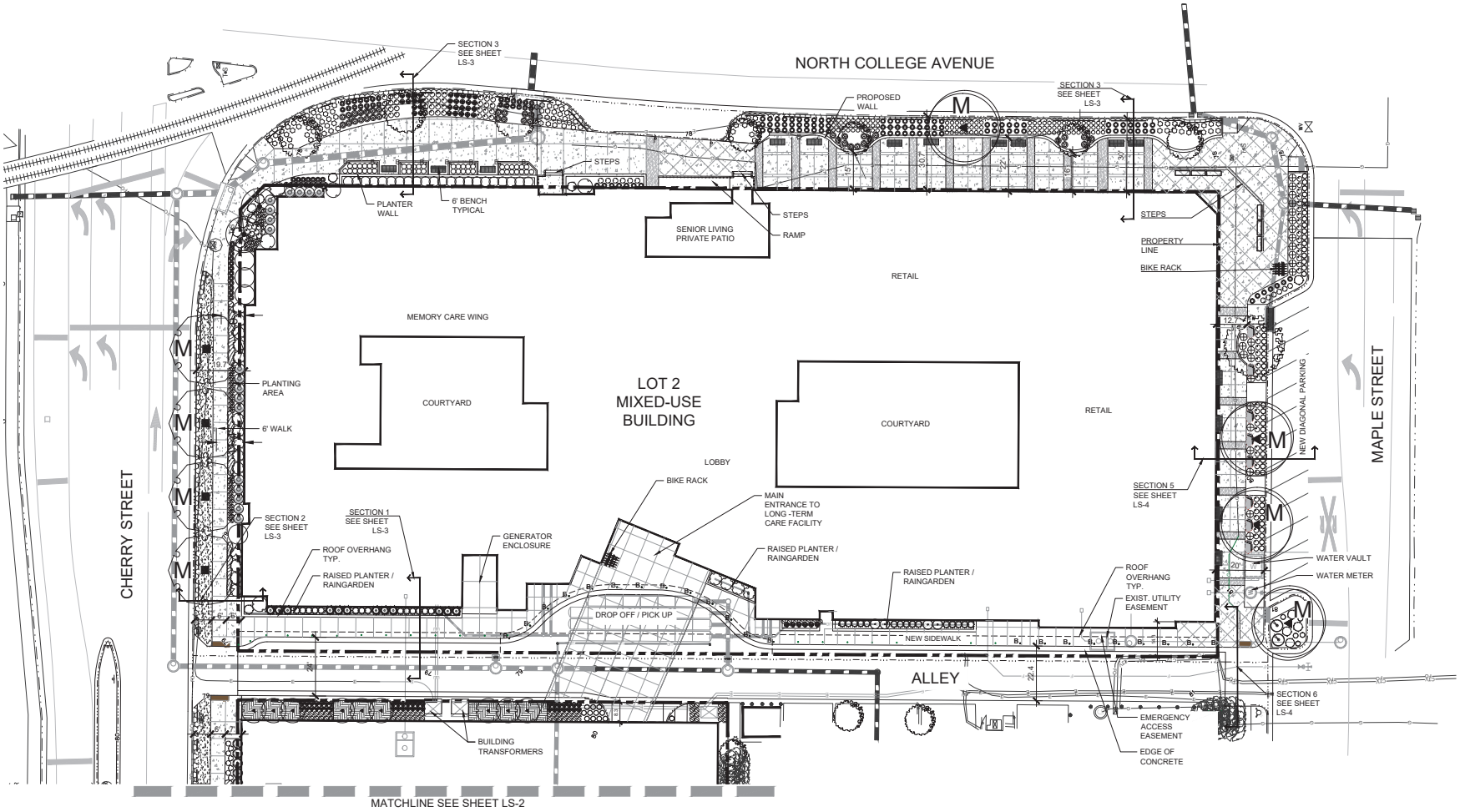
MAY 27, 2020

SHEET TITLE
Site Plan

SHEET INFORMATION
Sheet Number: 2



LANDSCAPE PLAN

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

TREE NOTES

1. AN ONSITE VISIT WITH CITY FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING SIDEWALK.
2. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
3. PRIOR TO DCP ISSUANCE, CITY FORESTRY MUST REVIEW AND APPROVE ON-SITE TREE PROTECTION.
4. TREES, AND ALL OTHER PLANTINGS WITHIN COBBLE MULCH BEDS MUST HAVE A WOOD MULCH RING.

LANDSCAPE LEGEND

M — TREES DESIGNATED WITH AN (M) INDICATE MITIGATION TREES

EXISTING TREES

0 20' 30' 40'
SCALE 1" = 20'-0"

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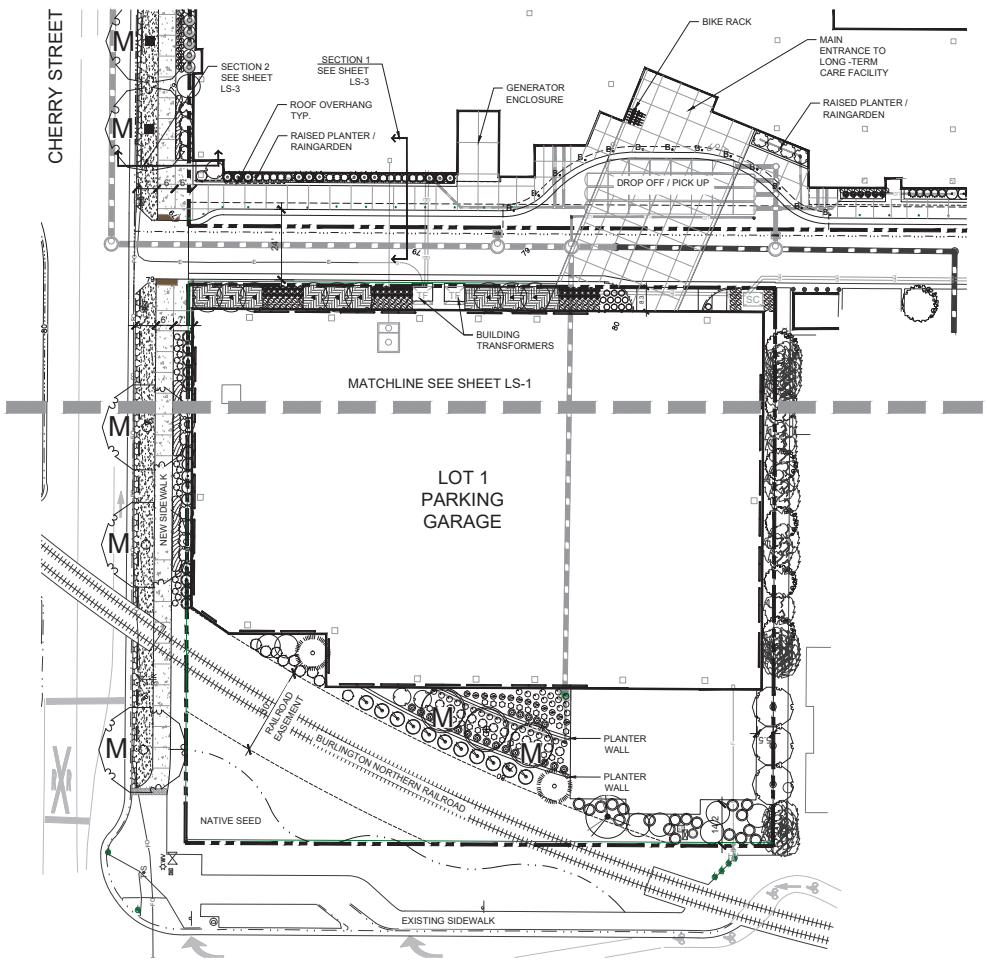
SHEET TITLE
LANDSCAPE
PLAN

SHEET INFORMATION
Sheet Number: LS-1



LANDSCAPE PLAN

MATERIALS LEGEND

IRRIGATED TURF
DURA-TURF FESCUE BLEND

SMOOTH RIVER COBBLE, 1"-1.5" SIZE
ALL SHRUB BEDS TO RECEIVE
3"-4" COBBLE OVER WEED BARRIER FABRIC

TREE NOTES

1. AN ONSITE VISIT WITH CITY FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING SIDEWALK.
2. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
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0 20' 30' 40'
SCALE 1" = 20'-0"

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PLANT PALETTE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY
	3	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust	2.0" cal. BB	50'	40'	6%
	5	Platanus x acerifolia `Exclamation` Exclamation Planetree	2.0" cal. BB	60'	30'	10.%
	4	Quercus buckleyi Texas Red Oak	2.0" cal. BB	60'	40'	8.%
	3	Quercus Crimson Spire Crimson Spire Oak	2.0" cal. BB	40'	15'	6%
	3	Quercus robur x alba `JFS-KW1QX` Streetspire Oak	2.0" cal. BB	50'	15'	6%

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY
	9	Picea abies `Cupressina` Fastigiate Norway Spruce	6` B&B	20'	4'	18%
	9	Picea pungens `Iseli Fastigiate` Fastigiate Spruce	6` B&B	15'	4'	18%
	2	Pinus heldreichii leucodermis Bosnian Pine	6` B&B	25'	12'	4%

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY
	3	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	1.5" cal. BB	15'	15'	6%
	9	Ginkgo biloba `Goldspire` Fastigiate Maidenhair Tree	1.5" cal. BB	50'	15'	18%

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE
	11	Amelanchier alnifolia `Regent` Regent Serviceberry	#15	8'	8	
	7	Aronia arbutifolia `Brilliantissima` Brilliant Red Chokeberry/Red Chokeberry	5 gal.	8'	6'	
	33	Aronia melanocarpa Low Scape Mound Low Scape Mound Chokeberry	1 gal.	2'	2'	
	13	Buddleja davidii `Blue Chip` Dwarf Butterfly Bush	5 gal.	2'	2'	
	12	Buxus microphylla japonica `Winter Gem` Winter Gem Boxwood	5 gal.	5'	5'	
	18	Cornus sericea `Arctic Fire` Arctic Fire Dogwood	5 gal.	4'	4'	
	14	Euonymus alatus `Compactus` Compact Burning Bush	5 gal.	5'	5'	
	22	Ligustrum vulgare `Lodense` Lodense Privet	5 gal.	4'	4'	
	12	Philadelphus x virginalis `Dwarf Snowflake` Dwarf Snowflake Mockorange	5 gal.	3'	3'	
	19	Ribes alpinum Alpine Currant	5 gal.	5'	5'	
	13	Viburnum trilobum `Bailey Compact` Compact American Cranberrybush	5 gal.	5'	5'	

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE
	23	Arctostaphylos uva-ursi `Woods Compact` Kinnikinnick	5 gal.	3"	4'	
	12	Juniperus x virginiana `Taylor` Taylor Redcedar Juniper	5 gal.	18'	4'	
	29	Taxus x media `Hicksii` Hicks Yew	5 gal.	5'	3'	

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE	
	123	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass	1 gal.	3'	2'		
	97	Calamagrostis acutiflora `Karl Forester` Feather Reed Grass	1 gal.	5'	2'		
	65	Calamagrostis x acutiflora `Avalanche` Feather Reed Grass	1 gal.	4'	2'		
	46	Deschampsia cespitosa Tufted Hair Grass	1 gal.	3'	2'		
	23	Helictotrichon sempervirens `Blue Oats` Blue Oat Grass	1 gal.	3'	3'		
	122	Panicum virgatum `Heavy Metal` Heavy Metal Switch Grass	1 gal.	4'	2'		
	89	Pennisetum alopecuroides Hameln Dwarf Fountain Grass	1 gal.	3'	2'		
	102	Schizachyrium scoparium `Blaze` Blaze Little Bluestem	1 gal.	3'	1.5'		
	49	Molinia caerulea `Variegata` Variegated Purple Moor Grass	1 gal.				30" o.c.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE	
	45	Hemerocallis x `Red` Red Daylily	1 gal.	2'	2'		
	65	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal.	2'	2'		
	63	Heuchera micrantha `Palace Purple` Palace Purple Coral Bells	1 gal.	2'	1.5'		
	60	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan	1 gal.	2.5'	2.5'		
	170	Galium odoratum Sweet Woodruff	flat				24" o.c.

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PROJECT TITLE
BLOCK 23-
MORNINGSTAR

Fort Collins, Colorado

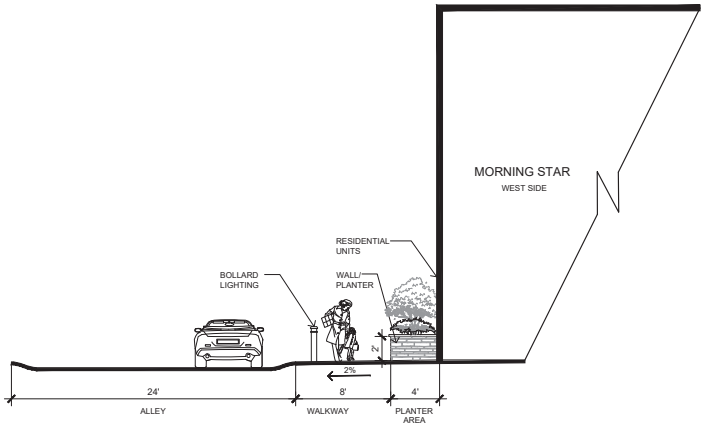
PREPARED FOR
HASELDEN /
MORNINGSTAR
FORT COLLINS LLC

REVISIONS	DATE
STAFF COMMENTS	08.05.20
STAFF COMMENTS	09.09.20
STAFF COMMENTS	09.29.20

DATE
MAY 27, 2020

SHEET TITLE
LANDSCAPE PLAN
& PLANT LIST

SHEET INFORMATION
Sheet Number: LS-2



SECTION 1

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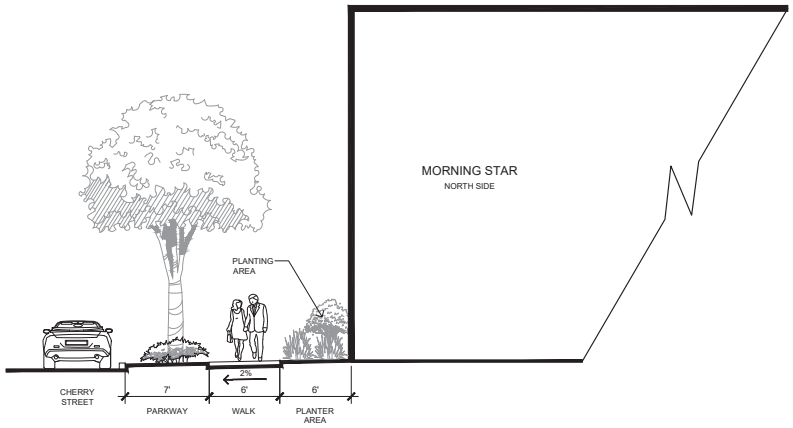

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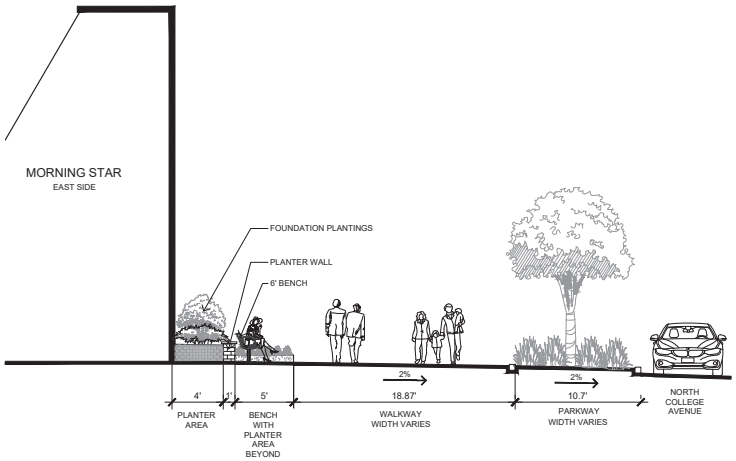

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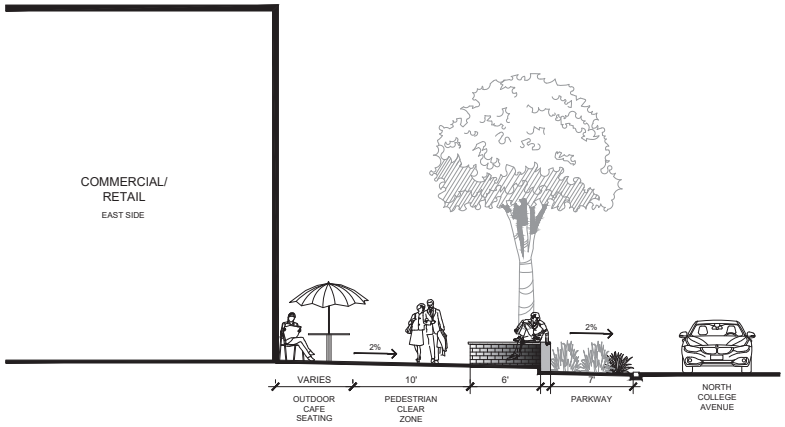

SECTION 4

SCALE: 1"=5'

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BLOCK 23-MORNINGSTAR

Fort Collins, Colorado

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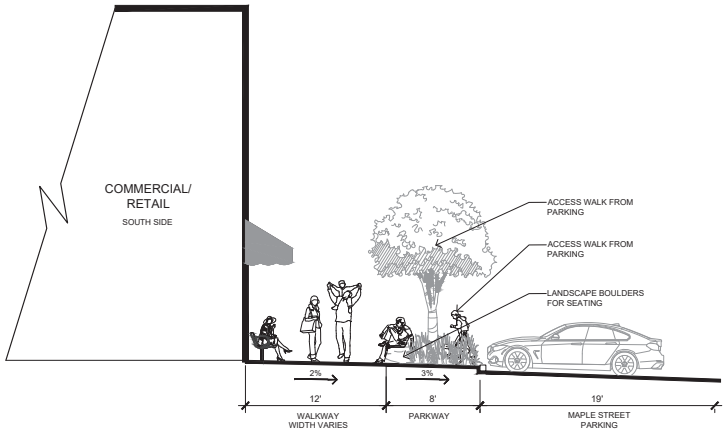
MAY 27, 2020

SHEET TITLE
LANDSCAPE SECTIONS

SHEET INFORMATION
Sheet Number: LS-3



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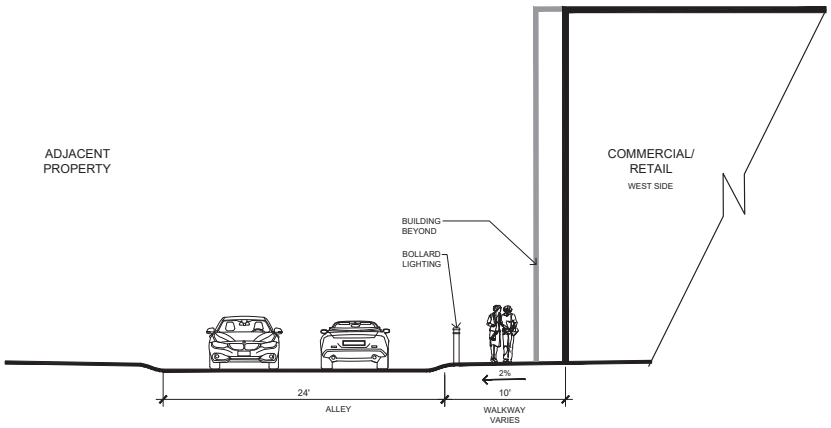

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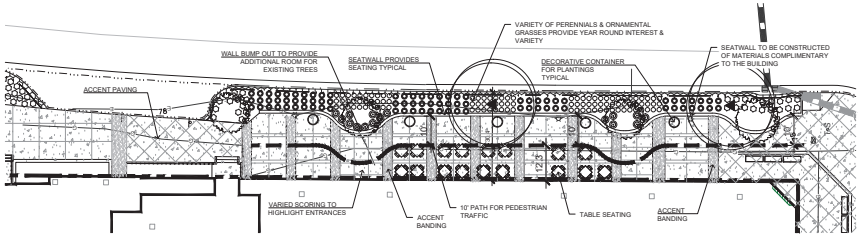

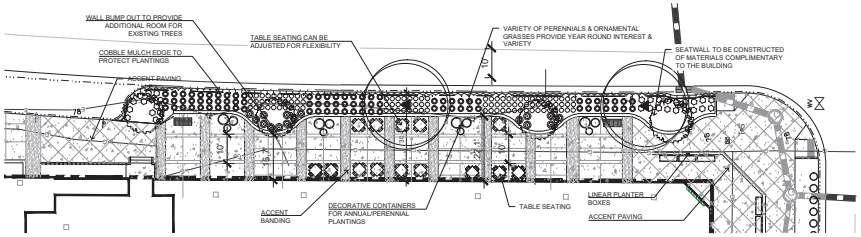

STREETSCAPE OPTIONS

0 20' 30' 40'

SCALE 1" = 20'-0"

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SHEET TITLE

SECTIONS/
STREETSCAPE
OPTIONS

SHEET INFORMATION

Sheet Number: LS-4

General Landscape Notes

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.

3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

Street Tree Notes

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.

3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.

4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.

5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

Tree Protection Notes

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.

2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.

3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.

4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.

5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

9. "NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND
FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."

Native Grass Seed Mix

NATIVE GRASS - UPLAND CITY OF FORT COLLINS MIX:

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

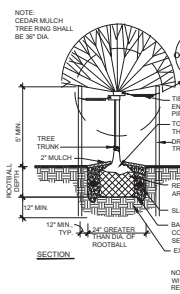
NON-IRRIGATED UPLAND MIX

COMMON NAME	SCIENTIFIC NAME	SEEDING RATE (PLS LBS/ACRE-DRILL RATE)
BEEPLANT	CLEOME SEEULATA	1.08
HAIRY GOLDENASTER	HETEROTHECA VILLOSA	0.36
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.41
WALLFLOWER	ERYSIMUM ASPERUM	0.11
ANNUAL SUNFLOWER	HELIANTHUS ANNUUS	2.07
DOTTED GAYFEATHER	LIATRIS PUNCTATA	0.73
BLUE FLAX	LINUM LEWSII	0.41
PRAIRIE ASTER	MACHAERANTHERA TANACETIFLIA	0.25
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.10
AMERICAN VETCH	VICIA AMERICANA	6.10
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	0.96
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.22
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	0.67
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
NEEDLE AND THREAD	HESPEROSTIPA COMATA	1.59
SWITCH GRASS	PANICUM VIRGATUM	0.47
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.66
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.04
SIX WEEKS FESCUE	VULPIA OCTOFLORA	0.19
TOTAL LBS/ACRE		**20.77**

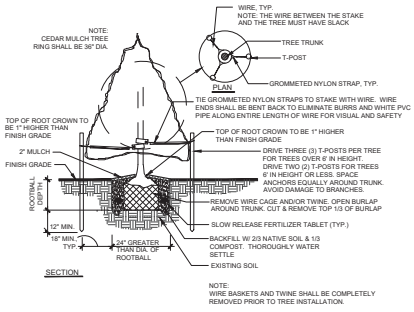
3. NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
4. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENDMENTS IF NECESSARY THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENTLY OVER ENTIRE AREA.
5. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
6. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
7. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD - DOUBLE SPECIFICED APPLICATION REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
8. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
9. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED WEED FREE STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
10. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
11. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL-LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6-8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
12. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY-PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

MULCH IN ALL NATIVE SEED AREAS:

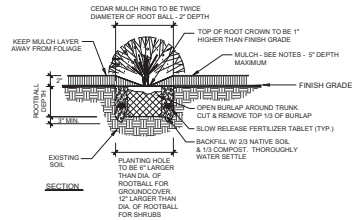
1. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD WEED FREE STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

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SEAL

PROJECT TITLE
BLOCK 23-MORNINGSTAR

Fort Collins, Colorado

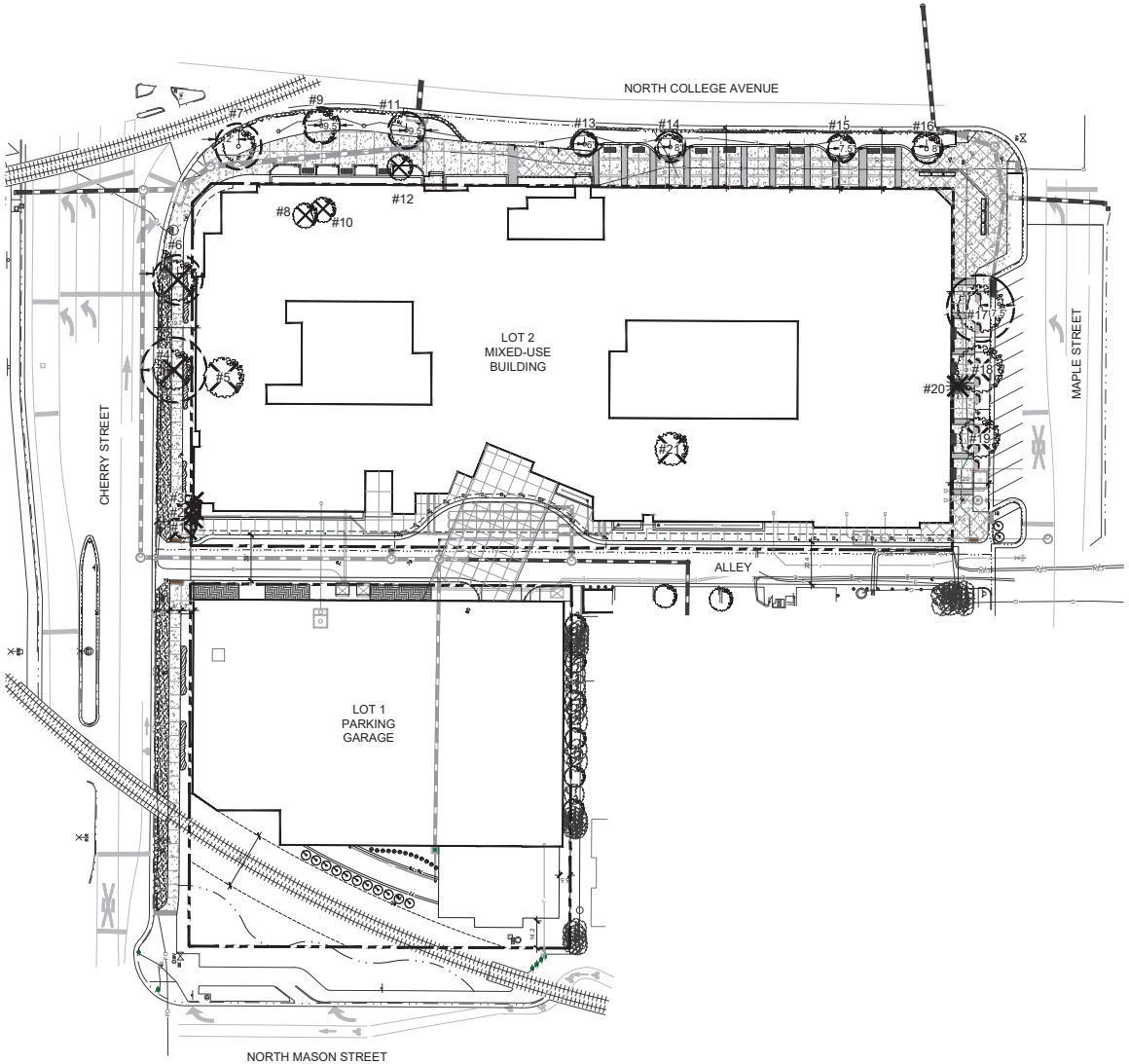
PREPARED FOR
HASELDEN / MORNINGSTAR FORT COLLINS LLC

REVISIONS	DATE
STAFF COMMENTS	08.05.20
STAFF COMMENTS	09.09.20
STAFF COMMENTS	09.29.20

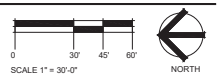
DATE
MAY 27, 2020

SHEET TITLE
NOTES & DETAILS

SHEET INFORMATION
Sheet Number: LS-5



TREE INVENTORY PLAN



Existing Tree Schedule

COMMON NAME	SIZE	CONDITION	TO BE REMOVED	MITIGATION REQUIRED	REASON FOR REMOVAL
1. SIBERIAN ELM	8.5"	FAIR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
2. VOLUNTEER ELM	3-STEM	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
3. SIBERIAN ELM	6"	FAIR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
4. HONEY LOCUST	17"	FAIR	YES	YES - 2.5	CONFLICT WITH DETACHED WALK & EXCAVATION OF BUILDING FOUNDATION
5. HONEY LOCUST	17"	FAIR	YES	YES - 2.5	CONFLICT WITH DEVELOPMENT
6. HONEY LOCUST	13"	FAIR	YES	YES - 2	CONFLICT WITH DETACHED WALK & EXCAVATION OF BUILDING FOUNDATION
7. HONEY LOCUST	12"	GOOD	NO	YES - 2.5	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
8. LINDEN	9"	FAIR MINUS	YES	YES - 1	CONFLICT WITH DEVELOPMENT
9. HONEY LOCUST	9.5"	FAIR	NO	YES - 1	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
10. SIBERIAN ELM	6"	FAIR	YES	YES - 0	CONFLICT WITH DEVELOPMENT
11. HONEY LOCUST	9.5"	GOOD	NO	YES - 2	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
12. SIBERIAN ELM	2"	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
13. HONEY LOCUST	6"	GOOD	NO	YES - 1.5	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
14. HONEY LOCUST	8"	GOOD	NO	YES - 2	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
15. HONEY LOCUST	7.5"	GOOD	NO	YES - 1.5	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
16. HONEY LOCUST	8"	GOOD	NO	YES - 2	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
17. HONEY LOCUST	17.5"	FAIR MINUS	NO	YES - 3	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
18. HONEY LOCUST	22"	FAIR	YES	NO - 3	TO BE REMOVED PER / FORESTRY RECOMMENDATION
19. HONEY LOCUST	16"	POOR	YES	NO - 2	TO BE REMOVED PER / FORESTRY RECOMMENDATION
20. JUNIPER	5.5"	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
21. SIBERIAN ELM	12"	POOR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
			TOTAL MITIGATION	13 TREES	

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SONG BIRD NESTING

"NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."

LANDSCAPE LEGEND

EXISTING TREES

TREE TO BE REMOVED

CRITICAL ROOT ZONE

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SEAL

PROJECT TITLE
BLOCK 23-
MORNINGSTAR

Fort Collins, Colorado

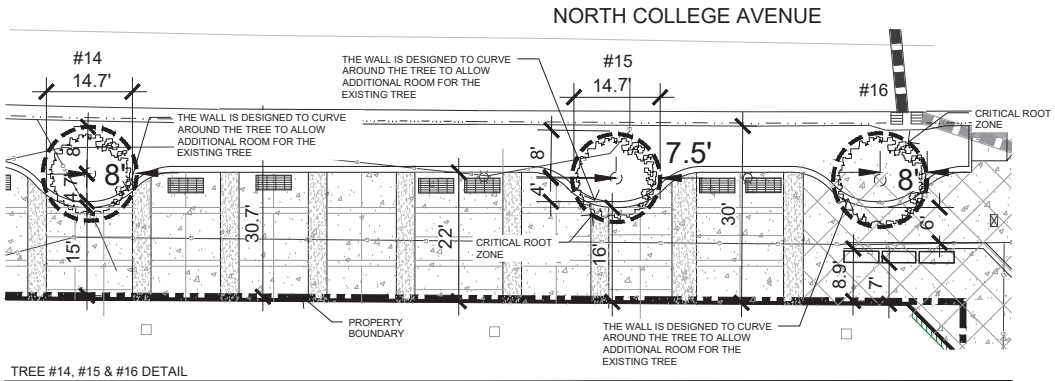
PREPARED FOR
HASELDEN /
MORNINGSTAR
FORT COLLINS LLC

REVISIONS	DATE
STAFF COMMENTS	08.05.20
STAFF COMMENTS	09.09.20
STAFF COMMENTS	09.29.20

DATE
MAY 27, 2020

SHEET TITLE
TREE
INVENTORY

SHEET INFORMATION
Sheet Number: LS-6

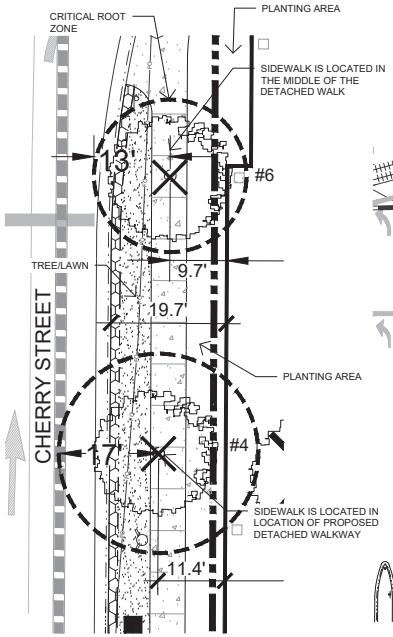


TREE #14, #15 & #16 DETAIL

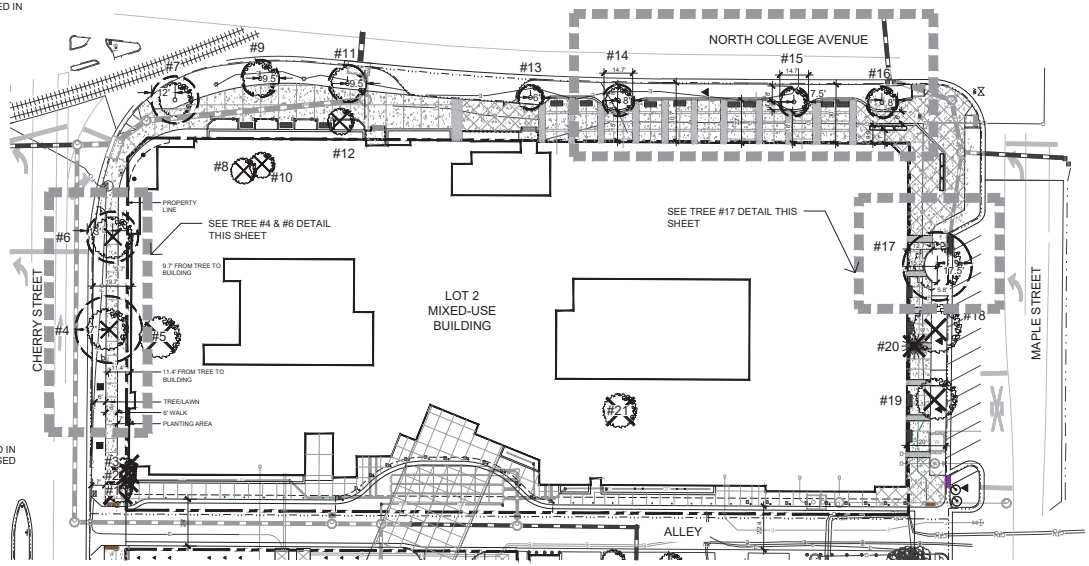
Existing Tree Schedule

COMMON NAME	SIZE	CONDITION	TO BE REMOVED	MITIGATION REQUIRED	REASON FOR REMOVAL
1. SIBERIAN ELM	8.5"	FAIR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
2. VOLUNTEER ELM	3-STEM	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
3. SIBERIAN ELM	6"	FAIR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
4. HONEY LOCUST	17"	FAIR	YES	YES - 2.5	CONFLICT WITH DETACHED WALK & EXCAVATION OF BUILDING FOUNDATION
5. HONEY LOCUST	17"	FAIR	YES	YES - 2.5	CONFLICT WITH DEVELOPMENT
6. HONEY LOCUST	13"	FAIR	YES	YES - 2	CONFLICT WITH DETACHED WALK & EXCAVATION OF BUILDING FOUNDATION
7. HONEY LOCUST	12"	GOOD	NO	YES - 2.5	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
8. LINDEN	9"	FAIR MINUS	YES	YES - 1	CONFLICT WITH DEVELOPMENT
9. HONEY LOCUST	9.5"	FAIR	NO	YES - 1	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
10. SIBERIAN ELM	6"	FAIR	YES	YES - 0	CONFLICT WITH DEVELOPMENT
11. HONEY LOCUST	9.5"	GOOD	NO	YES - 2	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
12. SIBERIAN ELM	2"	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
13. HONEY LOCUST	6"	GOOD	NO	YES - 1.5	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
14. HONEY LOCUST	8"	GOOD	NO	YES - 2	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
15. HONEY LOCUST	7.5"	GOOD	NO	YES - 1.5	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
16. HONEY LOCUST	8"	GOOD	NO	YES - 2	N/A-WALK & RETAINING WALL HAVE BEEN ADJUSTED TO PRESERVE TREE
17. HONEY LOCUST	17.5"	FAIR MINUS	NO	YES - 3	N/A-WALK HAS BEEN ADJUSTED TO PRESERVE TREE
18. HONEY LOCUST	22"	FAIR	YES	NO - 3	TO BE REMOVED PER / FORESTRY RECOMMENDATION
19. HONEY LOCUST	16"	POOR	YES	NO - 2	TO BE REMOVED PER / FORESTRY RECOMMENDATION
20. JUNIPER	5.5"	FAIR MINUS	YES	NO - 0	CONFLICT WITH DEVELOPMENT
21. SIBERIAN ELM	12"	POOR	YES	NO - 0	CONFLICT WITH DEVELOPMENT
		TOTAL MITIGATION		13 TREES	

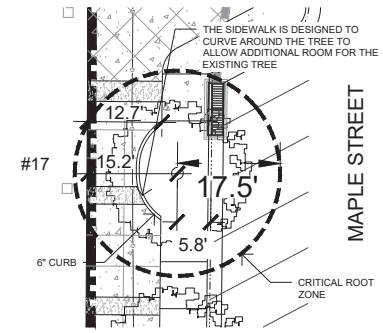
LANDSCAPE LEGEND



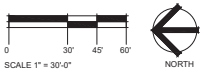
TREE #4 & #6 DETAIL



TREE INVENTORY PLAN



TREE #17 DETAIL



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SEAL

PROJECT TITLE
BLOCK 23-MORNINGSTAR
Fort Collins, Colorado

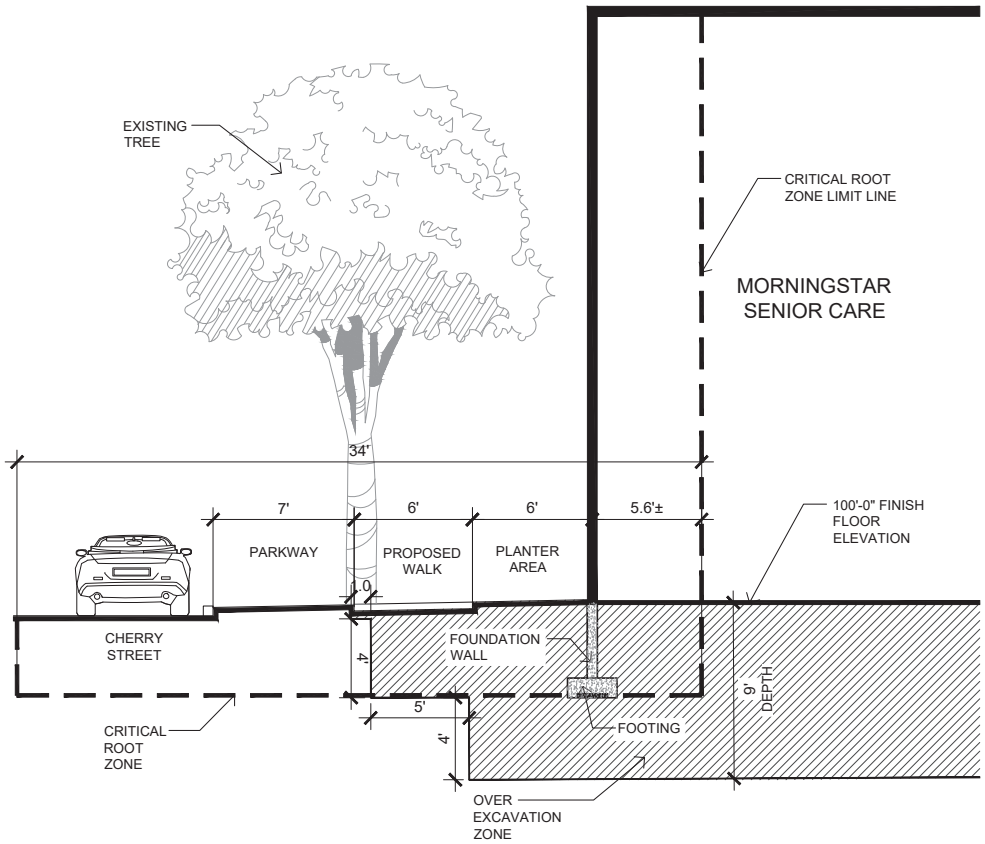
PREPARED FOR
HASELDEN / MORNINGSTAR FORT COLLINS LLC

REVISIONS | DATE

DATE
September 29, 2020

SHEET TITLE
TREE INVENTORY EXHIBIT A

SHEET INFORMATION
Sheet Number: 1



DETAIL SHOWING OVER-EXCAVATION LIMITS

NOT TO SCALE

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SEAL

PROJECT TITLE
BLOCK 23
MORNINGSTAR

Fort Collins, Colorado

PREPARED FOR
HASELDEN/
MORNINGSTAR
FORT COLLINS LLC

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS | DATE

DATE
9-21-20

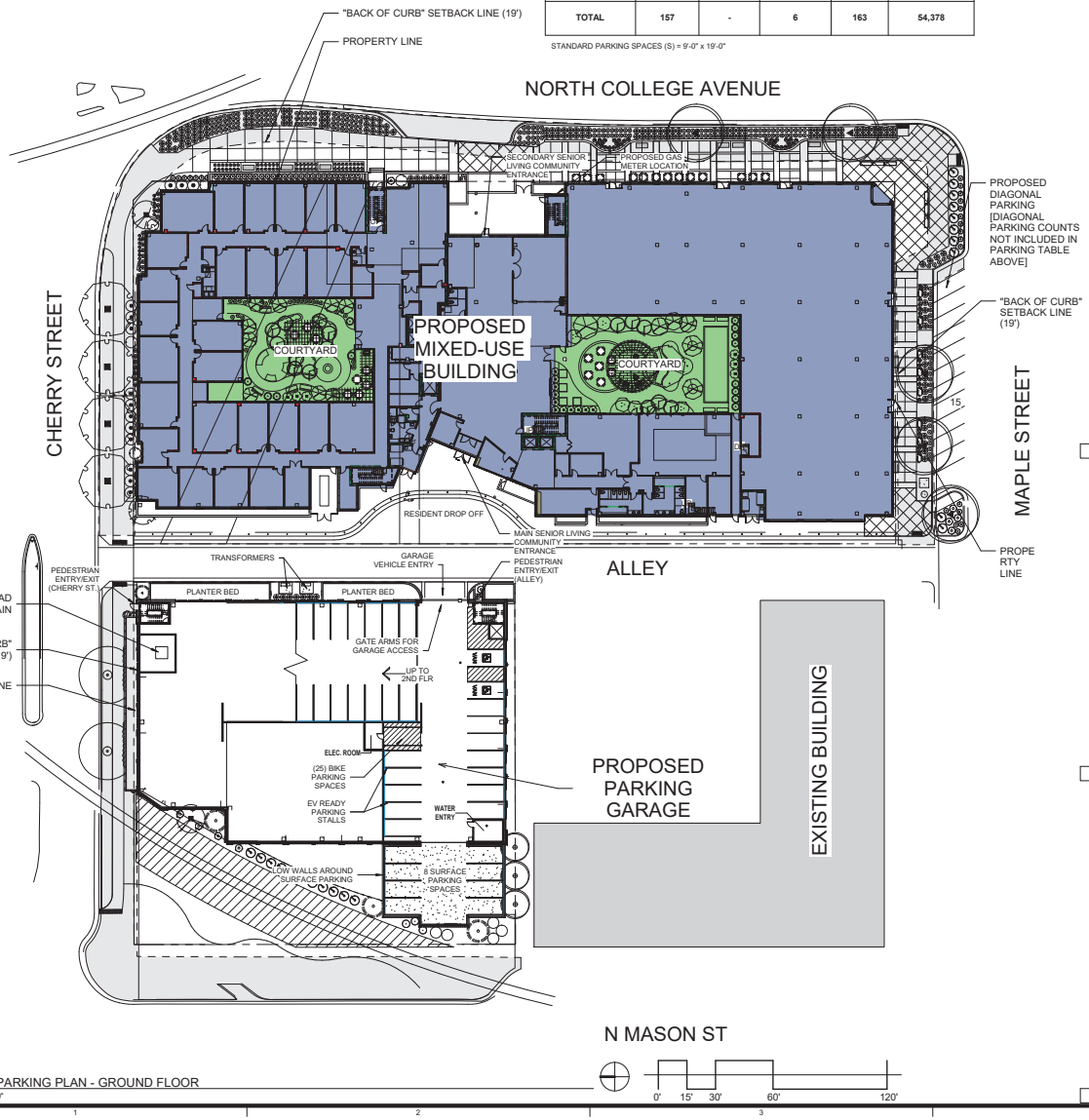
SHEET TITLE
TREE
INVENTORY
EXHIBIT B

SHEET INFORMATION
1

VEHICLE PARKING PROVIDED

PARKING LEVEL	STANDARD	COMPACT	ADA	TOTAL	SQ. FOOTAGE
1	66	-	2 [VAN ADA]	68	24,167
LEVEL 1 SURFACE PARKING	8	-	0	8	-
2	64	-	4	68	22,671
3	19	-	0	19	7,540
TOTAL	**157**	**-**	**6**	**163**	**54,378**

STANDARD PARKING SPACES (S) = 9'-0" x 19'-0"



A1 PDP PARKING PLAN - GROUND FLOOR
A4 A1 1" = 30'-0"

D4 GARAGE VIEW 3
A1 1" = 1'-0"

C4 GARAGE VIEW 2
A1 1" = 1'-0"

B4 GARAGE VIEW 1
A1 1" = 1'-0"

A4 GARAGE DETAIL VIEW 1
A1 1" = 1'-0"

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P 303.607.0977
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CONSULTANT:

PROJECT:
BLOCK 23 / MORNINGSTAR FORT COLLINS
FORT COLLINS, CO

OWNER:
MORNINGSTAR SENIOR LIVING

ISSUE:
09.21.2020 100% DESIGN DEVELOPMENT

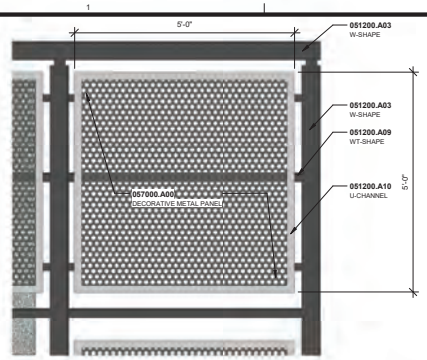
DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	JC/DP
CHECKED BY:	LP
APPROVED BY:	Approver

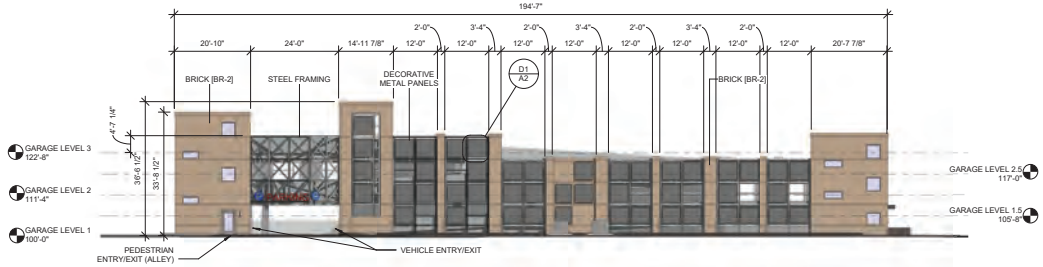
SHEET TITLE:
PARKING PLAN

A1
SHEET OF

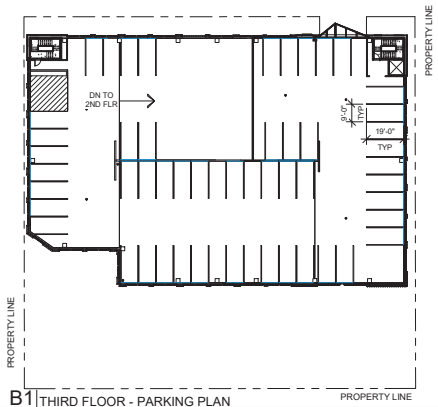
C:\Revit\Local Files\220023.00 MorningStar Fort Collins V19_jcoleman.rvt
9/25/2020 10:29:24 AM



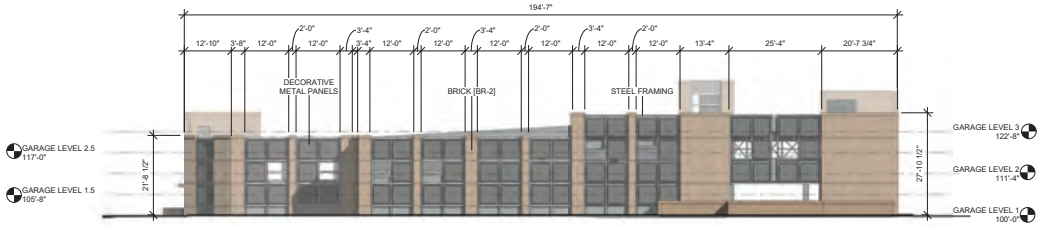
D1 GARAGE FACADE DECORATIVE METAL PANEL ELEVATION
A2 | A2 | 3/4" = 1'-0"



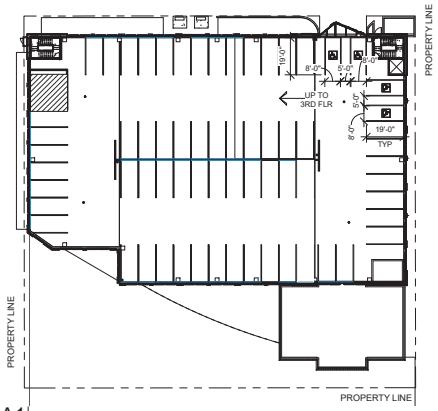
D3 GARAGE EAST ELEVATION - PDP
A11 | A2 | 1/16" = 1'-0"



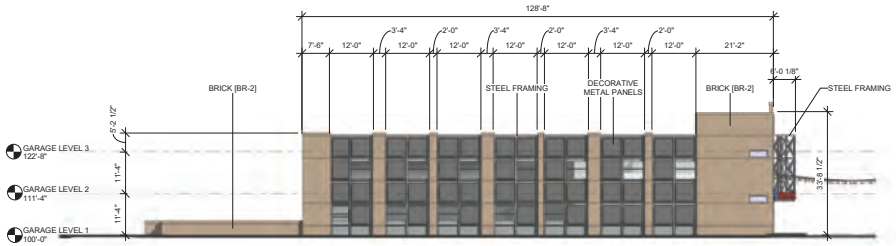
B1 THIRD FLOOR - PARKING PLAN
A4 | A2 | 1" = 30'-0"



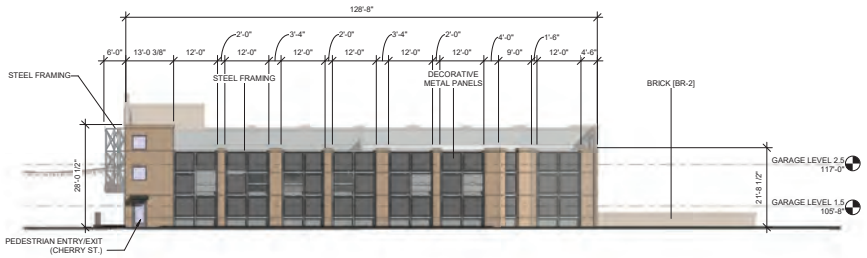
C3 GARAGE WEST ELEVATION - PDP
PR-44 | A2 | 1/16" = 1'-0"



A1 SECOND FLOOR - PARKING PLAN
A4 | A2 | 1" = 30'-0"



B3 GARAGE SOUTH ELEVATION - PDP
A2 | 1/16" = 1'-0"



A3 GARAGE NORTH ELEVATION - PDP
A13 | A2 | 1/16" = 1'-0"

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CONSULTANT:

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BLOCK 23 / MORNINGSTAR FORT COLLINS
FORT COLLINS, CO

OWNER:
MORNINGSTAR SENIOR LIVING

ISSUE:
09.21.2020 100% DESIGN DEVELOPMENT

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	JC/DP
CHECKED BY:	LP
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SHEET TITLE:
PARKING PLAN

A2
SHEET OF

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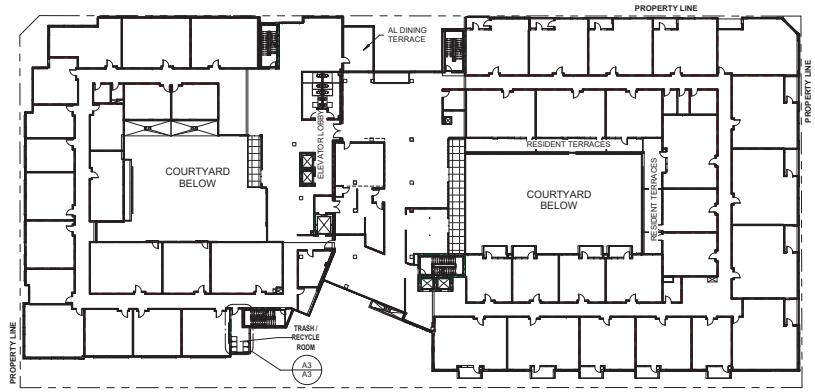
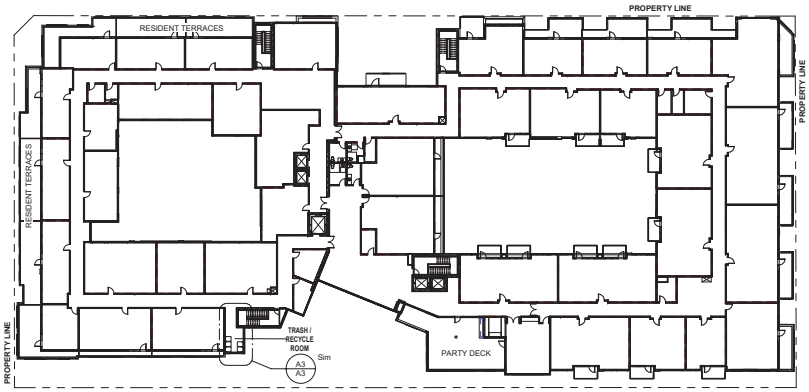
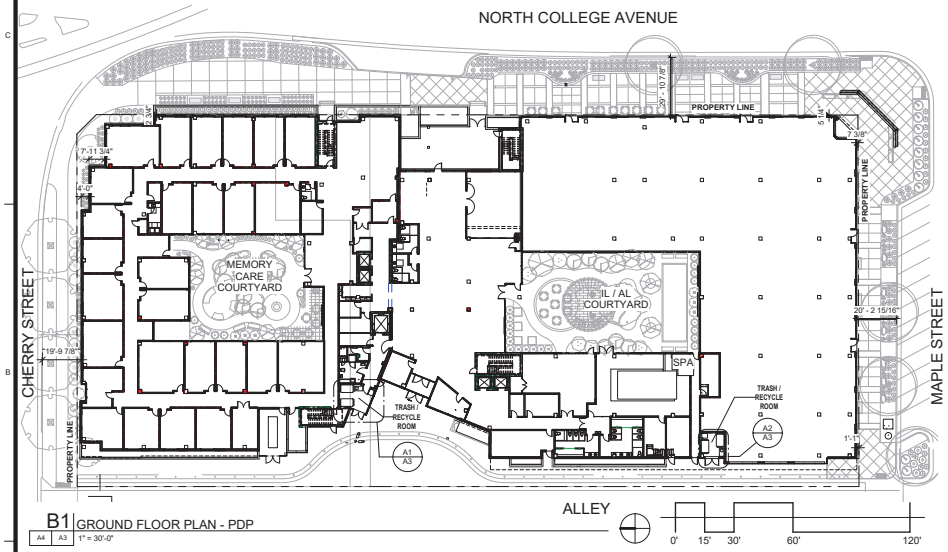
9/25/2020 10:29:42 AM



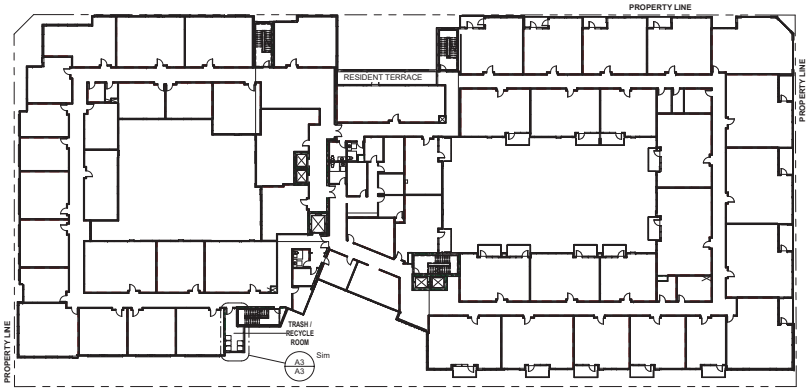
C1 SECOND FLOOR PLAN - PDP
A4 A3 1" = 30'-0"



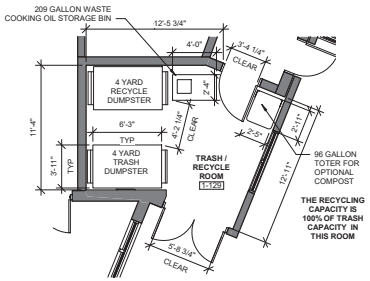
C3 FOURTH FLOOR PLAN - PDP
A4 A3 1" = 30'-0"



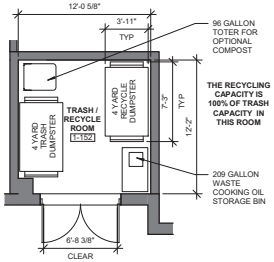
B1 GROUND FLOOR PLAN - PDP
A4 A3 1" = 30'-0"



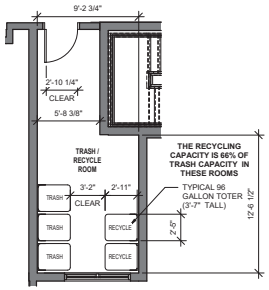
B2 THIRD FLOOR PLAN - PDP
A4 A3 1" = 30'-0"



A1 TRASH / RECYCLE ROOM 126 GROUND LEVEL
A3 A3 3/16" = 1'-0"



A2 TRASH / RECYCLE ROOM 152 GROUND LEVEL
A3 A3 3/16" = 1'-0"



A3 TRASH / RECYCLE ROOM LEVELS 2,3, & 4
A3 A3 3/16" = 1'-0"

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MORNINGSTAR SENIOR LIVING

ISSUE:

09.21.2020 100% DESIGN DEVELOPMENT

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	LK
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

BUILDING FLOOR PLANS

A3

SHEET OF

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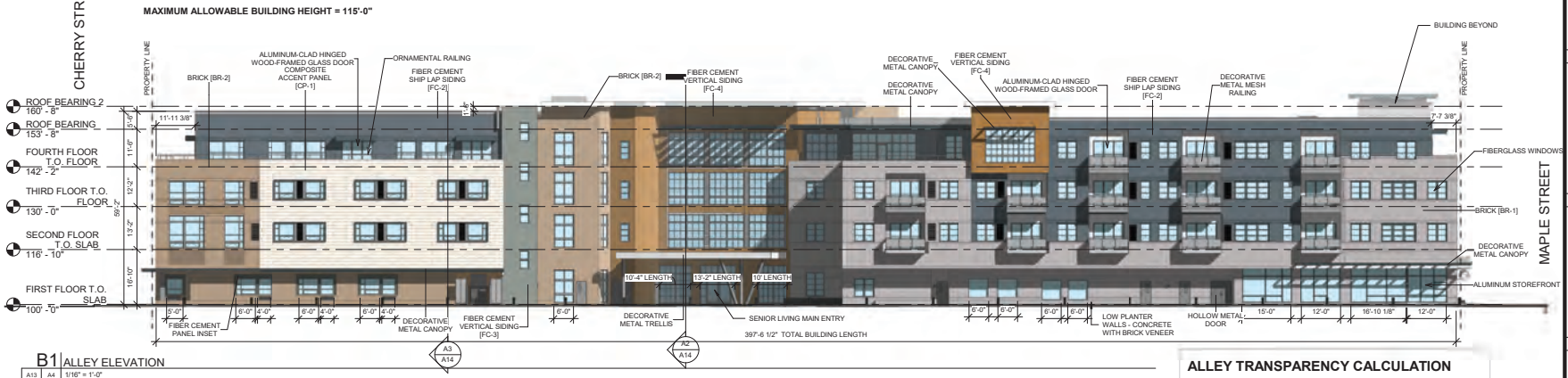
9/25/2020 10:29:51 AM

D1 WEST ALLEY ENTRY PERSPECTIVE
A4 NTS

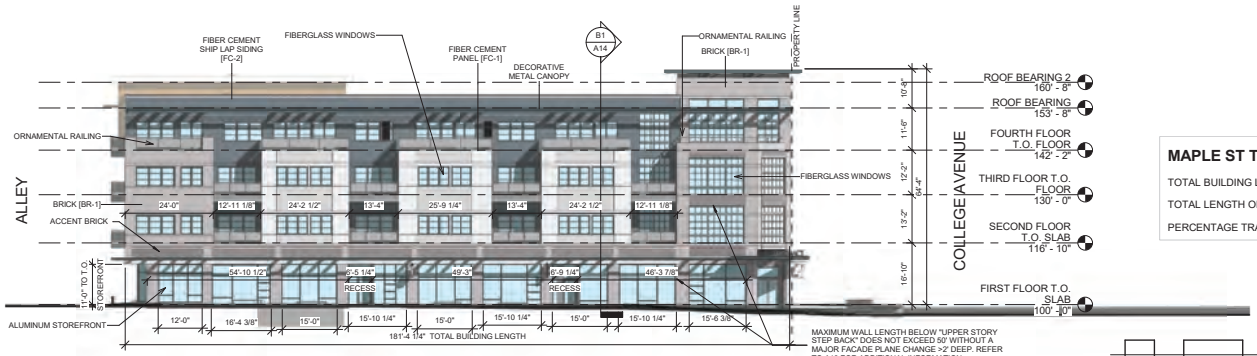
D3 SOUTH ENTRY PERSPECTIVE
A4 NTS



B1 ALLEY ELEVATION
A13 A4 1/16" = 1'-0"

ALLEY TRANSPARENCY CALCULATION

TOTAL BUILDING LENGTH	397' - 6 1/2"
TOTAL LENGTH OF GLAZING	170' - 4"
PERCENTAGE TRANSPARENT [40% REQUIRED]	42.8%



A1 MAPLE STREET ELEVATION
A13 A4 1/16" = 1'-0"

MAPLE ST TRANSPARENCY CALCULATION

TOTAL BUILDING LENGTH	181' - 4 1/4"
TOTAL LENGTH OF GLAZING	135' - 5"
PERCENTAGE TRANSPARENT [40% REQUIRED]	74.7%

0' 8' 16' 32' 64'

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ISSUE:
09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/LK
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SHEET TITLE:
EXTERIOR ELEVATIONS

A4
SHEET OF

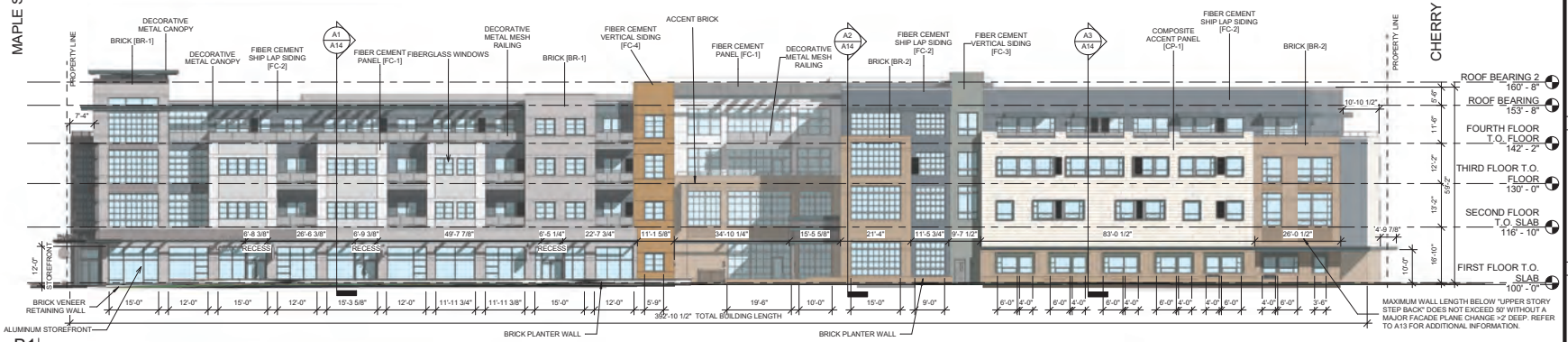
C:\Users\detroit\Documents\220023.00 MorningStar Fort Collins V19_detroit.rvt
9/9/2020 9:39:05 AM

D2 EAST OUTDOOR AREA PERSPECTIVE
A5 NTS

D4 EAST PEDESTRIAN PERSPECTIVE
A5 NTS

COLLEGE AVE TRANSPARENCY CALCULATION

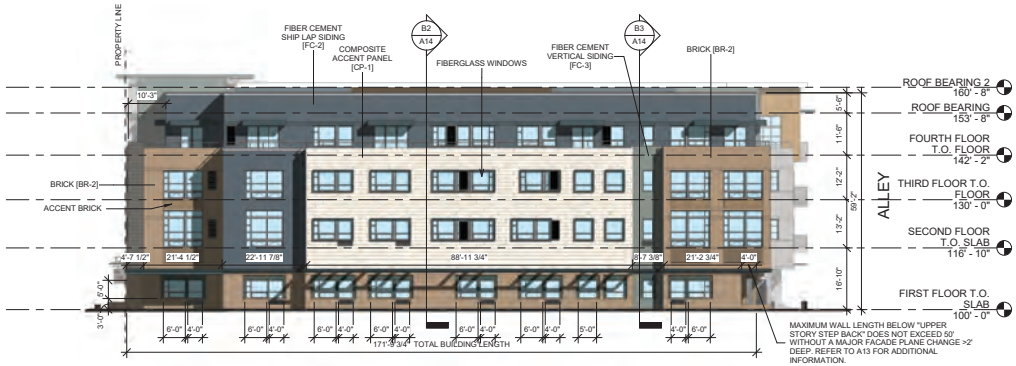
TOTAL BUILDING LENGTH	392' - 10 1/2"
TOTAL LENGTH OF GLAZING	264' - 9"
PERCENTAGE TRANSPARENT [40% REQUIRED]	67.4%



B1 COLLEGE AVENUE ELEVATION
A13 A5 1/16" = 1'-0"

CHERRY ST TRANSPARENCY CALCULATION

TOTAL BUILDING LENGTH	171' - 9 3/4"
TOTAL LENGTH OF GLAZING	75' - 0"
PERCENTAGE TRANSPARENT [40% REQUIRED]	43.7%



A1 CHERRY STREET ELEVATION
A13 A5 1/16" = 1'-0"

0' 8' 16' 32' 64'

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09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/LK
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SHEET TITLE:
EXTERIOR ELEVATIONS

A5
SHEET OF

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9/9/2020 9:39:19 AM

B1 SOUTHEAST CORNER PERSPECTIVE
NTS

B3 EAST PERSPECTIVE
NTS

A1 SOUTHWEST CORNER PERSPECTIVE
NTS

A3 SOUTHEAST CORNER PERSPECTIVE 2
NTS

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CONSULTANT:

PROJECT:
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OWNER:
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ISSUE:
09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/DP
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:
EXTERIOR PERSPECTIVES

A6
SHEET OF

C:\Users\detroit\Documents\220023.00 MorningStar Fort Collins V19_rdetroit.rvt
9/9/2020 9:03:27 AM

B1 NORTHEAST CORNER PERSPECTIVE
NTS

B3 NORTHWEST CORNER PERSPECTIVE
NTS

A1 WEST ALLEY PERSPECTIVE
NTS

A3 WEST ALLEY PERSPECTIVE 2
NTS

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CONSULTANT:

PROJECT:

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FORT COLLINS, CO

OWNER:

MORNINGSTAR
SENIOR LIVING

ISSUE:

09.09.2020,PDP SUBMITTAL 3

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CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

EXTERIOR
PERSPECTIVES

A7

SHEET OF

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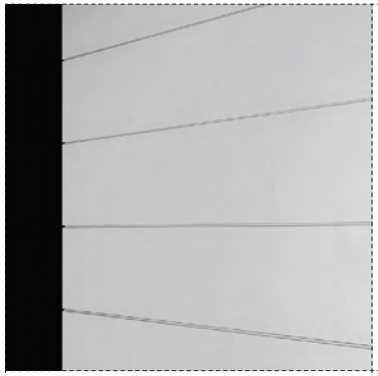
9/9/2020 9:03:27 AM



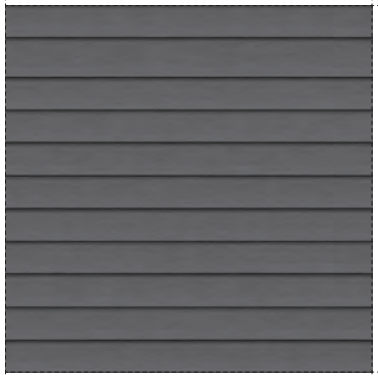
FIBER CEMENT PANEL
[FC-1]

FIBER CEMENT SIDING COLOR
[FC-1]

FIBER CEMENT VERTICAL SIDING
[FC-4]

NOTE:
MATERIAL COLORS SHALL BE PER RENDERINGS PROVIDED IN THIS PACKAGE.

ALL RENDERINGS ARE ARTISTIC PORTRAYALS AND ACTUAL BUILT COLORS MAY VARY SLIGHTLY FROM WHAT IS SHOWN.



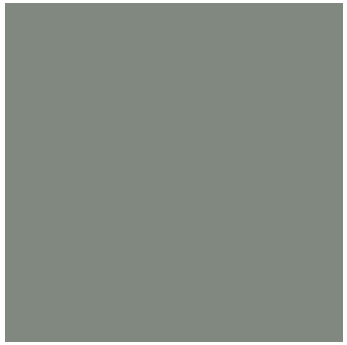
FIBER CEMENT SHIP LAP SIDING
[FC-2]

FIBER CEMENT SIDING COLOR
[FC-2]

GRAY BRICK
[BR-1]

COMPOSITE ACCENT PANEL
[CP-1]

FIBER CEMENT VERTICAL SIDING
WITH VARIED WIDTHS [FC- 3]



FIBER CEMENT SIDING COLOR
[FC-3]

TAN BRICK
[BR-2]

DECORATIVE METAL CANOPY
COLOR

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OWNER:
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SENIOR LIVING

ISSUE:
09.09.2020,PDP SUBMITTAL 3

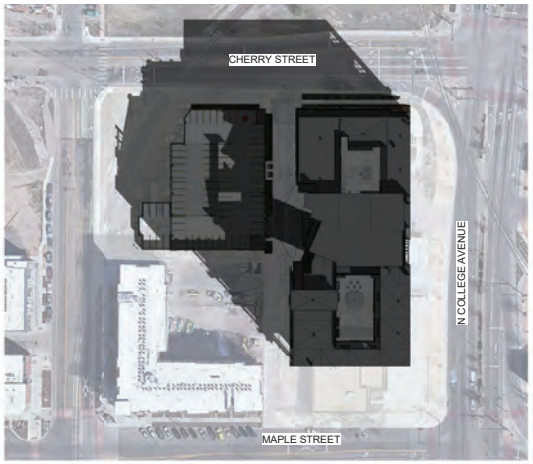
DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/DP/LK
CHECKED BY:	LP
APPROVED BY:	Approver

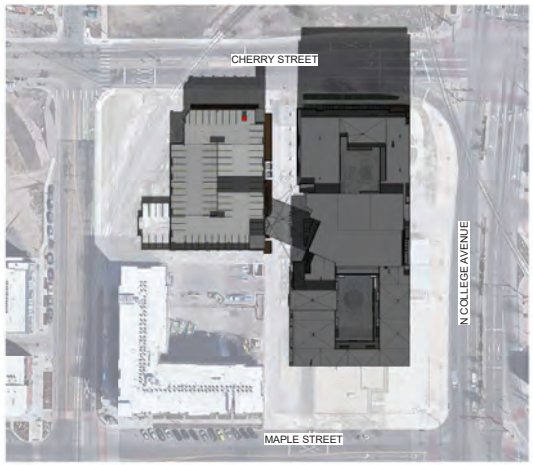
SHEET TITLE:
MATERIAL BOARD

A8
SHEET OF

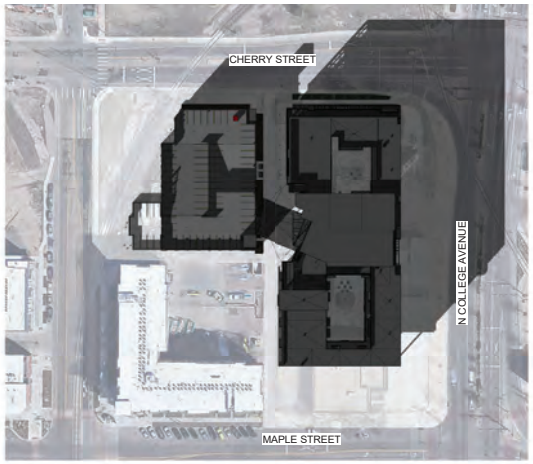
C:\Users\detrot\Documents\220023.00 MorningStar Fort Collins V19_rdetroit.rvt
9/9/2020 9:03:28 AM



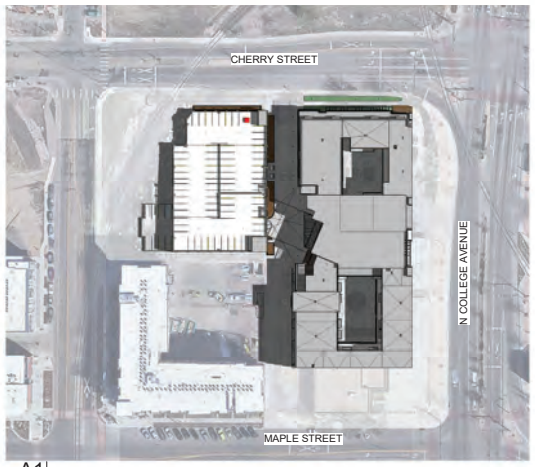
B1 SUN STUDY - DEC 21 - 9AM
A9



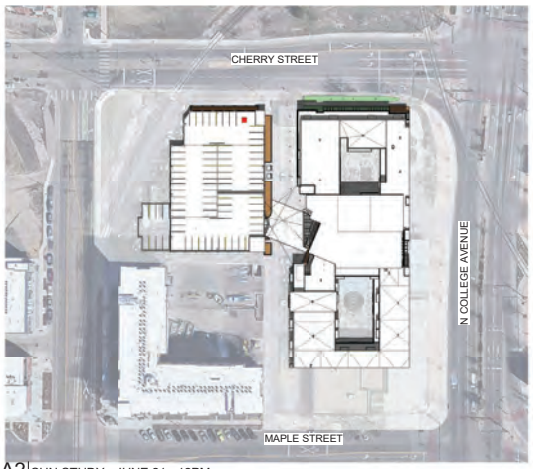
B2 SUN STUDY - DEC 21 - 12PM
A9



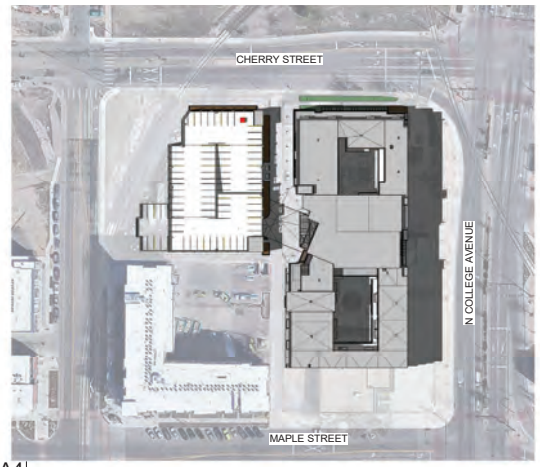
B4 SUN STUDY - DEC 21 - 3PM
A9



A1 SUN STUDY - JUNE 21 - 9AM
A9



A2 SUN STUDY - JUNE 21 - 12PM
A9



A4 SUN STUDY - JUNE 21 - 3PM
A9

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CONSULTANT:

PROJECT:

BLOCK 23 / MORNINGSTAR FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR SENIOR LIVING

ISSUE:

09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	LK
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

SHADOW ANALYSIS

A9

SHEET OF

C:\Users\detroit\Documents\220023.00 MorningStar Fort Collins V19_rdetroit.rvt
9/9/2020 9:04:08 AM

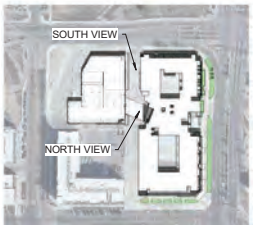
EAST FACING / 9AM MORNING SUN ANGLE @ ALLEY - LOOKING NORTH

WEST FACING / 3PM AFTERNOON SUN ANGLE @ ALLEY - LOOKING NORTH

EAST FACING / 9AM MORNING SUN ANGLE @ ALLEY - LOOKING SOUTH

WEST FACING / 3PM AFTERNOON SUN ANGLE @ ALLEY - LOOKING SOUTH

NOTE:
MIXED-USE BUILDING IS FOUR (4) STORIES TALL
GARAGE IS THREE (3) STORIES TALL



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PROJECT:
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ISSUE:
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DRAWING INFORMATION:

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SHEET TITLE:
SHADOW ANALYSIS RENDERINGS

A10
SHEET OF

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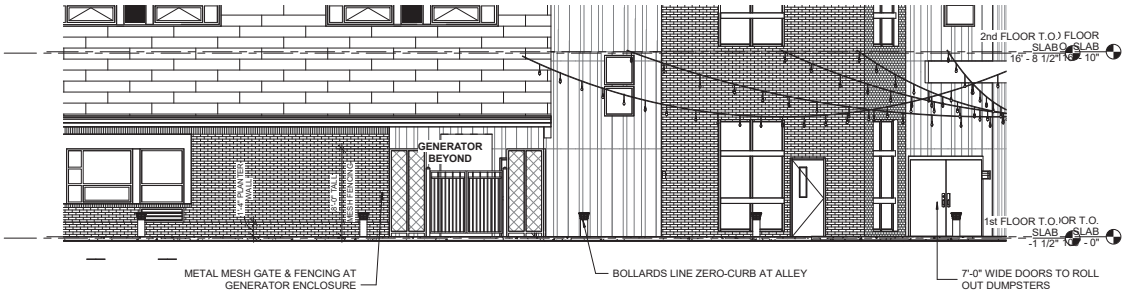
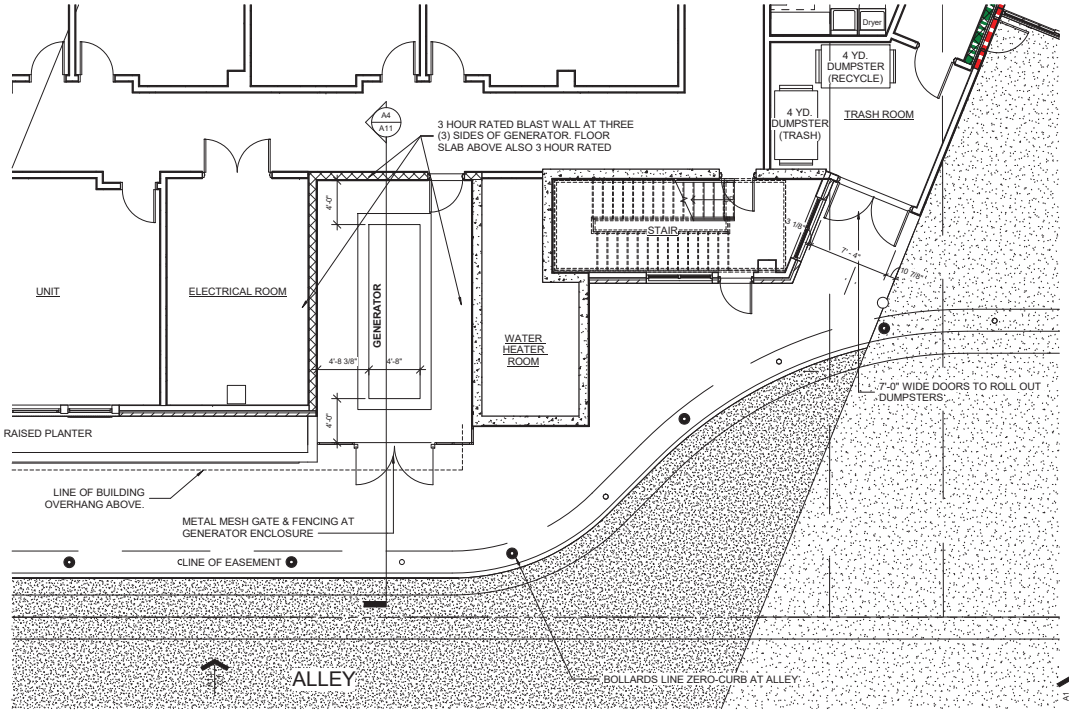
9/9/2020 9:04:08 AM



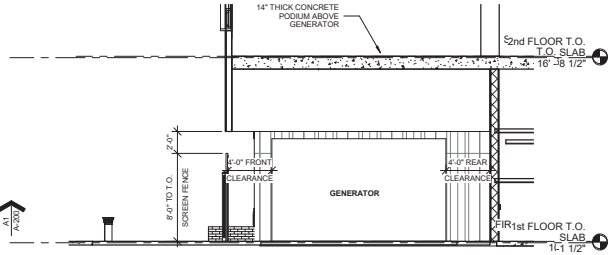
C1 UTILITY ZONE ELEVATION 1
A11 A11 3/16" = 1'-0"

C4 PLANTER WALLS @ EAST ELEVATION NORTHERN CORNER
A11 NTS

B4 PLANTER WALLS @ EAST ELEVATION
A11 NTS



A1 UTILITY ZONE ENLARGED PLAN
A4 A11 3/16" = 1'-0"



A4 GENERATOR SECTION
A11 A11 3/16" = 1'-0"

0' 2' 4' 8' 16'

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CONSULTANT:

PROJECT:

BLOCK 23 / MORNINGSTAR FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR SENIOR LIVING

ISSUE:

09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/DP/LK
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

SITE DETAILS - ENLARGED PLANS & ELEVATIONS

A11

SHEET OF

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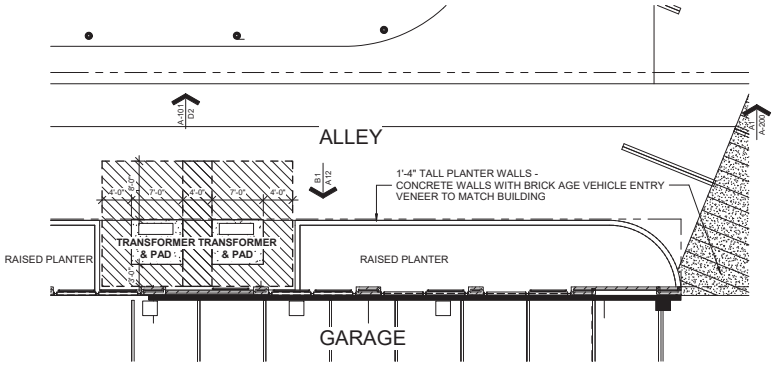
9/9/2020 9:04:11 AM

C3 CANOPY PRECENDENT 2
A12 1" = 1'-0"

C5 CANOPY PRECENDENT 1
A12 1" = 1'-0"

B3 BALCONY RAILING PRECENDENT 3
A12 1" = 1'-0"

B1 TRANSFORMER ELEVATION - PDP
A12 A12 1/8" = 1'-0"



A1 TRANSFORMER PLAN - PDP
A4 A12 1/8" = 1'-0"

0' 2' 4' 8' 16'

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CONSULTANT:

PROJECT:

BLOCK 23 / MORNINGSTAR FORT COLLINS

FORT COLLINS, CO

OWNER:

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ISSUE:

09.21.2020 100% DESIGN DEVELOPMENT

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	LK
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

SITE DETAILS - ENLARGED PLANS & ELEVATIONS

A12

SHEET OF

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BUILD-TO COMPLIANCE
BUILD-TO REQUIRED AT ALL STREET FRONTAGES = 75%

COLLEGE AVENUE -
392'- 10 1/2" TOTAL BUILDING FRONTAGE

334'- 5 1/4" FRONTAGE IN THE BUILD-TO RANGE

334'- 5 1/4" / 392'- 10 1/2" =
85% OF BUILDING WITHIN BUILD-TO RANGE

MAPLE STREET -
181'- 4 1/4" TOTAL BUILDING FRONTAGE

175'- 3 3/4" FRONTAGE IN THE BUILD-TO RANGE

175'- 3 3/4" / 181'- 4 1/4" =
97% OF BUILDING WITHIN BUILD-TO RANGE

CHERRY STREET -
171'- 9 3/4" TOTAL BUILDING FRONTAGE

141'- 9 3/4" FRONTAGE IN THE BUILD-TO RANGE

141'- 9 3/4" / 171'- 9 3/4" =
83% OF BUILDING WITHIN BUILD-TO RANGE

PER CITY OF FORT COLLINS LAND USE CODE, ARTICLE 4, DIVISION 4.16, FIGURE 18.2 - REQUIRED STREET FRONTAGE BUILD-TO RANGE

STEP BACK COMPLIANCE - CHERRY STREET [AVERAGE STEP BACK OF 10' REQUIRED]
TOTAL CHERRY STREET BUILDING FRONTAGE = 171'- 9 3/4"

4TH FLOOR -

STEP BACK	LENGTH	DEPTH
M	25'-2 3/4"	11'-11 1/2"
N	8'-2 1/2"	9'-1 1/2"
O	89'-6 3/4"	11'-3 1/2"
P	22'-9 3/4"	7'-3 1/2"
Q	26'-0"	8'-9 3/4"

AVERAGE STEP BACK = (M LENGTH x M DEPTH + N LENGTH x N DEPTH + O LENGTH x O DEPTH + ...) / TOTAL LENGTH OF BUILDING
AVERAGE STEP BACK = 1,978'-4" / 171'-9 3/4" = **10'-0" AVERAGE STEP BACK PROVIDED**

STEP BACK COMPLIANCE - MAPLE STREET [AVERAGE STEP BACK OF 10' REQUIRED]
TOTAL MAPLE STREET BUILDING FRONTAGE = 181'- 4 1/4"

4TH FLOOR -

STEP BACK	LENGTH	DEPTH
J	1'-3 1/4"	0'-0"
K	29'-8"	9'-10 1/4"
L	150'-5"	10'-1 3/4"

AVERAGE STEP BACK = (J LENGTH x J DEPTH + K LENGTH x K DEPTH + L LENGTH x L DEPTH) / TOTAL LENGTH OF BUILDING
AVERAGE STEP BACK = 1,818'-5 1/4" / 181'-4 1/4" = **10'-0" AVERAGE STEP BACK PROVIDED**

UPPER STORY STEP BACK REQUIREMENTS
PER CITY OF FORT COLLINS LAND USE CODE, ARTICLE 4, DIVISION 4.16, FIGURE 18.6 BUILDING MASS REDUCTION & ARTICULATION - UPPER STORY SETBACKS, "ANY PORTION OF THE BUILDING WITHIN THE BUILD-TO-RANGE MUST HAVE A STEP BACK THAT AVERAGES AT LEAST 10' ALONG ALL STREET FRONTAGES.

STEP BACK COMPLIANCE - COLLEGE AVENUE [AVERAGE STEP BACK OF 10' REQUIRED]
TOTAL COLLEGE AVE BUILDING FRONTAGE = 392'- 10 1/2"

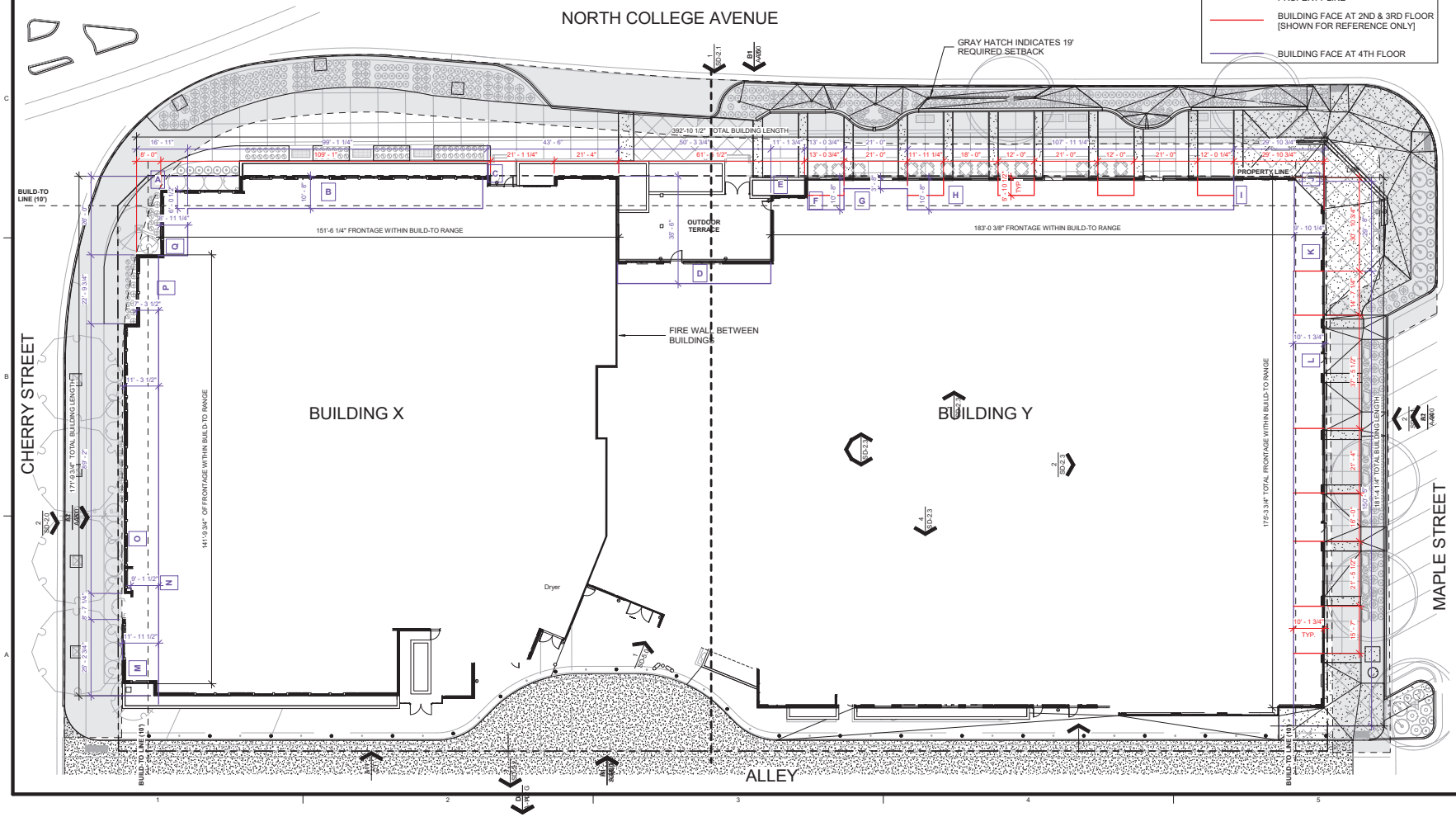
2ND FLOOR/3RD FLOOR - REQ. BUILDING STEP BACK TAKEN FROM 4TH FLOOR ONLY - 2ND & 3RD FLOOR SHOWN FOR REFERENCE ONLY

4TH FLOOR -

STEP BACK	LENGTH	DEPTH
A	16'-11"	0'-0"
B	97'-7 1/4"	10'-8"
C	45'-0"	0'-0"
D	50'-3 3/4"	35'-6"
E	11'-1 3/4"	0'-0"
F	13'-0 3/4"	10'-8"
G	21'-0"	0'-0"
H	107'- 11 1/4"	10'-8"
I	29'-10 3/4"	0'-0"

AVERAGE STEP BACK = (A LENGTH x A DEPTH + B LENGTH x B DEPTH + C LENGTH x C DEPTH + ...) / TOTAL LENGTH OF BUILDING
AVERAGE STEP BACK = 4,194'-11" / 392'-10 1/2" = **10'-4 3/4" AVERAGE STEP BACK PROVIDED**

LEGEND
- PROPERTY LINE
- BUILDING FACE AT 2ND & 3RD FLOOR [SHOWN FOR REFERENCE ONLY]
- BUILDING FACE AT 4TH FLOOR



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CONSULTANT:

PROJECT:
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FORT COLLINS, CO

OWNER:
MORNINGSTAR SENIOR LIVING

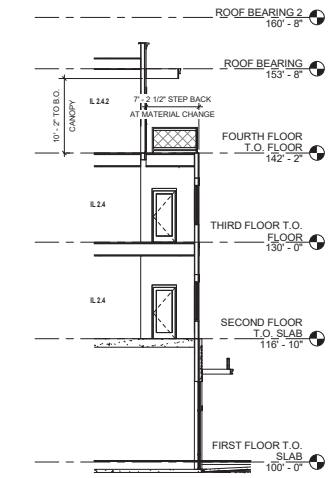
ISSUE:
09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

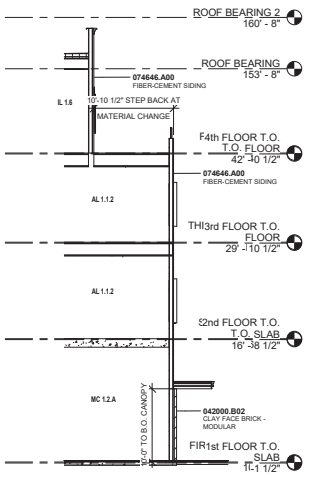
PROJECT NO:	220023
DRAWN BY:	LK
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:
BUILDING STEP BACK EXHIBIT

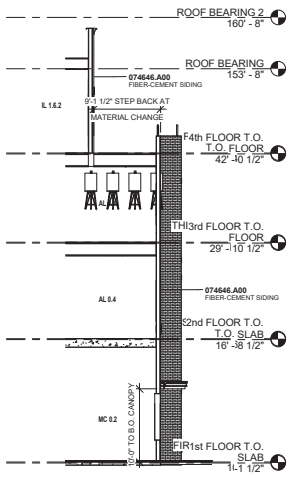
A13
SHEET OF



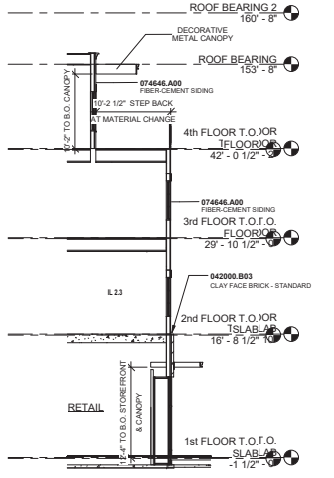
B1 PDP WALL SECTION 04
A4 A14 1/8" = 1'-0"



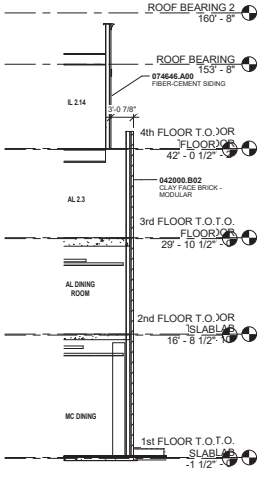
B2 PDP WALL SECTION 05
A5 A14 1/8" = 1'-0"



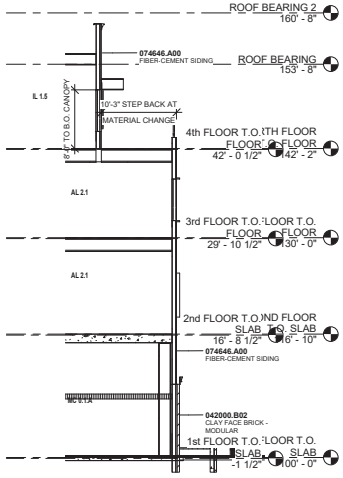
B3 PDP WALL SECTION 06
A5 A14 1/8" = 1'-0"



A1 PDP WALL SECTION 01
A5 A14 1/8" = 1'-0"



A2 PDP WALL SECTION 02
A5 A14 1/8" = 1'-0"



A3 PDP WALL SECTION 03
A5 A14 1/8" = 1'-0"

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FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR
SENIOR LIVING

ISSUE:

09.09.2020 PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/DP
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

BUILDING SECTIONS

A14

SHEET OF

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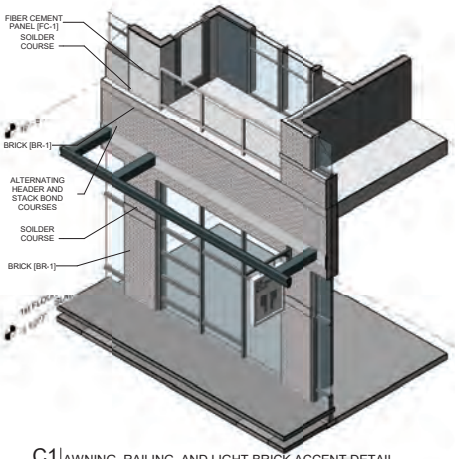
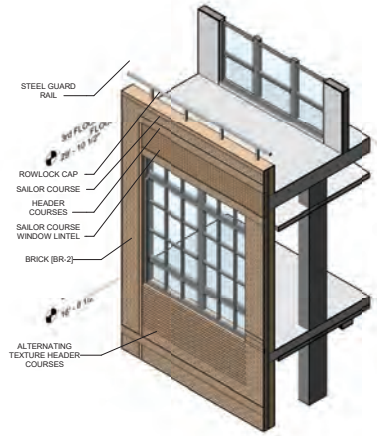
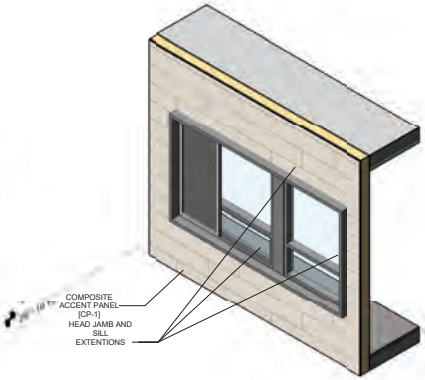


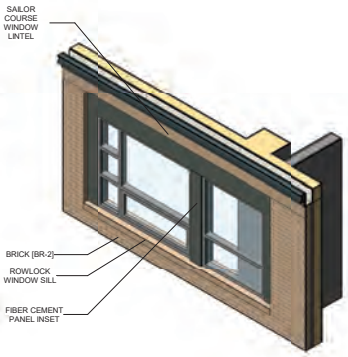
C1 A15 AWNING, RAILING, AND LIGHT BRICK ACCENT DETAIL



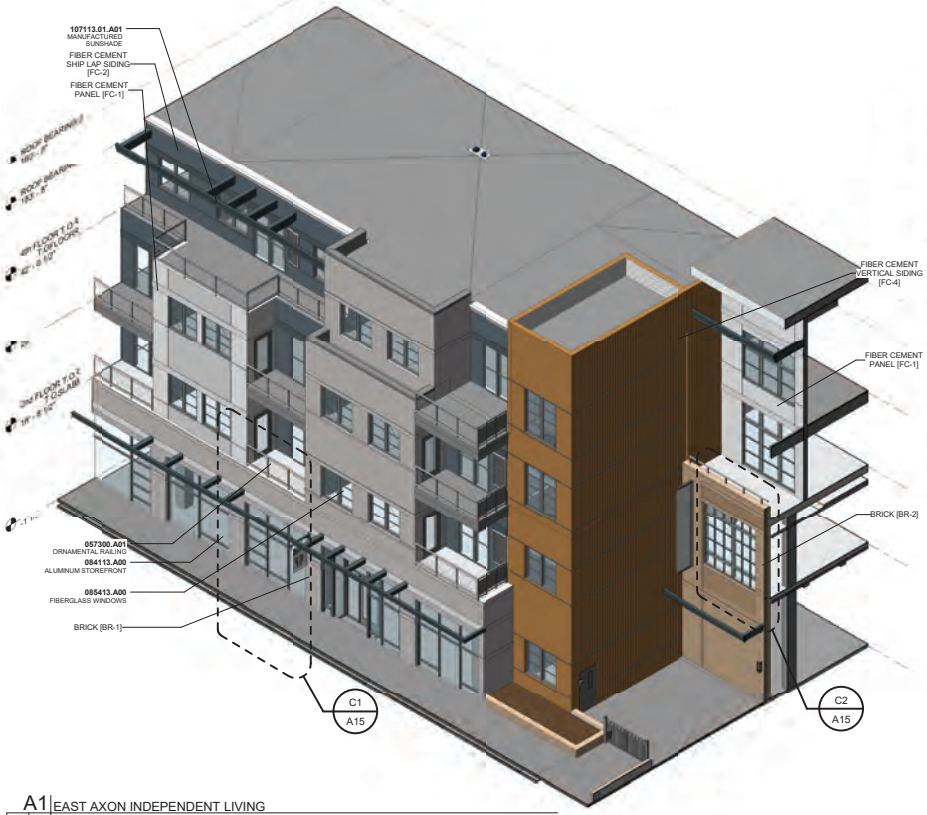
C2 A15 TAN BRICK ACCENT AND STOREFRONT DETAIL



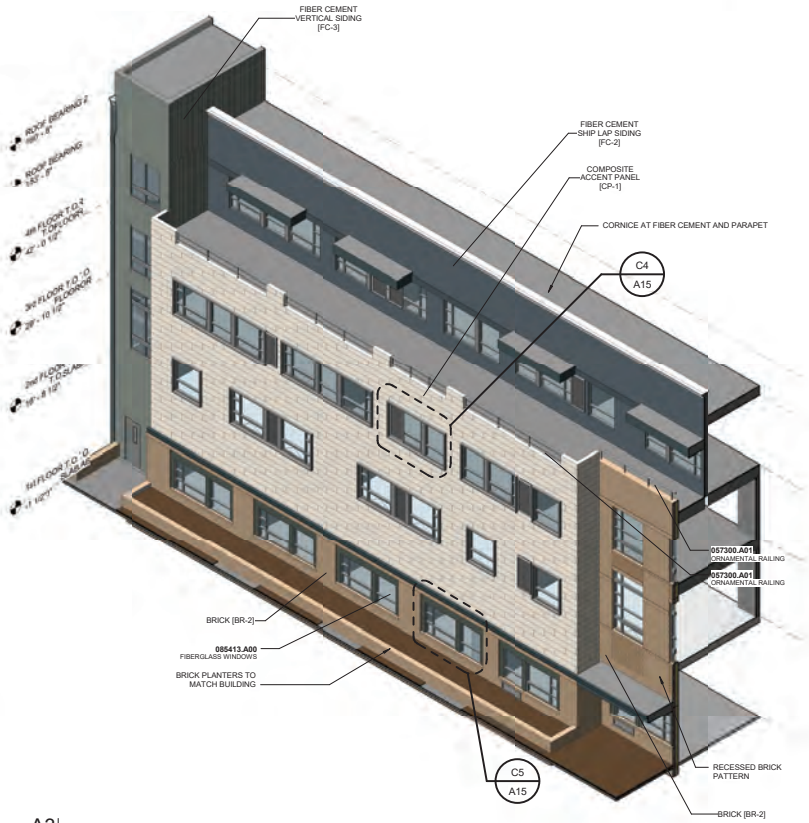
C4 A15 TYPICAL WINDOW DETAIL



C5 A15 MEMORY CARE WINDOW DETAIL



A1 A15 EAST AXON INDEPENDENT LIVING



A3 A15 EAST AXON MEMORY CARE

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CONSULTANT:

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FORT COLLINS, CO

OWNER:

MORNINGSTAR SENIOR LIVING

ISSUE:

09.09.2020,PDP SUBMITTAL 3

DRAWING INFORMATION:

PROJECT NO:	220023
DRAWN BY:	RD/DP
CHECKED BY:	LP
APPROVED BY:	Approver

SHEET TITLE:

ELEVATION DETAILS

A15

SHEET OF

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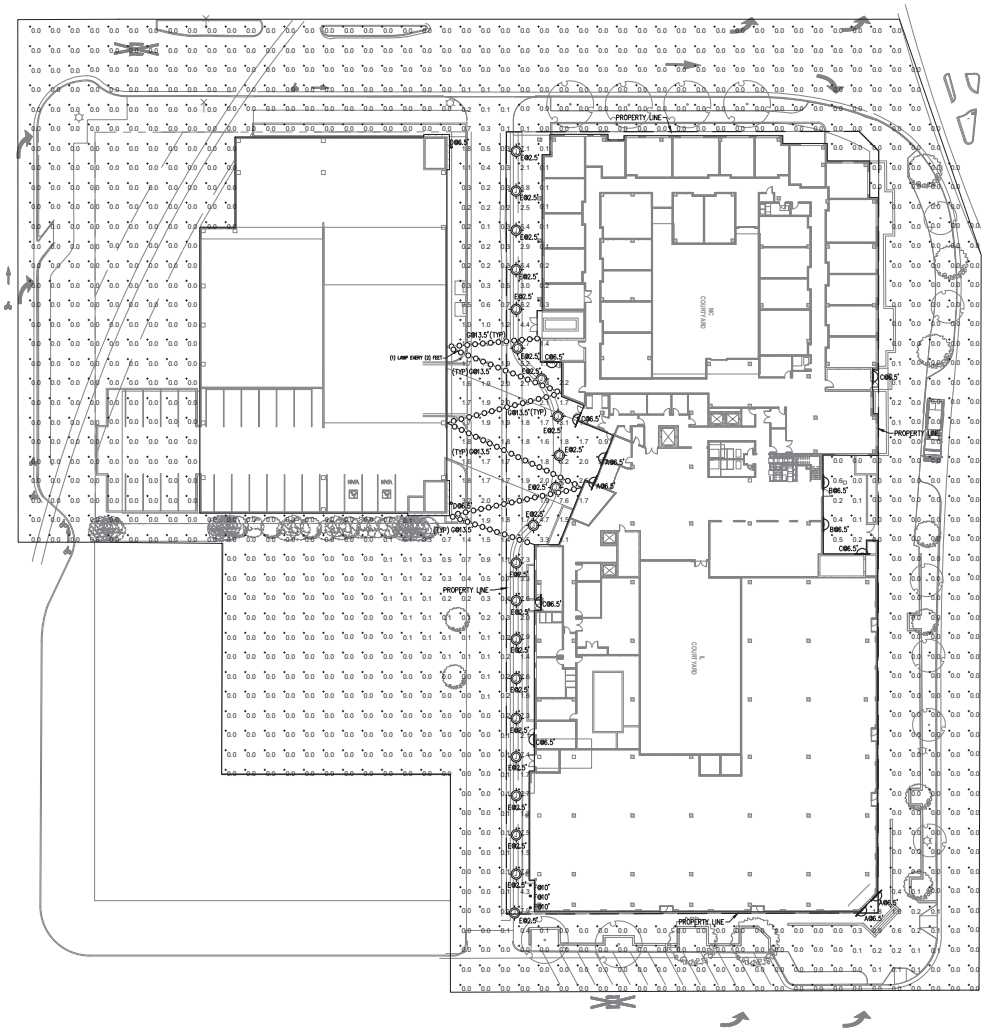
9/9/2020 9:04:31 AM

BLOCK 23 / MORNINGSTAR FORT COLLINS
SITE DEVELOPMENT PLAN



Schedule									
Label	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution
A	WAC Lighting	WS-W5521 A111914			768	1	27.7	100%	
B	WAC Lighting	WS-W57014-BK AB	Surface-mounted Luminaires		115	1	5.57042	100%	
C	WAC Lighting	WS-W30509 A120914		CRI80	410	1	19.7	100%	
D	WAC Lighting	WS-W12816-40	Surface-mounted Luminaires		1557	1	19.5242	100%	
E	Lithonia Lighting	KBR8 LED 12C 350 30K ASY MVOLT	KBR8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 3000K COLOR TEMP, AND ASYMMETRIC OPTIC		641	1	16	100%	
F	Pathway Lighting Products, Inc	6VLFL2X80035KDADB w/ 6VLEDWL2SCLPF	6" REC Solid-State Luminaire with Silicon Bubble Wet Location	LED	678	1	7	100%	44 DEG.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	7.9 fc	0.0 fc	N/A	N/A

EXTERIOR LIGHTING OPERATION REQUIREMENTS

1. ALL OUTDOOR LIGHTING NOT NECESSARY FOR SECURITY PURPOSES SHALL BE TURNED OFF DURING NOT-OPERATING HOURS. LIGHTING NECESSARY FOR PUBLIC HEALTH, SAFETY AND WELFARE PURPOSES MAY BE ACTIVATED BY MOTION SENSING DEVICES. ALL OUTDOOR LIGHTING ON PRIVATE PROPERTY SHALL BE TURNED OFF BETWEEN 11:00 PM AND SUNRISE UNLESS EXEMPTED

1.1. LIGHTING MAY REMAIN ON WHILE THE BUSINESS FACILITY IS OPEN TO THE PUBLIC.

1.2. LIGHTING MAY REMAIN ON WHILE IT IS USED FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, ROADWAYS, DRIVEWAYS, EQUIPMENT OR STORAGE YEARS, AND PARKING LOTS WHERE ACCESSIBLE AT NIGHT, AS APPROVED BY CITY AUTHORITIES.

EXTERIOR LIGHTING DESIGN CONCEPTS

1. CALCULATIONS ARE USING POINT-TO-POINT METHOD WITH TEN FEET DISTANCE BETWEEN CALCULATION GRID POINTS. SOFTWARE USED: VISUAL 2.6.
2. THE IESNA STANDARDS REPRESENT THE LOWEST ACCEPTABLE LEVELS FOR PROPER VISIBILITY AND RECOMMEND MINIMUM MAINTAINED LIGHT LEVELS FOR OPEN PARKING LOTS AT 0.2-0.5 FOOT CANDLES LEVEL FOR ENHANCED SECURITY CONDITIONS.

PHOTOMETRIC CALCULATION DISCLAIMER

1. LIGHTING PATTERN USED FOR LUMINAIRES REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LUMINAIRE MAY VARY DUE TO VARIATION IN VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD AND EQUIPMENT CONDITIONS.

MDP ENGINEERING GROUP
1800 GLENARM PLACE, 8th FLOOR
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JOB# 190272.01

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1 PHOTOMETRIC PLAN
SCALE: 1" = 30'
0 7'-6" 15' 30' 60' 90' 120'

N

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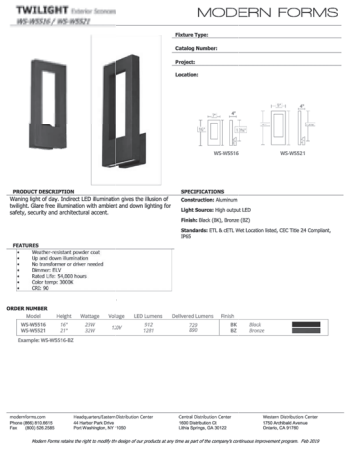
PHOTOMETRIC PLAN
SHEET 16 OF 17

2019-PM-0000503 BLOCK23/MORNINGSTAR FORT COLLINS

BLOCK 23 / MORNINGSTAR FORT COLLINS
SITE DEVELOPMENT PLAN



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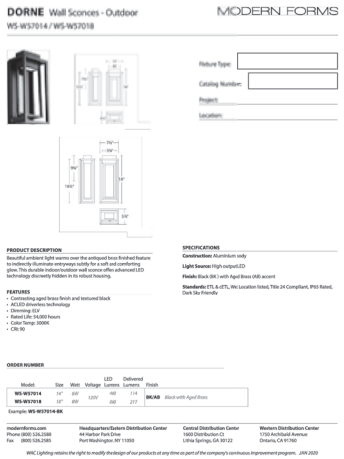

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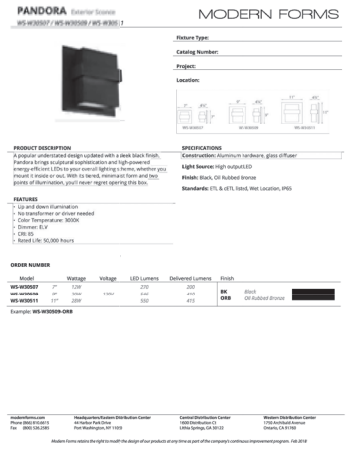

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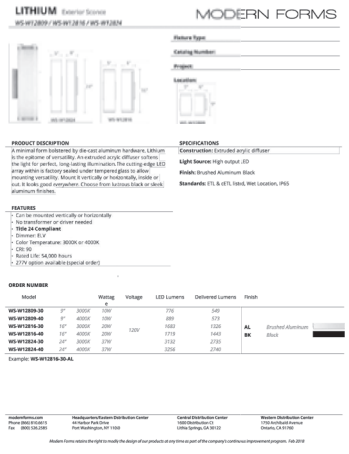

4 FIXTURE D
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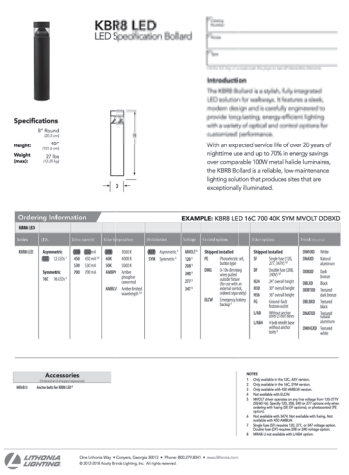

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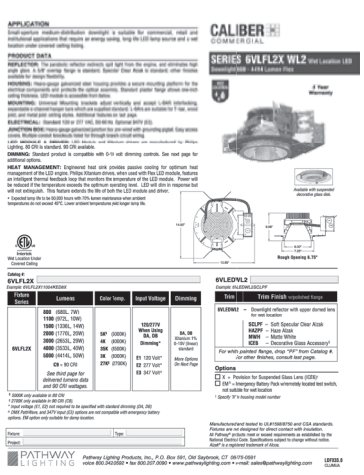

6 FIXTURE F
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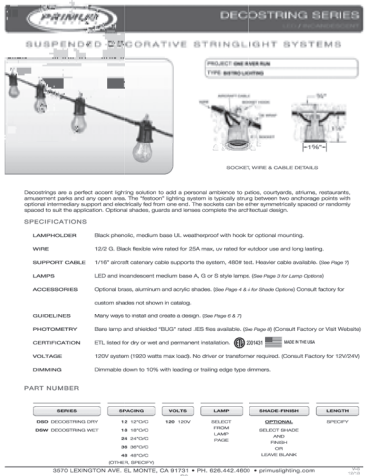

7 FIXTURE G
SCALE: NO SCALE

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FIXTURE DETAILS
SHEET 17 OF 17

2019-PM-0000503 BLOCK23/MORNINGSTAR FORT COLLINS

TB GROUP
landscape architecture | planning | illustration

Block 23-Morningstar Modification of Standards

This modification request is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code as follows:

Modification to Section 4.16(C) Figure 18.6 -Maximum Wall Length:

Code Language:

Section *4.16(C) Figure 18.6 -- Maximum Wall Length. For buildings over 100' long, the maximum wall length for the base of the building (defined as the portion of the building below any required upper-story stepbacks) without a Major Facade Plane Change shall be 50 feet. A Major Facade Plane Change must be a minimum of 2 feet deep and shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities.*

Requested Modification: The applicant proposes a building design with two wall lengths that exceed the standard. As indicated on the building elevations, the first wall length is 83'-1/2" located along the southeast corner of the building facing N. College Avenue, and the second wall length faces Cherry Street and is 88'-11-3/4". These areas exceed the 50 foot maximum by not more than 39 feet. These wall planes extend three stories to the upper story stepback at the fourth story.

Justification:
The granting of this modification of standards would not be detrimental to the public good, and the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested and **the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan"**. The applicant offers the following in support of its request for modification:

- The purpose of the standard for which the modification is sought is intended to "encourage a mix of activity in the area while providing for high quality development that maintains a sense of history, human scale and pedestrian-oriented character." The proposed plan in which the two building walls exceed 50 feet promotes such purpose equally well or better for the following reasons:
    - The entire building already has a lot of movement and articulation, as well as large quantities of glass and other elements that hold the design together as a single entity.

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

- It was intentional to break the block into three distinct buildings so as not to look homogenous and uninteresting. The north end of the building is intended to be a quieter language, with less movement, glass and articulation.

- The building in this area directly relates to the floor plan, with residential units and windows

- Due to the population occupying the north end of the building, it is not feasible to have balconies similar to the southern portion that would help break up the mass.

- The purpose of the standard for which the modification is sought is intended to "encourage a mix of activity in the area while providing for high quality development that maintains a sense of history, human scale and pedestrian-oriented character." The proposed plan in which the two building walls exceed 50 feet is nominal and inconsequential for the following reasons:

    - The two walls only exceed the maximum by no more than 39 feet.

    - The walls exceeding the maximum length are on two sides of the building and only on the north portion and are only visible from Cherry Street and College Avenue. The rest of the building meets the standard.

    - When viewed from the perspective of the entire block, these two non-compliant wall facades represent a very small portion of the entire building

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September 24, 2020

Jason Holland
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Block 23 Alternative Compliance

Please accept this request for Alternative Compliance to **Section 3.2.2 (C)(4)(b)** of the Land Use Code.

Background

The proposed use for the site is a new mixed-use building. The building is 208,695 sq. ft. and is four stories tall. The building encompasses the entire block and is bounded by Cherry Street on the north, College Avenue on the east, Maple Street to the south and the existing alley to the west. The north one-half of the building will house facilities for independent living, assisted living and memory care residences. The south half of the building will be a 19,027 sq. ft. ground floor retail space. Above the commercial space, there are three levels of independent living residences and support spaces, including a fourth-level amenity space with party, lounge and activity spaces accented by large outdoor decks. The main entrance to the long-term care facility will be from the alley. The intent is to create a strong connection from the parking garage to the main entrance using special paving, planters, a drop-off area, and a covered porte-cochere. All loading, trash, transformer, and generator locations are from the alley.

In addition, there will be a new three-story parking garage located at the southeast corner of Cherry Street and North Mason Street. The garage entrance is located from the alley. There will be a direct pedestrian connection from the garage to the main entrance of the mixed-use building. The garage will contain 157 spaces and will be primarily used for the residents and employees of the long-term care facility and the visitors to the retail spaces.

This Alternative Compliance request is in accordance with the review procedures set forth in Section 3.2.2 (C)(4)(c) of the Land Use Code as follows:

Alternative Compliance to Section 3.2.2 (C):

Code Language: *3.2.2 (C)(4)(b) – Bicycle Facilities states the following:*

"(b) *Bicycle Parking Space Requirements. The minimum bicycle parking requirements are set forth in the table below. For uses that are not specifically listed in the table, the number of bicycle parking spaces required shall be the number required for the most similar use listed. Enclosed bicycle parking spaces may not be located on balconies."*

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Use Categories	*Bicycle Parking Space Minimums*	*% Enclosed Bicycle Parking/* % Fixed Bicycle Racks
Residential and Institutional Parking Requirements		
Multi-Family Residential	1 per bedroom	60%/40%

(B) Purpose. The intent of this Section is to ensure that the parking and circulation aspects of all developments are well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas.

The Request: The independent living portion of the facility is considered to be "Multi-Family Residential" and therefore needs to comply with the above table for 1 bike parking space per bedroom. There are 89 total bedrooms, thus, 89 spaces are required by code. Block 23 proposes an alternative plan that would provide 30 spaces.

Justification

- The independent living residents in this building are an average age of 75-80 yeas old. In other Mornigstar projects throughout the state, between 3 and 10 residents ride bikes. Many do not own cars, let alone bicycles. Reducing the number of required bike parking spaces is logical.

Review Criteria

The proposed alternative plan accomplishes the purpose of the Bicycle Facilities Standards equally well or better than would a plan which complies with the standard.

- The alternative plan proposes a development that enhances the safety and convenience of walking and bicycling as alternative means of transportation.
- The alternative plan will provide ample bike parking. There are 5 spaces for the retail portion and 30 spaces for the assisted living, independent living residents, employees and guests.
- The alternative plan provides 30 bike parking spaces on the ground floor of the parking garage. This allows for close proximity to the Morningstar building entrance, allowing a safe and convenient location that is protected from the elements.

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TO: City of Fort Collins Forestry Department
DATE: September 29, 2020
RE: Tree Removal Feasibility Letter for Block 23, Fort Collins CO

The following trees are proposed to be removed and mitigated at the Block 23 property located on the west side of College Avenue at the intersection of Cherry Street, extending south to Maple Street. An intensive design effort was made to save as many trees on the site as possible. Through creative design and grading many of the trees were able to be preserved. Eight of the trees that are proposed for removal are (6) Siberian Elm, volunteer trees that most likely germinated naturally on the property. These trees are in fair to fair minus condition. Two of the trees are a Juniper and Linden tree that are also in fair minus condition. An additional two trees along Maple Street are being removed per the City's direction due to the poor condition of the trees.

Two Honey Locust trees identified as trees #4 and #6 on the attached Tree Inventory Exhibit, are situated within the middle of the proposed pedestrian walk along Cherry Street. Additionally, these trees are affected by existing soils that are required to be excavated for the building foundation. The over-excavation of the soil for the building encroaches into the critical root zone of both trees. Therefore, the impact to these trees will result in the trees mortality. Additionally, if the building were to be moved to accommodate the trees, it would have to move approximately 10.5' to the south, away from the critical root zone. A total of 29 total units over 4 floors (10% of total units) would be affected. This will have an extremely negative economic impact on the project. Effectively resulting in the project being economically unfeasible. The trees will be mitigated with 4.5 as required by the City Forester and Fort Collins Municipal Code.

Please refer to attached tree exhibits that correspond to this list. Exhibit A - Tree Inventory Exhibit and Exhibit B - illustrates the conditions affecting trees #4 and #6.

1. Siberian Elm – **Remove**, **Mitigation Required: 0,** fair condition (#1 per tree inventory plan) (8.5") This tree is in poor conflicts with the proposed building, as well as grading and construction activities.

2. Volunteer Elm - **Remove, Mitigation Required: 0,** fair minus condition (#2 per tree inventory plan) (3-stem) This tree conflicts with the proposed building, as well as grading and construction activities.

3. Siberian Elm – **Remove, Mitigation Required: 0,** fair condition (#3 per tree inventory plan) (6") This tree conflicts with the proposed building, as well as grading and construction activities.

4. Honey locust – **Remove, Mitigation Required: 2.5 Trees,** fair minus condition (#4 per tree inventory plan) (17") (2.5)

    - Due to poor soils located on the property, an over-excavation of soils is required and will impact the critical root zone of the tree. Please refer to Exhibit B attached.

    - Excessive pruning will also be required to prune branches that are encroaching into the pedestrian walk and the building resulting in further impacts to the tree.

5. Honey locust – **Remove, Mitigation Required: 2.5 Trees,** fair condition (#5 per tree inventory plan) (17”) This tree conflicts with the proposed building and will be removed.

6. Honey locust - **Remove, Mitigation Required: 2 Trees,** fair condition (#6 per tree inventory plan) (13”)

    - Due to poor soils located on the property, an over-excavation of soils is required and will impact the critical root zone of the tree. Please refer to Exhibit B attached.

    - Excessive pruning will also be required to prune branches that are encroaching into the pedestrian walk and the building resulting in further impacts to the tree.

7. Honey Locust - **Retain,** good condition (#7 per tree inventory plan) (12”)
   The tree/lawn has been widened and the sidewalk adjusted to preserve this tree.

8. Linden - **Remove, Mitigation Required: 1 Tree,** fair minus condition (#8 per tree inventory plan) (9”) This tree conflicts with the proposed building, as well as grading and construction activities.

9. Honey Locust - **Retain,** fair condition (#9 per tree inventory plan) (9.5”)
   The tree/lawn has been widened and the sidewalk adjusted to preserve this tree.

10. Siberian Elm - **Remove, Mitigation Required: 0,** fair minus condition (#10 per tree inventory plan) (6”) This tree conflicts with the proposed building, as well as grading and construction activities.

11. Honey Locust - **Retain,** good condition (#11 per tree inventory plan) (9.5”)
    The tree/lawn has been widened and the sidewalk adjusted to preserve this tree.

12. Siberian Elm – **Remove, Mitigation Required: 0,** fair minus condition (#12 per tree inventory plan) (2”) This tree conflicts with the proposed building, as well as grading and construction activities

13. Honey locust - **Retain,** good condition (#13 per tree inventory plan) (6”)
    This tree is proposed to be preserved.

14. Honey locust - **Retain,** good condition (#14 per tree inventory plan) (8”)
    The walk and proposed retaining wall have been designed to provide additional room for this tree. The new design provides 10’ on either side of the tree trunk within an open planter that will improve the long-term viability of the tree. The current condition only provides a 4’x4’ tree grate surrounded by concrete.

15. Honey locust - **Retain,** good condition (#15 per tree inventory plan) (7.5”)
    The walk and proposed retaining wall have been designed to provide additional room for this tree. The new design actually provides 10’ on either side of the tree trunk within an open planter that will improve the long-term viability of the tree. The current condition only provides a 4’x4’ tree grate surrounded by concrete.

16. Honey locust - **Retain,** good condition (#16 per tree inventory plan) (8”)
    The walk and proposed retaining wall have been designed to provide additional room for this tree. The new design actually provides 10’ on either side of the tree trunk within an open planter that will improve the long-term viability of the tree. The current condition only provides a 4’x4’ tree grate surrounded by concrete.

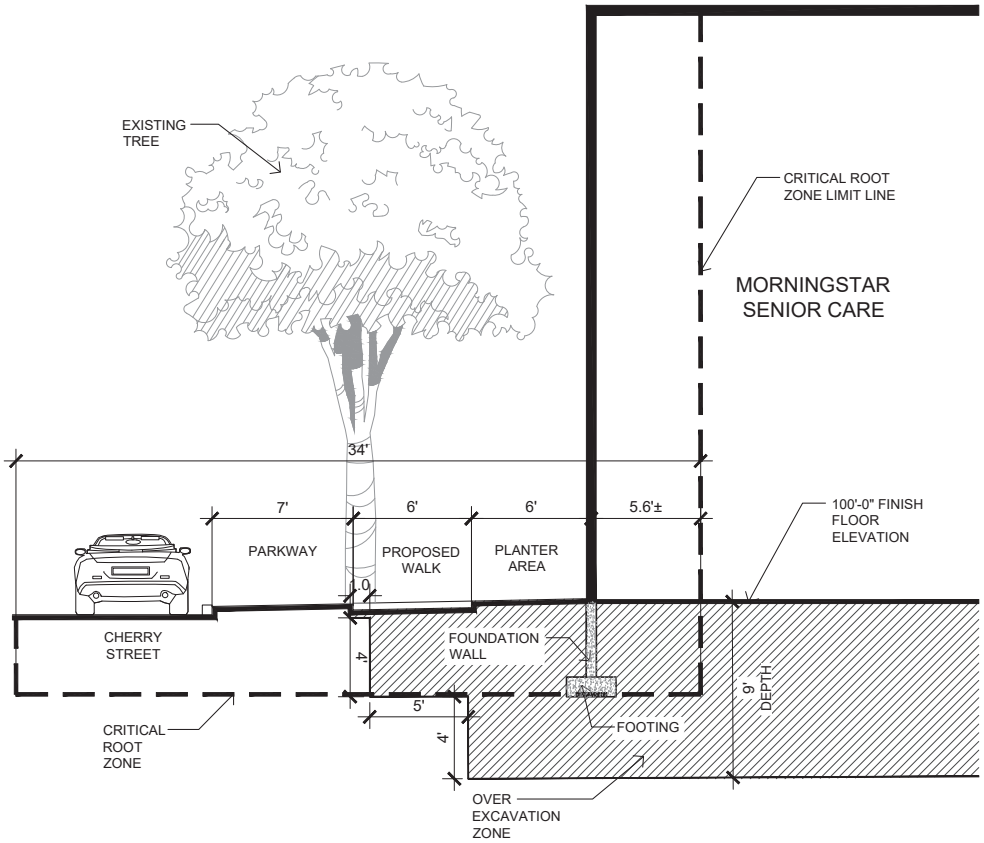
17. Honey locust – **Retain,** fair minus condition (#17 per tree inventory plan) (17.5”)
    The walk adjacent to this tree has been designed to curve around the tree to provide additional room for the tree.

18. Honey locust – **Remove, Mitigation Required: 3,** fair condition (#18 per tree inventory plan) (22”) Per redline comments from round 1 of review, Forestry has permitted the removal of this tree due to the poor condition of this tree.

19. Honey locust – **Remove, Mitigation Required: 2,** poor condition (#19 per tree inventory plan) (16”) Per redline comments from round 1 of review, Forestry has permitted the removal of this tree due to the poor condition of the tree.

20. Juniper – **Remove, Mitigation Required: 0,** fair minus condition (#20 per tree inventory plan) (5.5”) This tree conflict with the proposed building, as well as grading and construction activities. Per the City Forester, no mitigation trees are required.

21. Siberian Elm – **Remove, Mitigation Required: 0,** poor condition (#21 per tree inventory plan) (12”) This tree will be a conflict with the proposed building, as well as grading and construction activities. Per the City Forester, no mitigation trees are required.



DETAIL SHOWING OVER-EXCAVATION LIMITS

NOT TO SCALE

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web TBGroup.us

SEAL

PROJECT TITLE
BLOCK 23
MORNINGSTAR

Fort Collins, Colorado

PREPARED FOR
HASELDEN/
MORNINGSTAR
FORT COLLINS LLC

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	DATE

DATE
9-21-20

SHEET TITLE
TREE
INVENTORY
EXHIBIT B

SHEET INFORMATION
1

PRELIMINARY UTILITY PLANS FOR

MORNINGSTAR/BLOCK 23

BLOCK 23 LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

SEPTEMBER 2020

NORTH

VICINITY MAP
1"=1500'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

City of Fort Collins Benchmark 1-13
At the Southwest corner of College Ave. and Maple St., on a concrete traffic signal base.
ELEV.= 4979.75

City of Fort Collins Benchmark 5-00
On the top of curb at the signal pole base at the Northwest corner of Linden St. and Jefferson St.
ELEV.= 4978.05

Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used:
NGVD29 Unadjusted = NAVD88 - 3.18'

Basis of Bearings
Assuming the East line of the Northeast Quarter of Section 11, T.7N., R.69W., as bearing South 00°08'21" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.02 feet with all other bearings contained herein relative thereto.

ORIGINAL FIELD SURVEY BY:

Northern Engineering
Project No. 1204-004
Date: June 14, 2019

SUBSURFACE EXPLORATION BY:

Earth Engineering Consultants, LLC.
Subsurface Exploration Report
Northwest Corner of North College Avenue and Maple Street
Fort Collins, Colorado
EEC Project No. 1192054
Date: August 5, 2019

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

PROJECT TEAM:

hord | coplan | macht

ARCHITECT
Hord Coplan Macht
1800 Wazee Street, Suite 450
Denver, CO 80202
(303)607-0977

TB GROUP

PLANNER/LANDSCAPE ARCHITECT
The Birdsall Group, LLC
Jim Birdsall, ASLA
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

NORTHERN ENGINEERING

SITE ENGINEER
Northern Engineering Services, Inc.
Andy Reese
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

NORTHERN ENGINEERING

SURVEYOR
Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

EEC

GEOTECHNICAL ENGINEER
Earth Engineering Consultants, LLC
David A. Richer, PE
4396 Greenfield Drive
Windsor, CO 80550
(970) 545-3908

UTILITY CONTACT LIST: *

UTILITY COMPANY		PHONE NUMBER
GAS----------	Xcel Energy---------- Pat Kreager	(970) 225-7840
ELECTRIC---------	City of Fort Collins Light & Power-- Rob Irish	(970) 224-6167
CABLE----------	Comcast---------- Don Kapperman	(970) 567-0425
TELECOM.---------	CenturyLink---------- William Johnson	(970) 377-6401
WATER----------	City of Fort Collins Utilities---------- Shane Boyle	(970) 221-6339
WASTEWATER--	City of Fort Collins Utilities---------- Shane Boyle	(970) 221-6339
STORMWATER-	City of Fort Collins Utilities---------- Shane Boyle	(970) 221-6339

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SHEET INDEX

1	C001	COVER SHEET
2	C002	GENERAL & CONSTRUCTION NOTES
3	C100	EXISTING CONDITIONS & DEMOLITION PLAN
4	C200	HORIZONTAL CONTROL & PAVING PLAN
5	C300	UTILITY PLAN
6	C400	GRADING PLAN
7	C600	DRAINAGE EXHIBIT

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Environmental Planner _____ Date

Revisions: No. Date: Note:
REVIEW SET
NOT FOR CONSTRUCTION
09/08/20

These drawings are instruments of service and are the property of Northern Engineering Services, Inc. and may not be used for any purpose or construction unless signed and sealed by the engineer. Re-use of the expressly prohibited without the written consent of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1426 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1204-004
DATE: 09/08/20
DESIGNED BY: A. Reese
SCALE: NTS
DRAWN BY: M. Rutledge
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23
COVER SHEET

Sheet
C001
1 of 7

DRAWING FILENAME: P:\1204-004\dwg\1204-004_C000.dwg LAYOUT NAME: C001 DATE: Sep 08, 2020 - 10:04am CAD OPERATOR: rrosen
LIST OF REFS: [NES-xrefs]

A. GENERAL NOTES

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.
10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the Prelimanary Drainage Report for Block 23, Dated SEPTEMBER 8, 2020 by Northern Engineering shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the the City of Fort Collins street inspector.
22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.
25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.
26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.
28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.
29. Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.
30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by City of Fort Collins.
35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.
40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

    PROJECT DATUM: NAVD88

    City of Fort Collins Benchmark 1-13
    At the Southwest corner of College Ave. and Maple St., on a concrete traffic signal base.
    ELEV. = 4979.75

    City of Fort Collins Benchmark 5-00
    On the top of curb at the signal pole base at the Northwest corner of Linden St. and Jefferson St.
    ELEV. = 4978.05

    Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

    If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used:
    NGVD29 Unadjusted = NAVD88 - 3.18'

41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.
48. Approved Variances are listed as follows:
    1) Water quality treatment for entire site (Stormwater)
    2) Level of Service (Transportation)

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
    a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
    b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
    c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).
13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.
16. For additional information see separate Stormwater Management Plan / Erosion Control Report for Morningstar/Block 23.

B. Street Improvement Notes

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.
5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. Traffic Signing and Pavement Marking Construction Notes

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period,the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. Storm Drainage Notes

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
2. All recommendations of the Prelimanary Drainage Report for Block 23, Dated SEPTEMBER 8, 2020 by Northern Engineering shall be followed and implemented.
3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. Utility Notes

1. All waterline and sanitary sewer construction shall conform to the City of Fort Collins Utility standards and specifications current to date of construction.
2. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.
3. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.
4. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal valve box and "water" lid per City Water Detail 11A.

INFILL AND REDEVELOPMENT NOTE

A. Despite everyone's best efforts, it is impossible to fully display subsurface information prior to excavation. This is especially true in areas of infill and redevelopment. Unknown subsurface conditions can have cost and schedule implications. Prior to finalizing contract terms, it is strongly recommended that the Owner and General Contractor have a candid discussion to formulate a strategy for dealing with such circumstances when they arise. The process and procures should be in place prior to excavation. Allowances and contingencies can address the cost implications, but additional measures are required to deal with scheduling and factors impacting sequence of work. The Architect, Engineer(s), and Construction Surveyor should be made aware of the protocol for dealing with such unknown subsurface conditions prior to starting work.

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

No. | Revisions: | By: | Date:

REVIEW SET
NOT FOR CONSTRUCTION
09/08/20

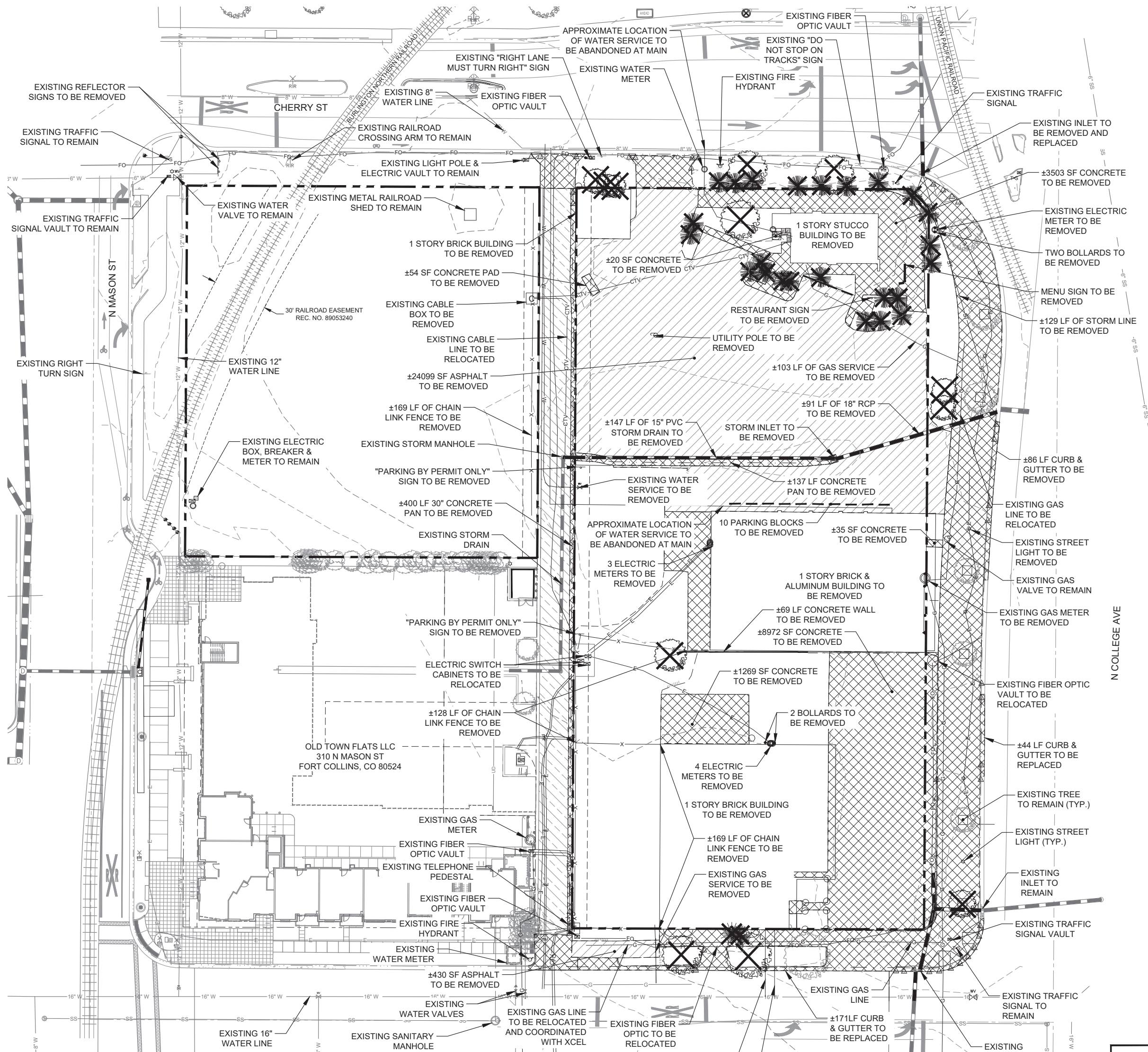
These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1204-004
DATE: 09/08/20
DESIGNED BY: A. Reese
SCALE: NTS
DRAWN BY: M. Kuehnel
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23
GENERAL & CONSTRUCTION NOTES

Sheet
C002
2 of 7



NORTH

30 0 30 60 90

(IN FEET)
1 INCH = 30 FEET

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING GASLINE (G)
- EXISTING FENCE (X)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING ASPHALT MILL & OVERLAY

FIELD SURVEY BY:

Northern Engineering
Project No. 1204-004
Date: June 14, 2019

SUBSURFACE EXPLORATION BY:

Earth Engineering Consultants, LLC.
Subsurface Exploration Report
Northwest Corner of North College Avenue and Maple Street
Fort Collins, Colorado
EEC Project No. 1192054
Date: August 5, 2019

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. THE CITY OF FORT COLLINS STREET DEPARTMENT OPERATES A CRUSHING OPERATION THAT WILL ACCEPT CONCRETE MATERIAL AT NO COST FOR CRUSHING AND RE-USE AS RECYCLED AGGREGATE. THIS OPERATION IS LOCATED AT 1380 HOFFMAN MILL ROAD AND CAN BE REACHED AT (970) 482-1249.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
7. ADDITIONAL TREES NOT SHOWN ON THESE PLANS MAY EXIST AND MAY REQUIRE REMOVAL. COORDINATION OF WHICH TREES ARE TO REMAIN AND WHICH ARE TO BE REMOVED SHOULD BE COORDINATED WITH THE CITY FORESTER. REFER TO LANDSCAPE PLANS AND TREE MITIGATION PLAN FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL COORDINATE WITH FORT COLLINS UTILITY FIELD OPERATIONS DEPARTMENT AT (970) 221-6700 FOR WATER AND SEWER SERVICE ABANDONMENT.
9. NO DEMOLITION MAY OCCUR ONSITE UNTIL THE APPROPRIATE PERMITS AND APPROVALS HAVE BEEN ISSUED BY THE CITY. THIS INCLUDES, BUT IS NOT LIMITED, TO THE DEMOLITION OF STRUCTURES AND THE REMOVAL OF TREES.
10. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1-JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
11. CURB GUTTER, AND SIDEWALK SHALL BE REMOVED TO NE NEAREST JOINT.
12. CONTRACTOR SHALL COORDINATE ALL UTILITY DEMOLITION AND/OR RELOCATION ITEMS WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO BEGINNING ANY ONSITE DEMOLITION.
13. THE REMOVAL OF UTILITY MAINS AND/OR SERVICES FOR GAS, WATER, AND SANITARY SEWER SHALL BE REMOVED ENTIRELY TO THE ORIGINATING UTILITY MAIN PER CURRENT STANDARDS AND/OR REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY.
14. DOMESTIC WATER SERVICES FROM THE METER PIT OR CURB STOP WERE NOT LOCATED OR SHOWN ON THIS DRAWING. CONTRACTOR SHALL REMOVE THE ENTIRETY OF THE WATER SERVICES FROM THE ORIGINATING MAIN TO THE EXISTING BUILDING.
15. UTILITY METERS SHOWN ON THIS DRAWING TO BE REMOVED ARE SHOWN PER THE TOPOGRAPHIC SURVEY PERFORMED FOR THE PROJECT AND ONLY INCLUDE THOSE METERS THAT WERE CLEARLY VISIBLE OR ACCESSIBLE AT THE TIME OF THE SURVEY. CONTRACTOR SHALL NOTE THAT ADDITIONAL EXISTING METERS MAY BE PRESENT FROM THOSE SHOWN AND SHALL ACCOUNT FOR AND REMOVE ALL EXISTING METERS.
16. ELECTRIC SERVICES FOR EXISTING BUILDINGS TO BE REMOVED ARE SHOWN PER BEST INFORMATION AVAILABLE. CONTRACTOR SHALL NOTE THAT ADDITIONAL UNDERGROUND ELECTRIC SERVICES AND CONDUITS MAY BE PRESENT ON SITE. ALL EXISTING ELECTRIC SERVICE LINES TO BUILDINGS TO BE REMOVED SHALL ALSO BE REMOVED. ALL ELECTRIC REMOVALS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY OF FORT COLLINS UTILITIES DEPARTMENT PRIOR TO BEGINNING ANY UTILITY DEMOLITIONS.
17. REFER TO AND COORDINATE WITH THE SITE ELECTRICAL PLANS FOR ALL RELOCATED SITE OR STREET LIGHTING. ALL STREET LIGHT RELOCATIONS SHALL BE COORDINATED WITH THE CITY OF FORT COLLINS UTILITIES DEPARTMENT PRIOR TO BEGINNING ANY UTILITY DEMOLITIONS.
18. CONTRACTOR TO COORDINATE PROTECTION OF EXISTING STREET LIGHTS WITH CITY STAFF.
19. ANY DAMAGED CURB, GUTTER & SIDEWALK EXISTING PRIOR TO CONSTRUCTION OR DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY
20. AN ONSITE VISIT WITH CITY FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF EXISTING SIDEWALK

TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE FOLLOWING CHART:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

9. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1-JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
10. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL TREE PROTECTION MEASURES.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

No. | Revisions: | By: | Date:

REVIEW SET
NOT FOR CONSTRUCTION
09/08/20

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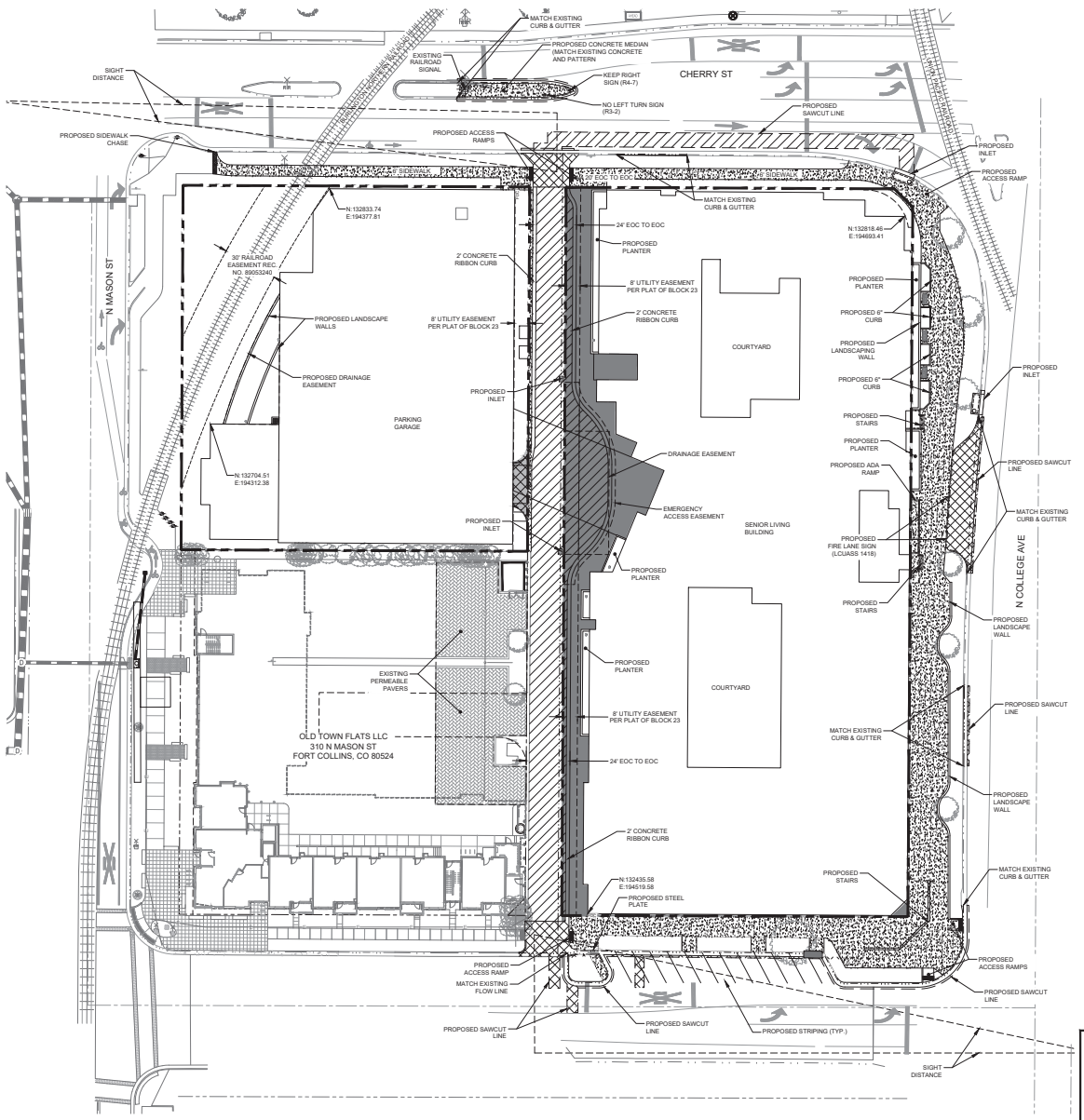
NORTHERN ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1204-004
DATE: 09/08/20
DESIGNED BY: B. Ruch
SCALE: 1" = 30'
DRAWN BY: M. Kuehnel
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet C100
3 of 7



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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

NORTH

30 0 30 60 90

(IN FEET)
1 INCH = 30 FEET

LEGEND:

- PROPOSED INFLOW VERTICAL CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SAWCUT
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EASEMENTS
- PUBLIC CONCRETE FLATWORK
- PRIVATE CONCRETE FLATWORK
- PUBLIC CONCRETE PAVEMENT
- PRIVATE CONCRETE PAVEMENT
- PUBLIC ASPHALT PAVEMENT
- PRIVATE ASPHALT PAVEMENT

NOTES:

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER CITY STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTER THAT ARE DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE LIMITS OF THE REPAIRS WILL BE IDENTIFIED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR PRIOR TO, AND OVER THE COURSE OF, THE PROJECT AND WILL NOT BE SHOWN ON THE PLANS.
5. ALL PUBLIC CONCRETE SIDEWALKS SHALL BE 6" THICK. DRIVEWAYS/SIDEWALK CONCRETE SHALL BE 8" (MIN.) THICK. ACTUAL DRIVEWAY CONCRETE THICKNESS SHALL BE BASED ON FINAL PAVEMENT DESIGN.
6. CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE APPROVED LANDSCAPE DRAWINGS FOR DETAILED SITE LAYOUT. IN ADDITION, THE CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE APPROVED LANDSCAPE DRAWINGS FOR ALL HARDSCAPE, LANDSCAPE AND SITE FEATURES SUCH AS BIKE RACKS, BENCHES, TRASH RECEPTACLES, LANDSCAPE ROCK AND MULCH, LANDSCAPE WALL CONSTRUCTION DETAILS, STAIR AND HANDRAIL DETAILS AND SPECIFICATIONS.
7. FOR BUILDING LAYOUTS REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF FOUNDATION WALL (NOT STONE VENEER) AND IS SHOWN FOR INFORMATION ONLY. BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINT. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND STRUCTURAL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO STAKING.
8. CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE APPROVED LANDSCAPE & ARCHITECTURAL DRAWINGS FOR STAIR AND HANDRAIL DETAILS AND SPECIFICATIONS.
9. SEE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND PAVEMENT RECOMMENDATIONS.
10. REFER TO THE EROSION CONTROL PLAN AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING TO PREVENT SEDIMENT LOADING OF THE DRAINAGE FACILITY DURING CONSTRUCTION.

No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	09/08/20

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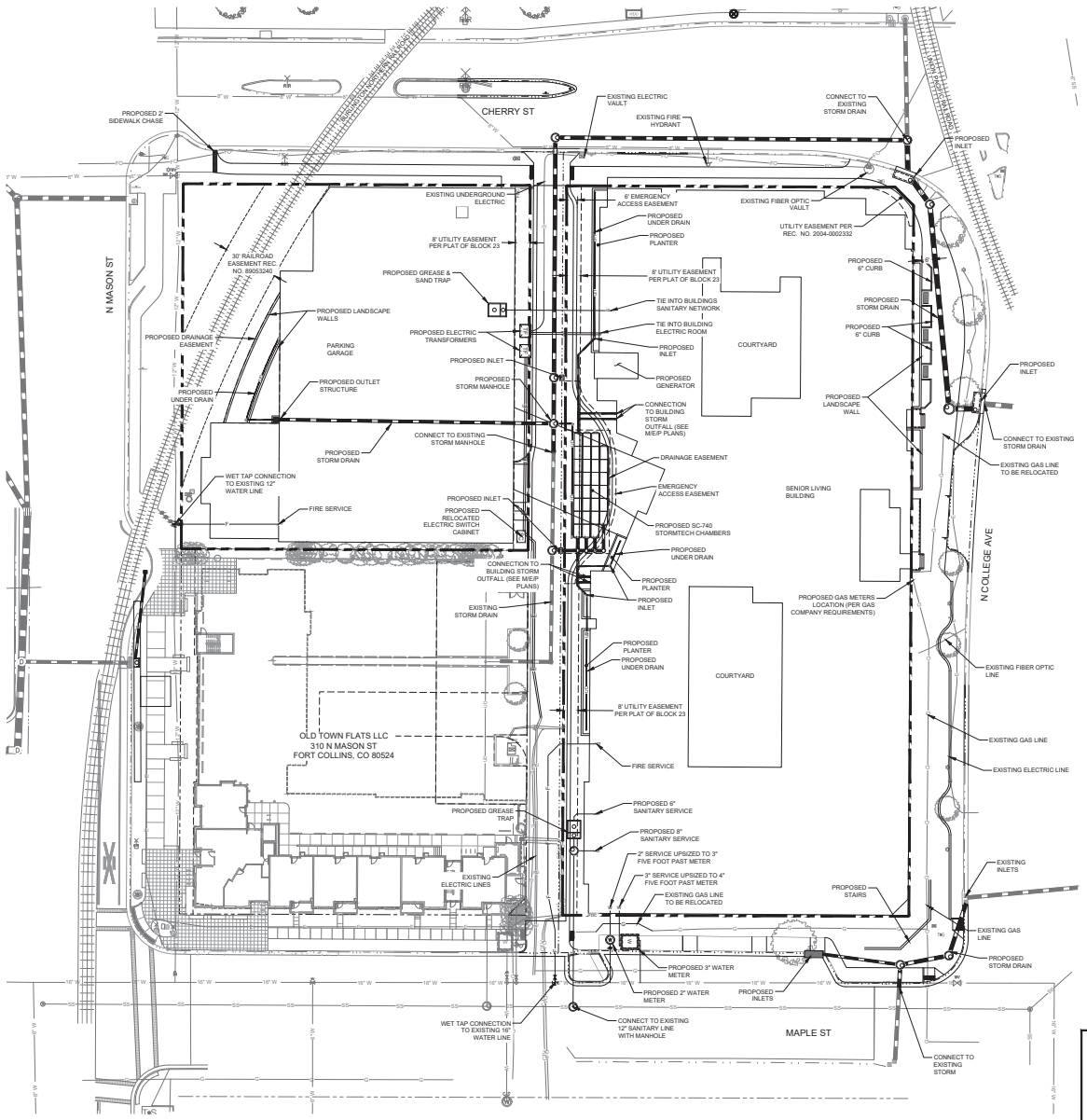
GREELEY: 1426 8th Street, 80631

PROJECT: 1204-004
DATE: 09/08/20
DESIGNED BY: B. Roch
SCALE: 1" = 30'
DRAWN BY: M. Kuehne
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23
HORIZONTAL CONTROL & PAVING PLAN

Sheet
C200
4 of 7



NORTH

30 0 30 60 90

(IN FEET)
1 INCH = 30 FEET

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED SUBDRAIN	SD
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	W
PROPOSED FIRE SERVICE	F
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE DEPARTMENT CONNECTION	FDC
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED ELECTRIC	E
EXISTING ELECTRIC	E
PROPOSED CABLE	CTV
EXISTING CABLE	CTV
PROPOSED FIBRE OPTIC	FO
EXISTING TELEPHONE	T
PROPOSED GAS	G
EXISTING GAS	G
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOTLINE	
EASEMENT LINE	
PROPOSED ELECTRIC TRANSFORMER	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
5. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
6. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
7. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
8. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. REFER TO PLUMBING PLANS FOR ALL WATER SERVICE AND SANITARY SEWER SERVICE LOCATIONS. IF CONFLICT OCCURS, BOTH THE PLUMBING ENGINEER AND CIVIL ENGINEER SHALL BE CONTACTED PRIOR TO INSTALLATION OR ORDERING OF MATERIALS.
10. ALL EXISTING SANITARY SEWER SERVICE CONNECTION INVERTS AND LOCATIONS BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
11. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
12. ALL PIPE PENETRATIONS THROUGH CONCRETE WALLS SHALL HAVE WATERTIGHT SEAL.
13. REFER TO STRUCTURAL PLANS FOR CONCRETE WATER-PROOFING TREATMENT REQUIREMENTS IN DETENTION VAULT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY FIELD LOCATES AND POTHOLING OF SUBSURFACE UTILITIES. ENGINEER AND CITY SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS.
15. CONTRACTOR SHALL COORDINATE ANY NECESSARY TELEPHONE, CABLE, FIBER, GAS, AND ELECTRIC LOWERINGS (OR RE-ROUTING) WITH THE RESPECTIVE UTILITY PROVIDERS.
16. CONTRACTOR TO COORDINATE FINAL LOCATION OF ALL GAS AND ELECTRIC METERS WITH ARCHITECT AND UTILITY PROVIDERS.
17. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED MECHANICAL/PLUMBING DRAWINGS.
18. REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL CONDUITS AND POWER LINE ROUTING FOR SITE LIGHTING.
19. THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. FINAL DESIGNS OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY AND/OR ENGINEER.
20. PHONE, INTERNET AND TELEVISION SERVICE TO BE PROVIDED BY CENTURYLINK, COMCAST, OR OTHERS AT THE OWNER'S DISCRETION. APPLICABLE CONDUITS FOR PROSPECTIVE UTILITY COMPANIES SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANIES.
21. ALL CONDUIT PLACED BY THE CONTRACTOR FOR CABLE, PHONE AND INTERNET SHALL BE EQUIPPED WITH PULL TAPE AND LOCATE WIRE PER THE SPECIFICATIONS OF EACH UTILITY COMPANY.
22. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS. THE CITY SHALL INSTALL THE TRANSFORMER AND PRIMARY LINE FROM THE CONNECTION POINT AT THE EXISTING MAIN TO EACH TRANSFORMER. THE COST OF THE PRIMARY LINE, TRANSFORMER, AND INSTALLATION OF THE SECONDARY LINE FROM THE TRANSFORMER TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
23. ELECTRIC TRANSFORMER PAD SIZE IS APPROXIMATE. COORDINATE FINAL LOCATION AND SIZE OF TRANSFORMER WITH APPROVED ELECTRICAL PLANS.
24. GAS SERVICE TO BE PROVIDED BY XCEL ENERGY. XCEL SHALL INSTALL ALL GAS SERVICES AND METERS. THE COST OF ALL THE SERVICE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
25. CONTRACTOR SHALL COORDINATE OTHER SITE UTILITIES NOT SHOWN ON THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PRIVATE SITE ELECTRICAL AND GAS, AND LOW-VOLTAGE/TELECOMMUNICATIONS. TYPICAL INSTALLATION DEPTH OF SAID UTILITIES SHALL BE ADJUSTED, AS NECESSARY, TO AVOID ANY POTENTIAL CONFLICTS WITH THE WATER, FIRE, SANITARY SEWER, AND STORM DRAIN LINES SHOWN ON THESE CIVIL DRAWINGS.
26. ALL STORMWATER INFRASTRUCTURE NOT IN THE RIGHT OF WAY IS TO BE PRIVATELY OWNED AND MAINTAINED.
27. REFER TO THE EROSION CONTROL PLAN AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING TO PREVENT SEDIMENT LOADING OF THE DRAINAGE FACILITY DURING CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Know what's below, Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date

Revisions: No. Date:

REVIEW SET
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09/08/20

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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1426 8th Street, 80631

DATE: 09/08/20
SCALE: 1" = 30'
REVIEWED BY: A. Reese
PROJECT: 1204-004
DESIGNED BY: B. Roth
DRAWN BY: M. Kuehne

MORNINGSTAR/BLOCK 23

UTILITY PLAN

Sheet
C300
5 of 7

DRAWING FILENAME: P:\1204-004\dwg\plt\C01-001_UTIL.dwg LAYOUT NAME: C300 DATE: Tue 09, 2020 - 10:52am CAD OPERATOR: rrosen
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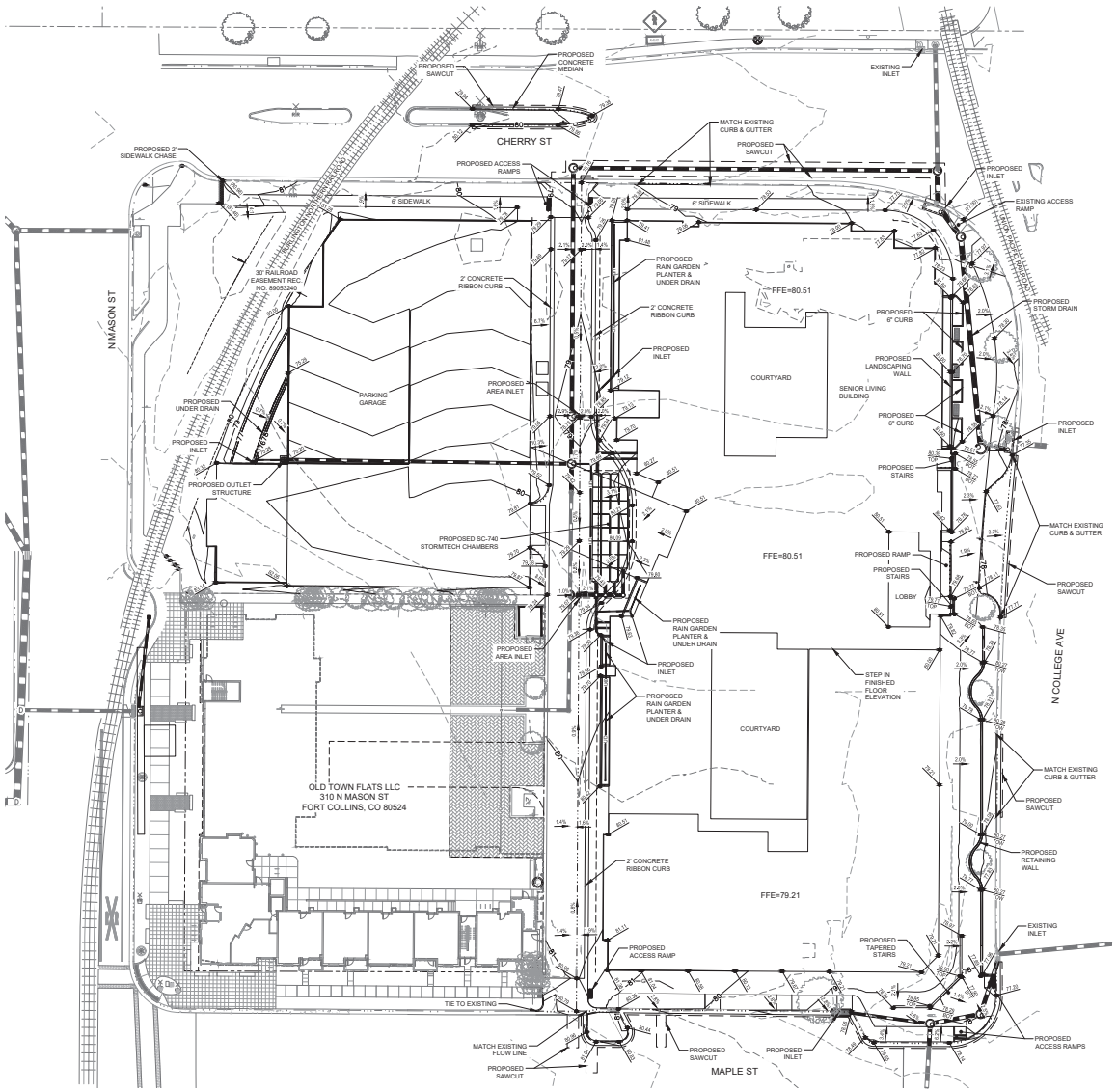

NORTH

30 0 30 60 90

(IN FEET)
1 INCH = 30 FEET

LEGEND:

PROPOSED CONTOUR	93
EXISTING CONTOUR	5013
PROPOSED STORM	
PROPOSED VERTICAL CURB AND GUTTER	
PROPERTY BOUNDARY	
PROPOSED SPOT ELEVATION	93.43
EXISTING SPOT ELEVATION	(87.80)
PROPOSED SLOPES	2.0%

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
4. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM NAVD88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
5. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL CURBS AND GUTTERS AT THE POINTS OF CONNECTION SHOWN ON THE PLANS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
6. ADD 5000-FT TO PROPOSED CONTOURS, SPOT ELEVATIONS, AND FFE LABELS, WHERE TRUNCATED.
7. CONTRACTOR SHALL CONFIRM AND COORDINATE WITH STAMPED ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DRAWINGS FOR ALL STEPS, RAMPS, LANDSCAPING WALLS, SEATWALLS, RAILINGS, AND PLANTERS.
8. CONTRACTOR SHALL CONFIRM AND COORDINATE WITH STAMPED STRUCTURAL DRAWINGS FOR ELEVATIONS AND GRADE CONDITIONS ALONG BUILDING PERIMETER. NOTIFY OWNER, ARCHITECT, AND ENGINEER(S) OF ANY DISCREPANCIES PRIOR TO MOBILIZATION.
9. ALL PIPE PENETRATIONS THROUGH CONCRETE WALLS SHALL HAVE WATERTIGHT SEAL.
10. REFER TO STRUCTURAL PLANS FOR CONCRETE WATER-PROOFING TREATMENT REQUIREMENTS IN DETENTION VAULT.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions: No. Date:

REVIEW SET
NOT FOR CONSTRUCTION
09/08/20

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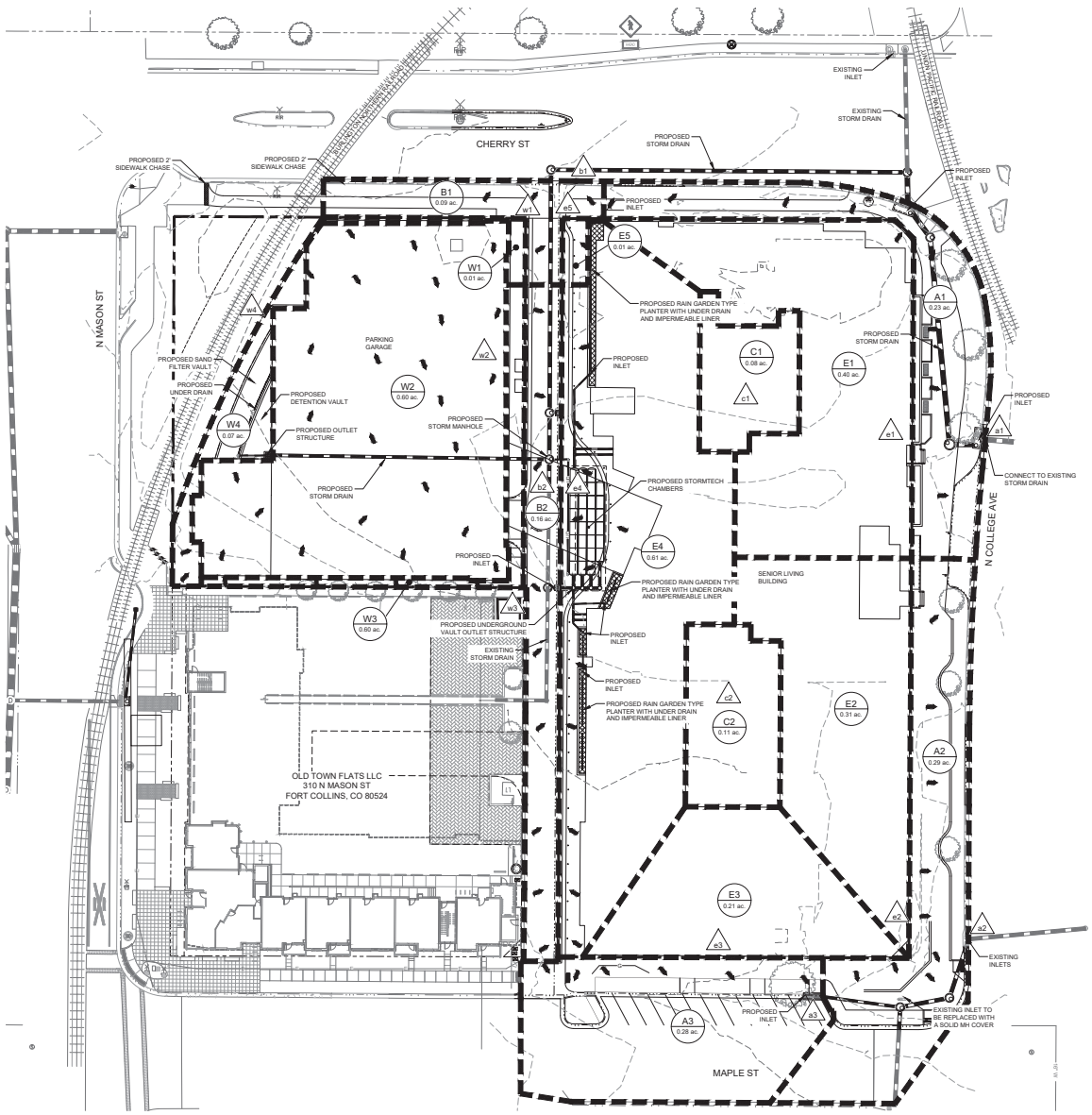
GREELEY: 1426 8th Street, 80631 northernengineering.com

PROJECT: 1204-004
DATE: 09/08/20
DESIGNED BY: B. Roth
SCALE: 1" = 30'
DRAWN BY: M. Kuehne
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23

GRADING PLAN

Sheet
C400
6 of 7



NORTH

30 0 30 60 90

(IN FEET)
1 INCH = 30 FEET

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 4953
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT
- FLOW ARROW
- DRAINAGE BASIN LABEL — BASIN DESIGNATION C, 0.60 ac — BASIN AREA (AC)
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION

NOTES:

1. REFER TO THE PRELIMANARY DRAINAGE REPORT FOR BLOCK 23, DATED SEPTEMBER 9, 2020 FOR ADDITIONAL INFORMATION.

BENCHMARK

PROJECT DATUM: NAVD88

City of Fort Collins Benchmark 1-13
At the Southwest corner of College Ave. and Maple St., on a concrete traffic signal base.
ELEV.= 4979.75

City of Fort Collins Benchmark 5-00
On the top of curb at the signal pole base at the Northwest corner of Linden St. and Jefferson St.
ELEV.= 4978.05

Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used:
NGVD29 Unadjusted = NAVD88 - 3.18'

Basis of Bearings
Assuming the East line of the Northeast Quarter of Section 11, T.7N., R.69W., as bearing South 00°06'21" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.02 feet with all other bearings contained herein relative thereto.

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Revisions: REVIEW SET NOT FOR CONSTRUCTION 09/08/20

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DATE: 09/08/20
DESIGNED BY: B. Roth
SCALE: 1" = 30'
DRAWN BY: M. Kuehnel
REVIEWED BY: A. Reese

MORNINGSTAR/BLOCK 23
DRAINAGE EXHIBIT

Sheet
C600
7 of 7

BLOCK 23 - MORNINGSTAR

BEING A REPLAT OF THE PLAT OF BLOCK 23, CITY OF FORT COLLINS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land located in the Northeast Quarter of Section 11, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Lots 1 and 2 of the Plat of Block 23, as recorded at Reception No. 20190056645 record of the Larimer County Clerk and Recorder,

containing 114,096 square feet or 2.619 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as BLOCK 23 - MORNINGSTAR (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER: Preston Center 7, II, LLC
By: JDP, LLC, Manager

BY: ______________________________
Joseph D. Padilla, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of __________________, 20____, by

Joseph D. Padilla as Manager of JDP, LLC, Manager of Preston Center 7, II, LLC.

Witness my hand and official seal

My commission expires: _______________

____
Notary Public

LIENHOLDER: FirsTier Bank

The undersigned FirsTier Bank the beneficiary of a deed of trust and UCC financing statement which constitutes liens upon the Owners' property, recorded with the Larimer County Clerk and Recorder at Reception Nos. 20150004919 and 20150005213 hereby consents to the dedication of easements as shown on this plat and forever releases said lands from the lien created by said intstruments.

BY: ______________________________

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of __________________, 20____, by
____________,
as _______________________ of ______________________________.

Witness my hand and official seal

My commission expires: _______________

____
Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: G. Brent Coan

Address: 103 Mountain Avenue, Suite 200
Fort Collins, Colorado 80524

Registration No.: 27592

____

NOTES AT THE REQUEST OF THE CITY OF FORT COLLINS:

1. There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.

NOTICE

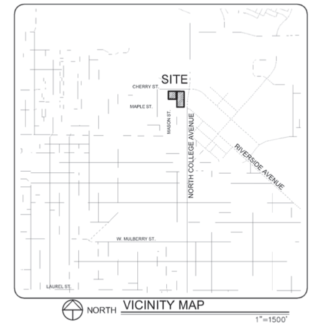
ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

OWNER/APPLICANT

Hazeldon/Morningstar Fort Collins LLC
300 North Mason Street
Fort Collins CO 80524

ENGINEER/SURVEYOR

Northern Engineering
301 North Howes Street
Suite 100
Fort Collins CO 80521



VICINITY MAP
1"=1500'

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this ______day of _____________ A.D., 20_____.

____
City Engineer

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this _____ day of ___________ A.D., 20_____.

____
Director of Community Development and Neighborhood Services

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

DRAFT
09-09-20
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470

SURVEYOR NOTES

1. Basis of Bearings is the East line of Lot 2, Block 23 as bearing South 00° 23' 31" West (assumed bearing) and monumented as shown.

2. For all information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon File Number ____________________, prepared by ____________ Title Company, dated ____________________.

3. The lineal unit of measurement for this plat is U. S. Survey Feet.

4. For easements created by separate document and shown hereon, refer to recorded document for specific terms.

5. Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

6. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

7. Refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

8. There are existing public utilities that appear to be located within the boundary of this plat. Easements that meet the Fort Collins Utilities standard requirements will be required to be dedicated for new and existing utilities with the formal redevelopment of Lots 1 and 2 of Block 23.

9. Notes as requested by the City of Fort Collins and listed hereon are being required as a condition of approval by the City of Fort Collins. The notes, as they appear hereon, were forwarded to Northern Engineering by the City of Fort Collins and shall not be construed as the act or practice of land surveying as defined by the State of Colorado. These notes simply appear hereon at the direction of the City of Fort Collins.

10. A current tile commitment will be provided to the surveyor prior to finalizing the survey.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 11
TOWNSHIP: 7
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

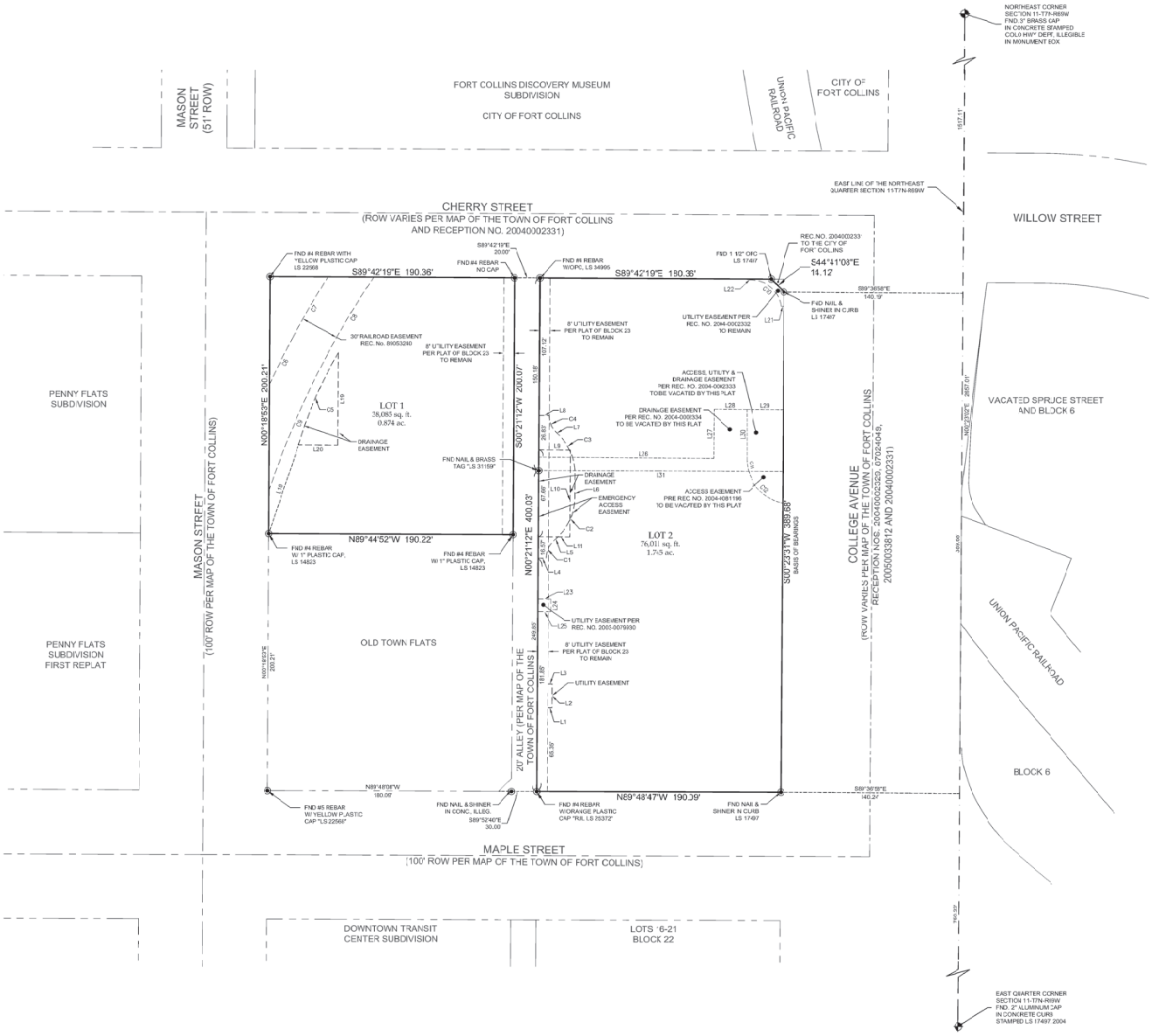
PROJECT: 1204-004
DATE: 09/09/2020
CLIENT: Hazeldon/Morningstar Fort Collins LLC
SCALE: As Shown
DRAWN BY: M. Kinkade
REVIEWED BY: B. Tessely

BLOCK 23 - MORNINGSTAR
SECTION 11, T7N, R69W
CITY OF FORT COLLINS, COLORADO

Sheet 1 Of 2 Sheets

BLOCK 23 - MORNINGSTAR

BEING A REPLAT OF THE PLAT OF BLOCK 23, CITY OF FORT COLLINS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.50'	N89° 59' 59"E
L2	18.50'	N00° 17' 41"E
L3	3.50'	S89° 59' 59"W
L4	6.90'	S89° 38' 48"E
L5	6.26'	N45° 21' 12"E
L6	19.14'	N00° 21' 12"E
L7	3.73'	N44° 38' 48"W
L8	7.79'	N89° 38' 48"W
L9	24.50'	S89° 38' 48"E
L10	67.88'	S00° 21' 12"W
L11	24.50'	N89° 38' 48"W
L18	71.49'	N18° 34' 28"E
L19	72.08'	S00° 21' 12"W
L20	30.63'	N89° 38' 48"W
L21	2.39'	N89° 38' 28"W
L22	0.47'	N00° 17' 41"E
L23	10.00'	S89° 46' 21"E
L24	10.00'	S00° 21' 12"W
L25	10.00'	N89° 46' 21"W
L26	136.28'	S89° 37' 11"E
L27	38.23'	N00° 22' 43"E
L28	29.64'	S89° 37' 42"E
L29	28.35'	S89° 37' 42"E
L30	38.78'	N00° 04' 38"W
L31	190.26'	N89° 44' 45"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	45°00'00"	18.00	14.14'	N22°51'12"E	13.78'
C2	45°00'00"	42.00	32.99'	N22°51'12"E	32.15'
C3	45°00'00"	42.00	32.99'	N22°08'48"W	32.15'
C4	45°00'00"	18.00	14.14'	N22°08'48"W	13.78'
C5	14°15'53"	315.29'	78.50'	N23°23'13"E	78.29'
C6	3°14'48"	721.37'	40.87'	S26°16'43"W	40.87'
C7	4°26'12"	691.25'	53.53'	S30°11'07"W	53.51'
C8	6°04'13"	661.25'	70.06'	S31°00'53"W	70.02'
C9	9°32'18"	691.37'	115.10	S23°09'36"W	114.96'
C10	85°42'31"	23.50	35.15'	N49°59'22"W	31.97'
C11	15°40'53"	35.00	9.58'	S37°55'03"E	9.55'
C12	62°21'59"	35.00	38.10'	S46°56'48"E	36.24'

LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- LOT LINE
- FOUND CORNER AS DESCRIBED

NORTH

40 0 40 80 120 Feet

(US SURVEY FEET)
1 inch = 40 ft.

PRELIMINARY

Robert C. Tessey
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 11
TOWNSHIP: 7
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 2000 Hospital Road, 80631
970.221.4158
www.northernengineering.com

PROJECT: 1204-004
DATE: 09/09/2020
CLIENT: Homebuilder/ Morningstar Fort Collins, LLC
SCALE: 1"=40'
DRAWN BY: M. Kirkoade
REVIEWED BY: B. Tessely

BLOCK 23 - MORNINGSTAR
SECTION 11, T7N, R69W
CITY OF FORT COLLINS, COLORADO

Sheet 2 Of 2 Sheets

MORNINGSTAR SENIOR LIVING/MIXED USE TRANSPORTATION IMPACT STUDY

FORT COLLINS, COLORADO

SEPTEMBER 2019

Prepared for:

Block 23, LLC
144 North Mason Street, Suite 4
Fort Collins, CO 80524

Prepared by:

DELICH ASSOCIATES
2272 Glen Haven Drive
Loveland, CO 80538
Phone: 970-669-2061
FAX: 970-669-5034

Project # 1977

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A. Base Assumptions Form
B. Peak Hour Traffic Counts
C. Current Peak Hour Operation/Level of Service Descriptions/Fort Collins Motor Vehicle LOS Standards (Intersections)
D. Signal Warrants
E. Short Range (2024) Background Peak Hour Operation
F. Long Range (2040) Background Peak Hour Operation
G. Short Range (2024) Total Peak Hour Operation
H. Long Range (2040) Total Peak Hour Operation
I. Pedestrian/Bicycle Level of Service Worksheets

I. INTRODUCTION

This transportation impact study (TIS) addresses the capacity, geometric, and control requirements at and near the proposed Morningstar Senior Living/Mixed Use development. The proposed Morningstar Senior Living/Mixed Use is located in the northeast quadrant of the Suniga/Redwood intersection in Fort Collins, Colorado.

During the course of the analysis, numerous contacts were made with the owner (Block 23, LLC), the project architects/planners (HCM2), and the City of Fort Collins Traffic Operations staff. The Transportation Impact Study Base Assumptions form and related documents are provided in Appendix A. This study generally conforms to the format set forth in the Fort Collins TIS Guidelines in the "Larimer County Urban Area Street Standards" (LCUASS). Due to the trip generation, this is a full transportation impact study. The study involved the following steps:

- Collect physical, traffic, and development data;
- Perform trip generation, trip distribution, and trip assignment;
- Determine peak hour traffic volumes;
- Conduct capacity and operational level of service analyses on key intersections;
- Analyze signal warrants;
- Conduct level of service evaluation of pedestrian, bicycle, and transit modes of transportation

II. EXISTING CONDITIONS

The location of the Morningstar Senior Living/Mixed Use development is shown in Figure 1. It is important that a thorough understanding of the existing conditions be presented.

Land Use

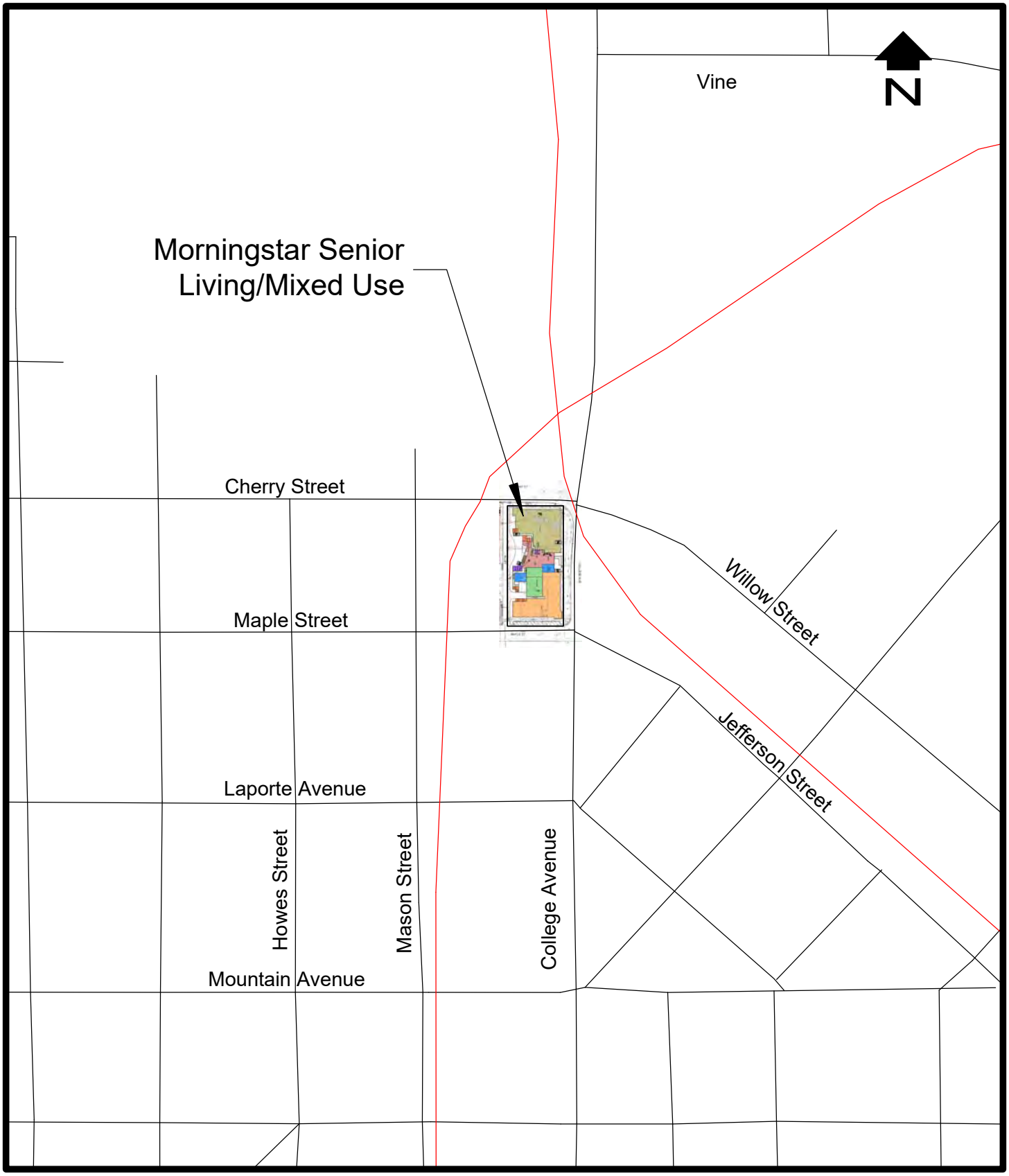
Land uses in the area are primarily residential, office, and commercial. There are residential uses to the west of the site. There are commercial/office uses to the east, south, and west of the site. The Fort Collins Museum of Discovery and the Poudre River is north of the site. The proposed Morningstar Senior Living/Mixed Use site currently has vacant buildings that will be razed. The center of Fort Collins lies to the south of the proposed Morningstar Senior Living/Mixed Use.

Streets

The primary streets near the Morningstar Senior Living/Mixed Use site are College Avenue, Cherry Street, Mason Street, Maple Street, Willow Street, and Jefferson Street. Figure 2 shows a schematic of the existing geometry at the key intersections.

College Avenue is east of (adjacent to) the proposed Morningstar Senior Living/Mixed Use site. It is a north-south street classified as a four-lane arterial street according to the Fort Collins Master Street Plan. Currently, College Avenue has a four-lane cross section in this area. At the College/Cherry-Willow intersection, College Avenue has a northbound and southbound left-turn lane, two through lanes in each direction, and northbound and southbound right-turn lanes. At the College/Maple-Jefferson intersection, College Avenue has a northbound and southbound left-turn lane, two through lanes in each direction, and northbound right-turn lane. The College/ Cherry-Willow and College/Maple-Jefferson intersections have signal control. The posted speed limit in this area of College Avenue is 25 mph, south of Cherry Street, and 35 mph, north of Cherry Street.

Cherry Street is north of (adjacent to) the proposed Morningstar Senior Living/Mixed Use site. It is an east-west street classified as a two-lane collector street according to the Fort Collins Master Street Plan. Currently, Cherry Street has a two-lane cross section. Cherry Street is the west leg of the College/Cherry-Willow intersection. At the College/Cherry-Willow intersection, Cherry Street has dual eastbound left-turn lanes, an eastbound through lane, and an eastbound right-turn lane. At the Cherry/Mason intersection, Cherry Street has a two-way left-turn lane and a through/right-turn lane in each direction. The Cherry/Mason intersection has stop sign control on Mason Street. The posted speed limit in this area of Cherry Street is 25 mph.

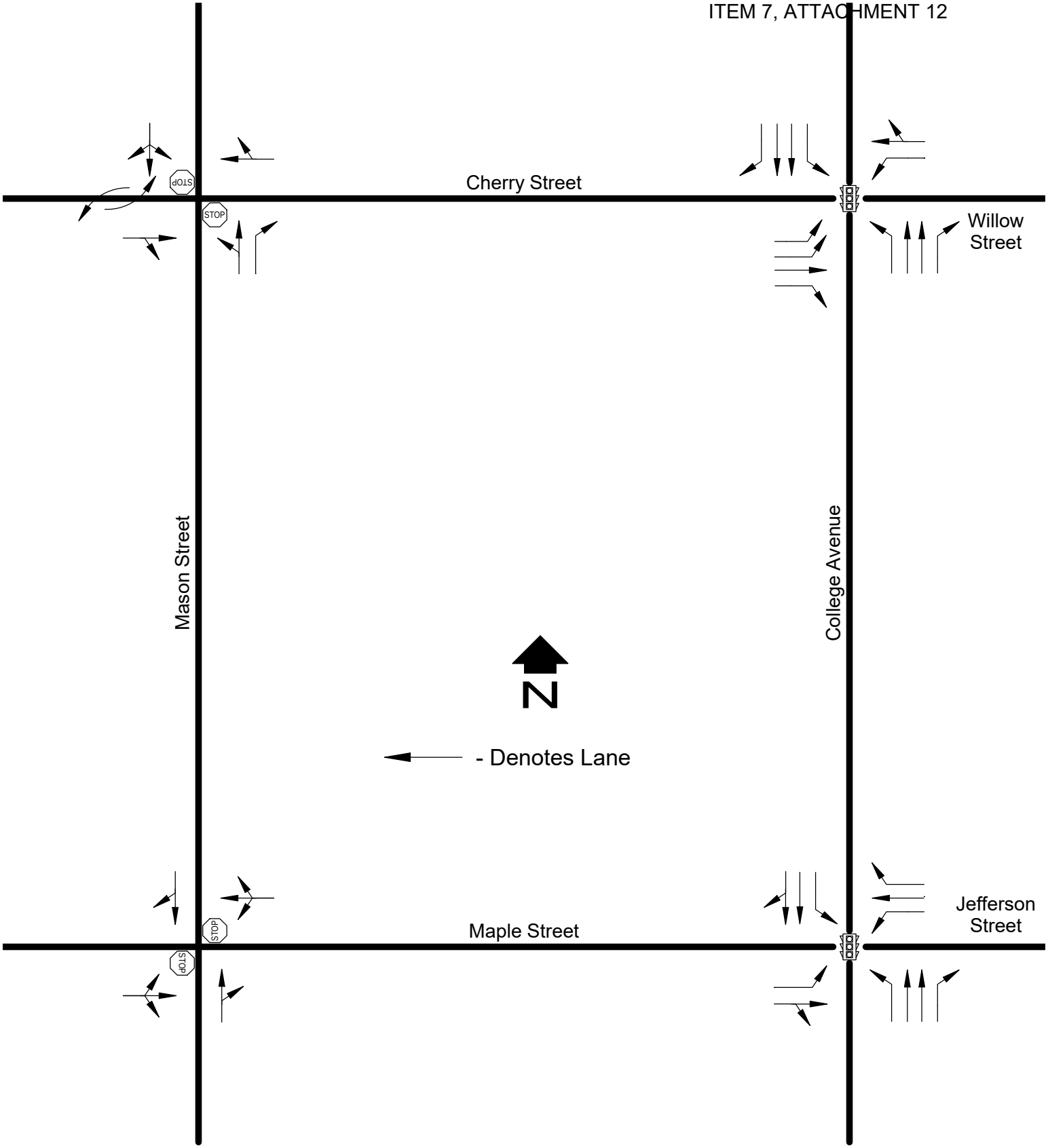


SCALE: 1"=1000'

SITE LOCATION

Figure 1

DELICH ASSOCIATES



EXISTING GEOMETRY

Figure 2

DELICH ASSOCIATES

Willow Street is east of the proposed Morningstar Senior Living/Mixed Use site. It is an east-west street classified as a two-lane collector street according to the Fort Collins Master Street Plan. Currently, Willow Street has a two-lane cross section. Willow Street is the east leg of the College/Cherry-Willow intersection. At the College/Cherry-Willow intersection, Willow Street has a westbound left-turn lane and a westbound through/right-turn lane. The posted speed limit in this area of Willow Street is 25 mph.

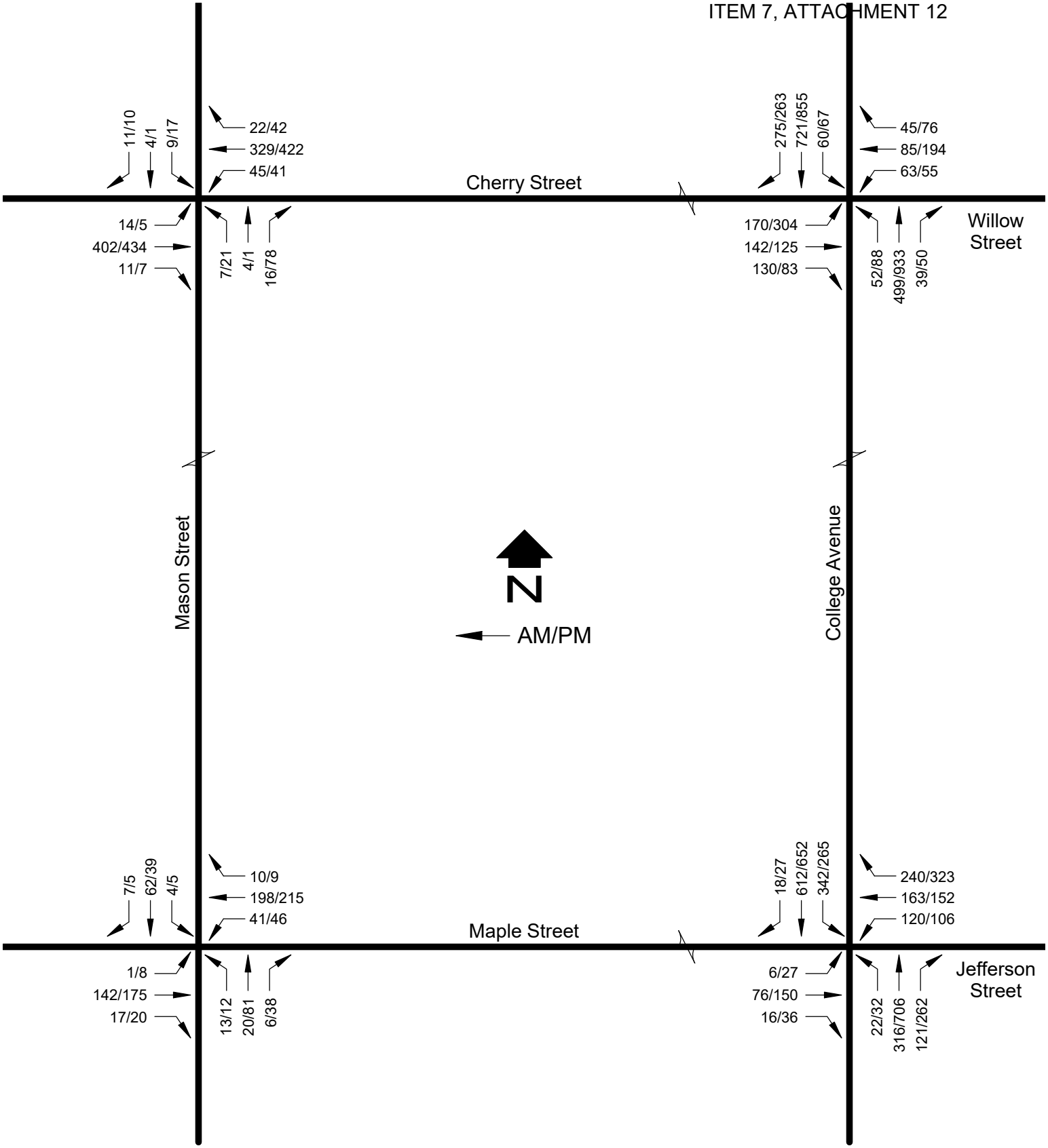
Maple Street is south of (adjacent to) the proposed Morningstar Senior Living/Mixed Use site. It is an east-west street classified as a local street according to the Fort Collins Master Street Plan. Currently, Maple Street has a two-lane cross section. Maple Street is the west leg of the College/Maple-Jefferson intersection. At the College/Maple-Jefferson intersection, Maple Street has an eastbound left-turn lane and an eastbound through/right-turn lane. At the Mason/Maple intersection, Maple Street has all movements combined into a single lane. The Mason/Maple intersection has stop sign control on Maple Street. The posted speed limit in this area of Maple Street is 25 mph.

Jefferson Street is south of the proposed Morningstar Senior Living/Mixed Use site. It is an east-west street classified as a four-lane arterial street according to the Fort Collins Master Street Plan. Currently, Jefferson Street has a two-lane cross section. Jefferson Street is the east leg of the College/Maple-Jefferson intersection. At the College/Maple-Jefferson intersection, Jefferson Street has a westbound left-turn lane and a westbound through/right-turn lane. The posted speed limit in this area of Willow Street is 25 mph.

Mason Street is west of the proposed Morningstar Senior Living/Mixed Use site. It is a north-south street classified as a two-lane arterial street according to the Fort Collins Master Street Plan. Currently, Mason Street has a two-lane cross section. At the Cherry/Mason intersection, Mason Street has all southbound movements combined into a single lane, a northbound left-turn/through lane, and a northbound right-turn lane. At the Mason/Maple intersection, Mason Street has through and right-turn movements combined into a single lane. Northbound and southbound left-turns are prohibited at the Mason/Maple intersection. However, it was observed that some left-turns are still made. The posted speed limit in this area of Mason Street is 30 mph.

Existing Traffic

Recent morning and afternoon peak hour traffic volumes are shown in Figure 3. The traffic counts at the College/Cherry-Willow intersection were obtained in March 2018. The traffic counts at the College/Maple-Jefferson intersections were obtained in February 2018. The traffic counts at the Cherry/Mason and Mason/Maple intersections were obtained in August 2019. Raw traffic count data are provided in Appendix B.



RECENT PEAK HOUR TRAFFIC

Figure 3

DELICH ASSOCIATES

Existing Operation

The College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, and Mason/Maple intersections were evaluated using techniques provided in the 2016 Highway Capacity Manual, 6th Edition. Using the morning and afternoon peak hour traffic shown in Figure 3, the peak hour operation is shown in Table 1. The College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, and Mason/Maple intersections meet the City of Fort Collins Motor Vehicle LOS standard during the morning and afternoon peak hours with existing signal control, geometry, and signal timing. Calculation forms are provided in Appendix C. A description of level of service for signalized and unsignalized intersections from the 2010 Highway Capacity Manual and a table showing the Fort Collins Motor Vehicle LOS Standards (Intersections) are also provided in Appendix C. Acceptable overall operation at signalized intersections during the peak hours is defined as level of service D or better. At signalized intersections, acceptable operation of any leg and any movement is level of service E. At arterial/arterial and collector/collector stop sign controlled intersections, acceptable operation is considered to be at level of service E, overall and level of service F, for any approach leg. At arterial/collector, arterial/local, collector/local, and local/local stop sign controlled intersections; acceptable operation is considered to be at level of service D, overall and level of service F, for any approach leg.

Pedestrian Facilities

There are sidewalks along College Avenue, Mason Street, Maple Street, Willow Street, and Jefferson Street. There are sidewalks along Cherry Street, except for the south side between College Avenue and Howes Street. It is expected that as properties in this area are developed or redeveloped, sidewalks will be installed as part of the street infrastructure. Sidewalks will be incorporated within and adjacent to this development.

Bicycle Facilities

Bicycle lanes exist along Mason Street and Cherry Street, within the study area.

Transit Facilities

This area of Fort Collins is just north of the downtown Transit Center serving many Transfort Routes and the Max.

TABLE 1 Current Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
College/Cherry-Willow (signal)	EB LT	C	C
	EB T	C	C
	EB RT	A	A
	EB APPROACH	C	C
	WB LT	C	C
	WB T/RT	D	D
	WB APPROACH	C	D
	NB LT	A	B
	NB T	A	A
	NB RT	A	A
	NB APPROACH	A	A
	SB LT	A	B
	SB T	B	C
	SB RT	B	B
	SB APPROACH	B	C
	OVERALL	B	B
College/Maple-Jefferson (signal)	EB LT	C	D
	EB T/RT	C	D
	EB APPROACH	C	D
	WB LT	C	D
	WB T	C	D
	WB RT	A	A
	WB APPROACH	C	D
	NB LT	A	B
	NB T	A	B
	NB RT	A	A
	NB APPROACH	A	B
	SB LT	A	A
	SB T	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	A	B

Continued on next page

Continued from previous page

TABLE 1
Current Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Cherry/Mason (stop sign)	EB LT	A	A
	WB LT	A	A
	NB LT/T	C	D
	NB RT	B	B
	NB APPROACH	C	C
	SB LT/T/RT	C	D
	OVERALL	A	A
Mason/Maple (stop sign)	EB LT/T/RT	B	B
	WB LT/T/RT	B	C
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	B	B

III. PROPOSED DEVELOPMENT

The Morningstar Senior Living/Mixed Use is a 160 dwelling unit senior living facility with 21,842 square feet of office, 19,343 square feet of retail, and parking garage. Figure 4 shows a site plan of the Morningstar Senior Living/Mixed Use. The site plan shows an access to the parking garage on the Alley. The Maple/Alley intersection is full movement. The Cherry/Alley intersection was assumed to be right-in/right-out based on the proximity to the railroad tracks and the number of lanes. However, there is no signage or median prohibiting left-turns. The short range analysis (Year 2024) includes development of Morningstar Senior Living/Mixed Use site and an appropriate increase in background traffic, due to normal growth, and other approved/proposed developments in the area. The long range analysis (Year 2040) includes background traffic due to normal growth and in general accordance with the Fort Collins Structure Plan.

Trip Generation

Trip generation is important in considering the impact of a development such as this upon the existing and proposed street system. A compilation of trip generation information contained in Trip Generation, 10th Edition, ITE was used to estimate trips that would be generated by the proposed/expected use at a site. A trip is defined as a one-way vehicle movement from origin to destination. Table 2 shows the daily and peak hour trip generation for the Morningstar Senior Living/Mixed Use development site. A 30 percent reduction of the retail (shopping center) was taken due to the location of Old Town and the North Transit Center. The trip reduction was agreed to by City of Fort Collins staff in the scoping discussions/emails. The trip generation of the Morningstar Senior Living/Mixed Use development resulted in 1344 daily trip ends, 70 morning peak hour trip ends, and 121 afternoon peak hour trip ends.

TABLE 2
Trip Generation

Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
820	Shopping Center	19.343 KSF	37.75	730	0.58	11	0.36	7	1.83	35	1.98	39
30% reduction for (multi-model) location				220		3		2		10		12
External Shopping Center Trips				510		8		5		25		27
710	General Office	21.842 KSF	9.74	212	1.00	22	0.16	4	0.18	4	0.97	21
254	Assisted Living	67 Beds	4.14	278	0.12	8	0.06	4	0.15	10	0.15	10
253	Senior Housing	93 D.U.	3.70	344	0.07	7	0.13	12	0.14	13	0.12	11
Total Trip Generation				1344		45		25		52		69

SITE PLAN

Figure 4

Trip Distribution

Trip distribution for the Morningstar Senior Living/Mixed Use was based on existing/future travel patterns, land uses in the area, consideration of trip attractions/productions in the area, and engineering judgment. Figure 5 shows the trip distribution for the short range (2024) and long range (2040) analysis futures. The trip distribution was agreed to by City of Fort Collins staff in the scoping discussions/emails.

Background Traffic Projections

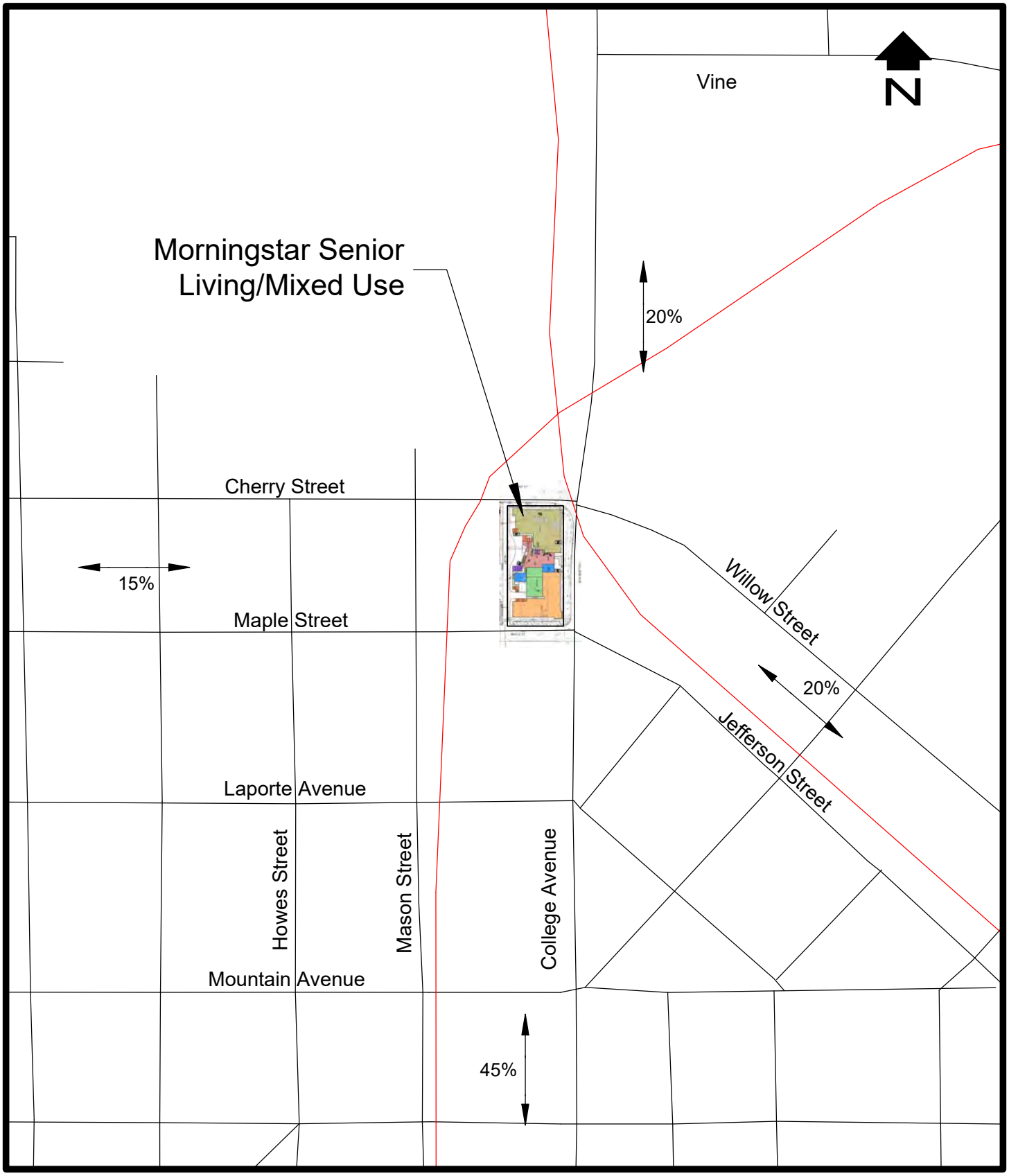
Figures 6 and 7 show the short range (2024) and long range (2040) background traffic projections, respectively. Background traffic projections for the short range (2024) future horizons were obtained by reviewing the North Front Range Regional Transportation Plan, CDOT growth factors, and various traffic studies prepared for this area of Fort Collins. Based upon these sources, it was determined that the traffic volumes would increase by approximately 1.0 percent per year. The traffic on the Alley was estimated using the 94 units at Old Town Flats in the short range (2024) future and a similar size development to the north in the long range (2040) future.

Trip Assignment

Trip assignment is how the generated and distributed trips are expected to be loaded on the street system. The assigned trips are the resultant of the trip distribution process. Figure 8 shows the site generated peak hour traffic. Figure 9 shows the short range (2024) total (site plus background) peak hour traffic assignment. Figure 10 shows the long range (2040) total (site plus background) peak hour traffic assignment.

Signal Warrants

As a matter of policy, traffic signals are not installed at any location unless warrants are met according to the Manual on Uniform Traffic Control Devices. The College/Cherry-Willow and College/Maple-Jefferson intersections are currently signalized. For the roads in the vicinity of The Morningstar Senior Living/Mixed Use development, four hour and/or eight hour signal warrants are applicable. These warrants require much data and are applied when the traffic is actually on the area road system. It is acknowledged that peak hour signal warrants should not be applied, but since the peak hour forecasts are readily available in a traffic impact study, it is reasonable to use them to get an idea whether other signal warrants may be met. If peak hour signal warrants will not be met at a given intersection, it is reasonable to conclude that it is not likely that other signal warrants would be met. If peak hour signal warrants are met, it merely indicates that further evaluation should occur in the future as the development occurs. However, a judgment can be made that some intersections will likely meet other signal warrants.



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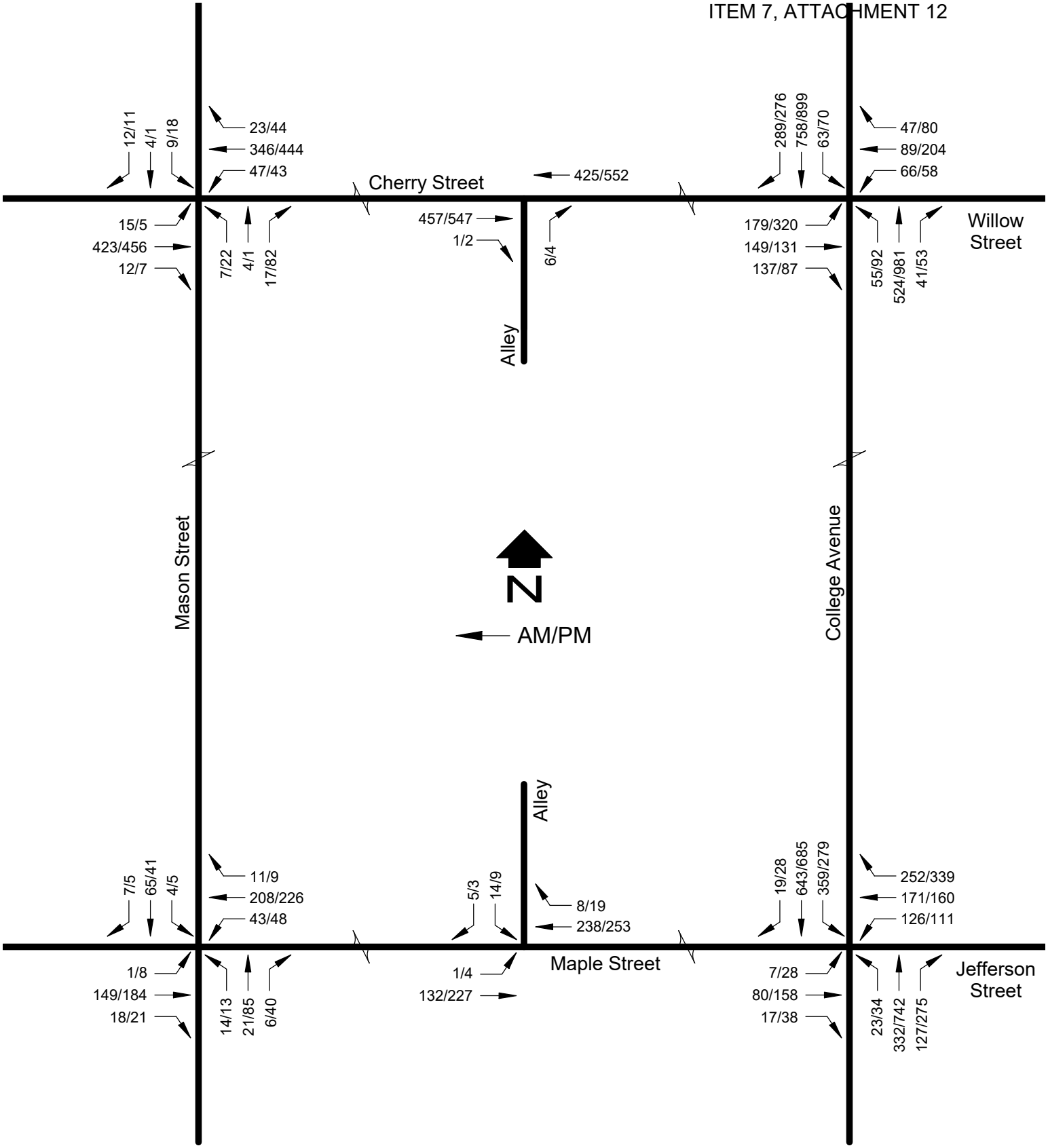
TRIP DISTRIBUTION

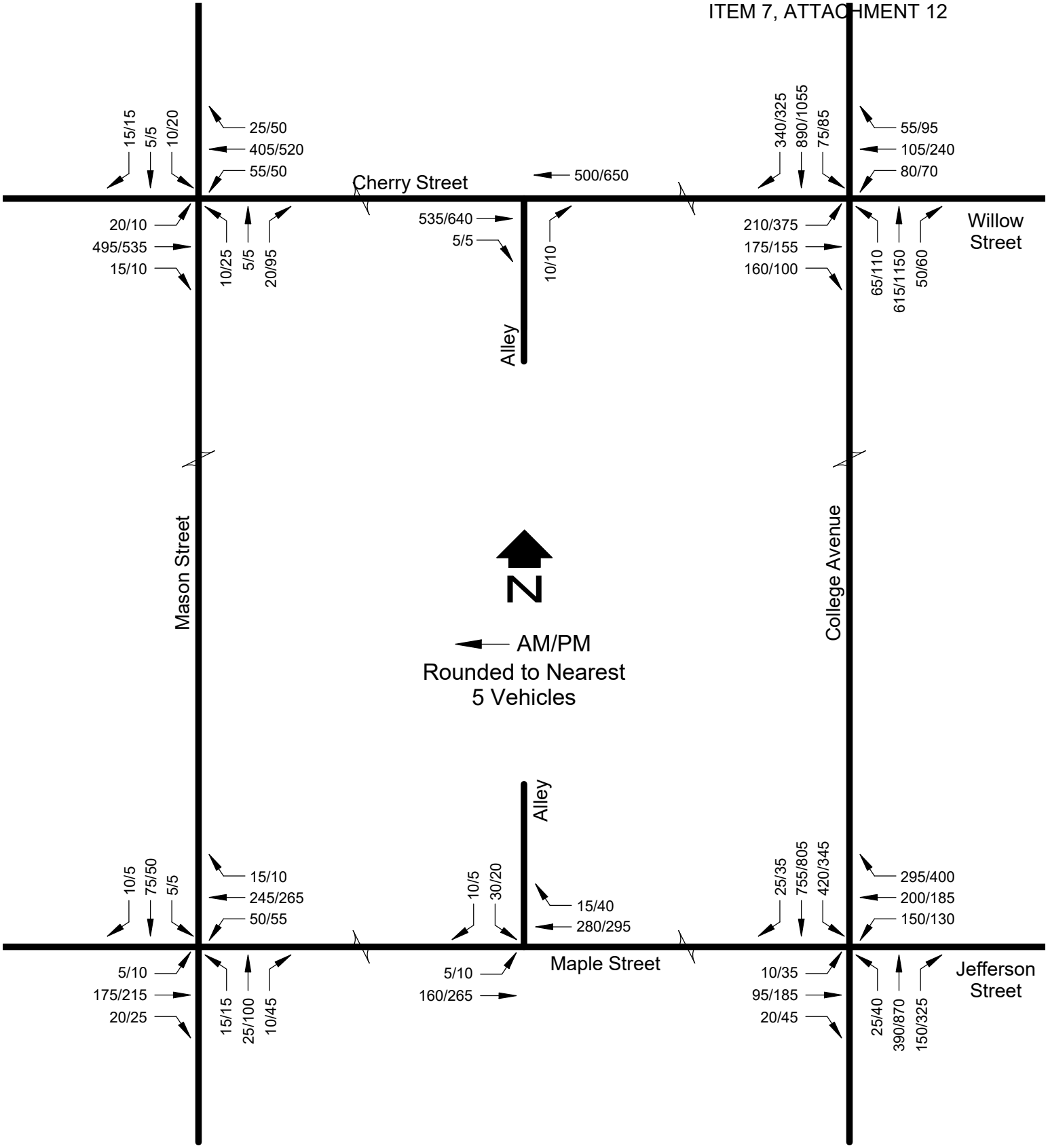
Figure 5

DELICH ASSOCIATES



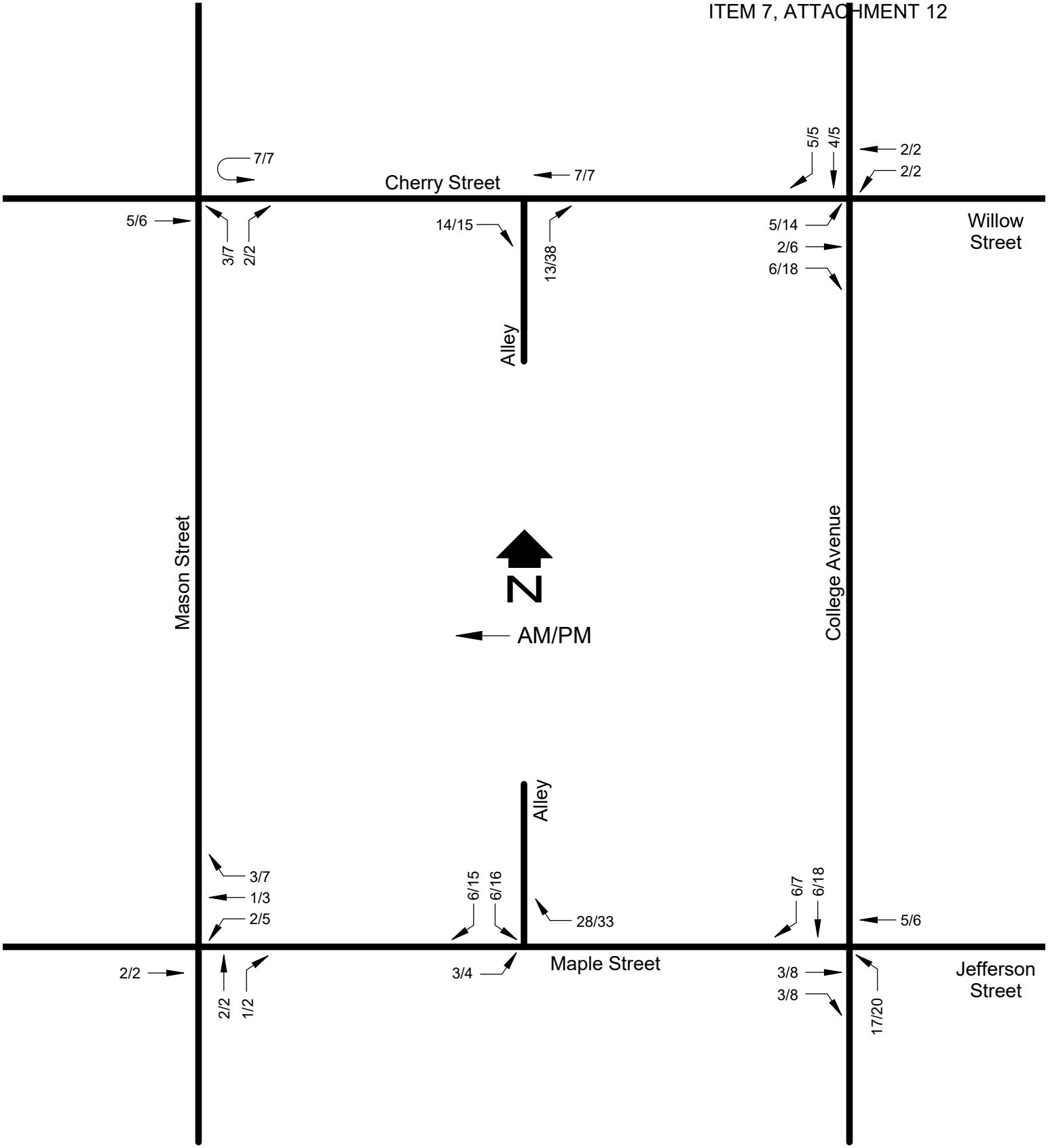
SHORT RANGE (2024) BACKGROUND PEAK HOUR TRAFFIC

Figure 6



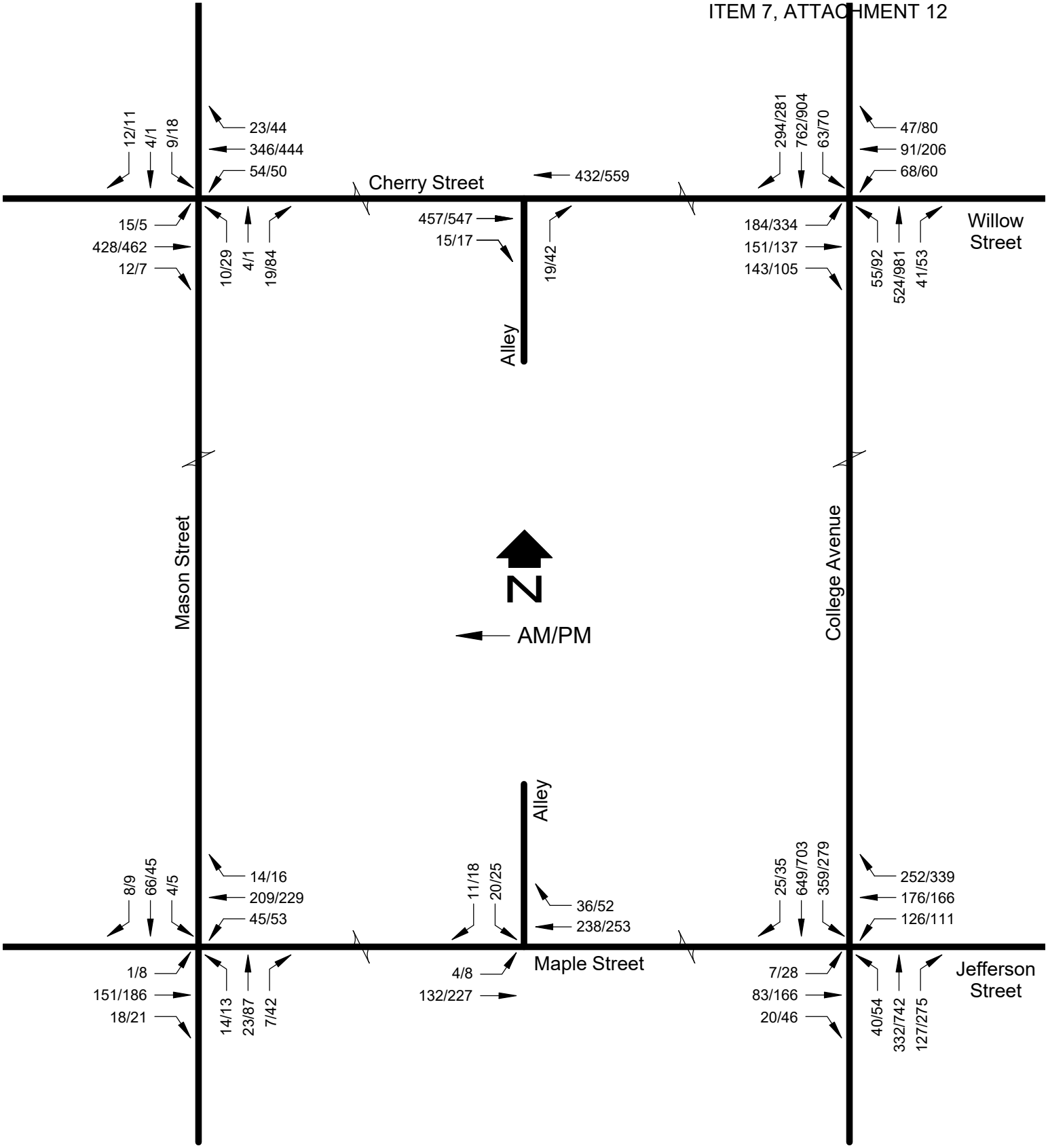
LONG RANGE (2040) BACKGROUND PEAK HOUR TRAFFIC

Figure 7



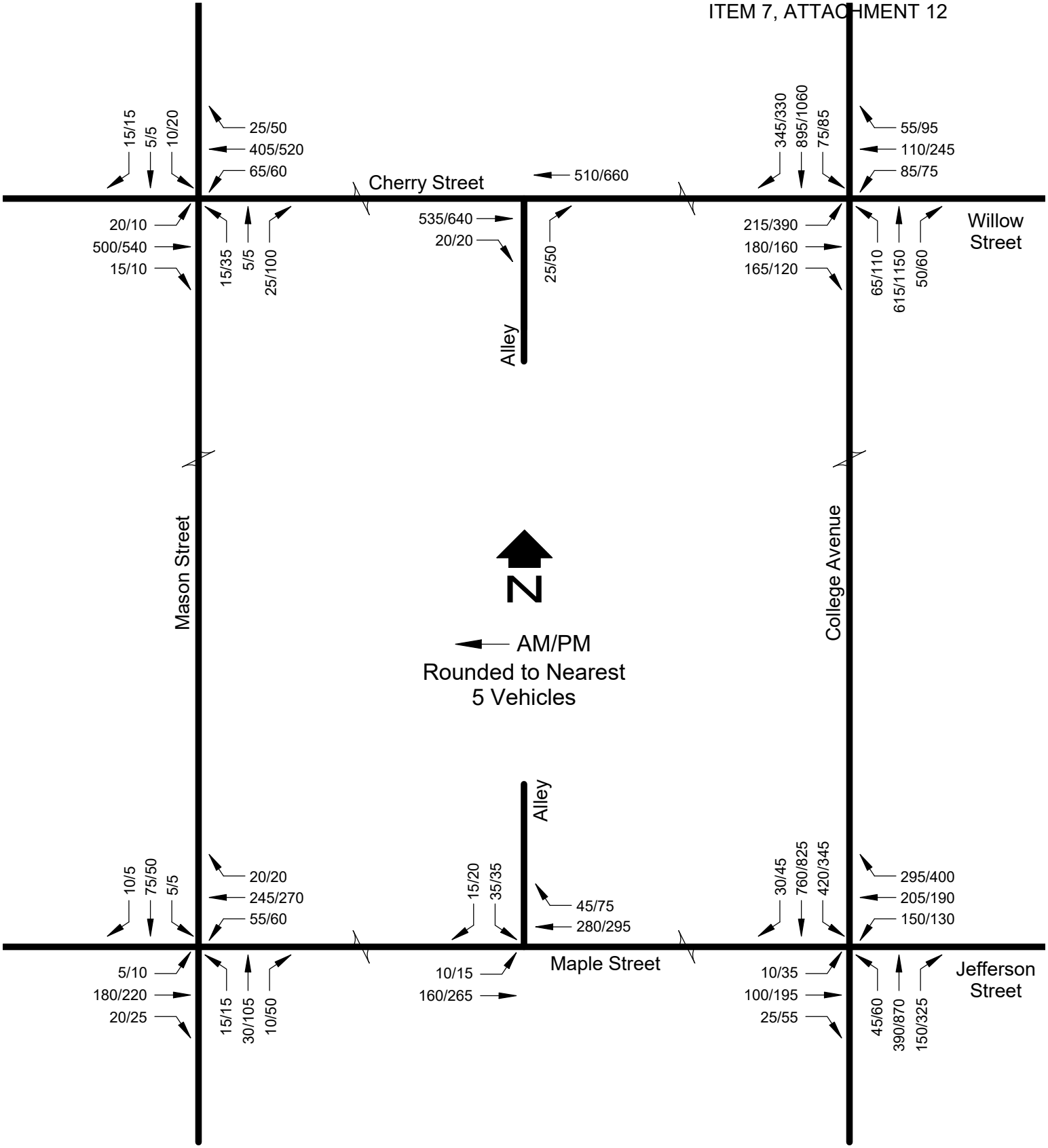
SITE GENRATED PEAK HOUR TRAFFIC

Figure 8



SHORT RANGE (2024) TOTAL PEAK HOUR TRAFFIC

Figure 9



LONG RANGE (2040) TOTAL PEAK HOUR TRAFFIC

Figure 10

Using the long range (2040) total peak hour traffic (Figure 10), the peak hour signal warrant will not be met in the morning and afternoon peak hour at the Cherry/Mason and Mason/Maple intersections. Based on the peak hour signal warrant, it is unlikely that other volume based signal warrants would be met at the Cherry/Mason and Mason/Maple intersections. The peak hour signal warrant analyses are provided in Appendix D.

Operation Analysis

Capacity analyses were performed at the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections. The operations analyses were conducted for the short range and long range futures, reflecting year 2024 and 2040 conditions, respectively.

Using the traffic volumes shown in Figure 6, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections operate in the short range (2024) background traffic future as indicated in Table 3. Calculation forms for these analyses are provided in Appendix E. The key intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

Using the traffic volumes shown in Figure 7, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections operate in the long range (2040) background traffic future as indicated in Table 4. Calculation forms for these analyses are provided in Appendix F. The key intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

Using the traffic volumes shown in Figure 9, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections operate in the short range (2024) total traffic as indicated in Table 5. Calculation forms for these analyses are provided in Appendix G. The key intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

Using the traffic volumes shown in Figure 10, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections operate in the long range (2040) total traffic future as indicated in Table 6. Calculation forms for these analyses are provided in Appendix H. The key intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

TABLE 3 Short Range (2024) Background Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
College/Cherry-Willow (signal)	EB LT	C	D
	EB T	C	C
	EB RT	A	A
	EB APPROACH	C	C
	WB LT	C	C
	WB T/RT	D	D
	WB APPROACH	C	D
	NB LT	A	B
	NB T	A	A
	NB RT	A	A
	NB APPROACH	A	A
	SB LT	A	B
	SB T	B	C
	SB RT	B	B
	SB APPROACH	B	C
	OVERALL	B	B
College/Maple-Jefferson (signal)	EB LT	C	D
	EB T/RT	C	D
	EB APPROACH	C	D
	WB LT	C	D
	WB T	C	D
	WB RT	A	A
	WB APPROACH	C	D
	NB LT	A	B
	NB T	B	B
	NB RT	A	A
	NB APPROACH	B	B
	SB LT	A	A
	SB T	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

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TABLE 3
Short Range (2024) Background Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Cherry/Mason (stop sign)	EB LT	A	A
	WB LT	A	A
	NB LT/T	D	D
	NB RT	B	B
	NB APPROACH	C	C
	SB LT/T/RT	C	D
	OVERALL	A	A
Mason/Maple (stop sign)	EB LT/T/RT	B	B
	WB LT/T/RT	B	C
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	B	B
Cherry/Alley (stop sign)	NB RT	B	B
	OVERALL	A	A
Maple/Alley (stop sign)	EB LT/T	A	A
	SB LT/RT	B	B
	OVERALL	A	A

TABLE 4 Long Range (2040) Background Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
College/Cherry-Willow (signal)	EB LT	C	D
	EB T	C	C
	EB RT	A	A
	EB APPROACH	C	D
	WB LT	C	C
	WB T/RT	D	D
	WB APPROACH	C	D
	NB LT	A	C
	NB T	A	A
	NB RT	A	A
	NB APPROACH	A	A
	SB LT	A	B
	SB T	B	C
	SB RT	B	C
	SB APPROACH	B	C
	OVERALL	B	C
College/Maple-Jefferson (signal)	EB LT	C	D
	EB T/RT	C	D
	EB APPROACH	C	D
	WB LT	C	E (68.7 secs)
	WB T	C	D
	WB RT	A	A
	WB APPROACH	C	D
	NB LT	A	B
	NB T	B	C
	NB RT	A	A
	NB APPROACH	B	C
	SB LT	A	B
	SB T	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

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TABLE 4
Long Range (2040) Background Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Cherry/Mason (stop sign)	EB LT	A	A
	WB LT	A	A
	NB LT/T	D	E (41.0 secs)
	NB RT	B	B
	NB APPROACH	C	C
	SB LT/T/RT	C	E (37.2 secs)
	OVERALL	A	A
Mason/Maple (stop sign)	EB LT/T/RT	B	B
	WB LT/T/RT	B	C
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	B	B
Cherry/Alley (stop sign)	NB RT	B	B
	OVERALL	A	A
Maple/Alley (stop sign)	EB LT/T	A	A
	SB LT/RT	B	B
	OVERALL	A	A

TABLE 5 Short Range (2024) Total Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
College/Cherry-Willow (signal)	EB LT	C	D
	EB T	C	C
	EB RT	A	A
	EB APPROACH	C	D
	WB LT	C	C
	WB T/RT	D	D
	WB APPROACH	C	D
	NB LT	A	B
	NB T	A	A
	NB RT	A	A
	NB APPROACH	A	A
	SB LT	A	B
	SB T	B	C
	SB RT	B	B
	SB APPROACH	B	C
	OVERALL	B	C
College/Maple-Jefferson (signal)	EB LT	C	D
	EB T/RT	C	D
	EB APPROACH	C	D
	WB LT	C	E (60.6 secs)
	WB T	C	D
	WB RT	A	A
	WB APPROACH	C	D
	NB LT	A	B
	NB T	B	B
	NB RT	A	A
	NB APPROACH	B	B
	SB LT	A	B
	SB T	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

Continued on next page

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TABLE 5
Short Range (2024) Total Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Cherry/Mason (stop sign)	EB LT	A	A
	WB LT	A	A
	NB LT/T	D	D
	NB RT	B	B
	NB APPROACH	C	C
	SB LT/T/RT	C	D
	OVERALL	A	A
Mason/Maple (stop sign)	EB LT/T/RT	B	B
	WB LT/T/RT	B	C
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	B	B
Cherry/Alley (stop sign)	NB RT	B	B
	OVERALL	A	A
Maple/Alley (stop sign)	EB LT/T	A	A
	SB LT/RT	B	B
	OVERALL	A	A

TABLE 6 Long Range (2040) Total Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
College/Cherry-Willow (signal)	EB LT	C	E (55.2 secs)
	EB T	C	C
	EB RT	A	A
	EB APPROACH	C	D
	WB LT	C	C
	WB T/RT	D	D
	WB APPROACH	C	D
	NB LT	A	C
	NB T	A	A
	NB RT	A	A
	NB APPROACH	A	B
	SB LT	A	B
	SB T	B	C
	SB RT	B	C
	SB APPROACH	B	C
	OVERALL	B	C
College/Maple-Jefferson (signal)	EB LT	C	D
	EB T/RT	C	D
	EB APPROACH	C	D
	WB LT	C	E (72.9 secs)
	WB T	C	D
	WB RT	A	A
	WB APPROACH	C	D
	NB LT	A	B
	NB T	B	C
	NB RT	A	A
	NB APPROACH	B	C
	SB LT	A	B
	SB T	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

Continued on next page

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TABLE 6
Long Range (2040) Total Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Cherry/Mason (stop sign)	EB LT	A	A
	WB LT	A	A
	NB LT/T	D	E (48.3 secs)
	NB RT	B	B
	NB APPROACH	C	C
	SB LT/T/RT	C	E (40.0 secs)
	OVERALL	A	A
Mason/Maple (stop sign)	EB LT/T/RT	B	B
	WB LT/T/RT	C	C
	NB LT/T/RT	A	A
	SB LT/T/RT	A	A
	OVERALL	B	B
Cherry/Alley (stop sign)	NB RT	B	B
	OVERALL	A	A
Maple/Alley (stop sign)	EB LT/T	A	A
	SB LT/RT	B	B
	OVERALL	A	A

Geometry

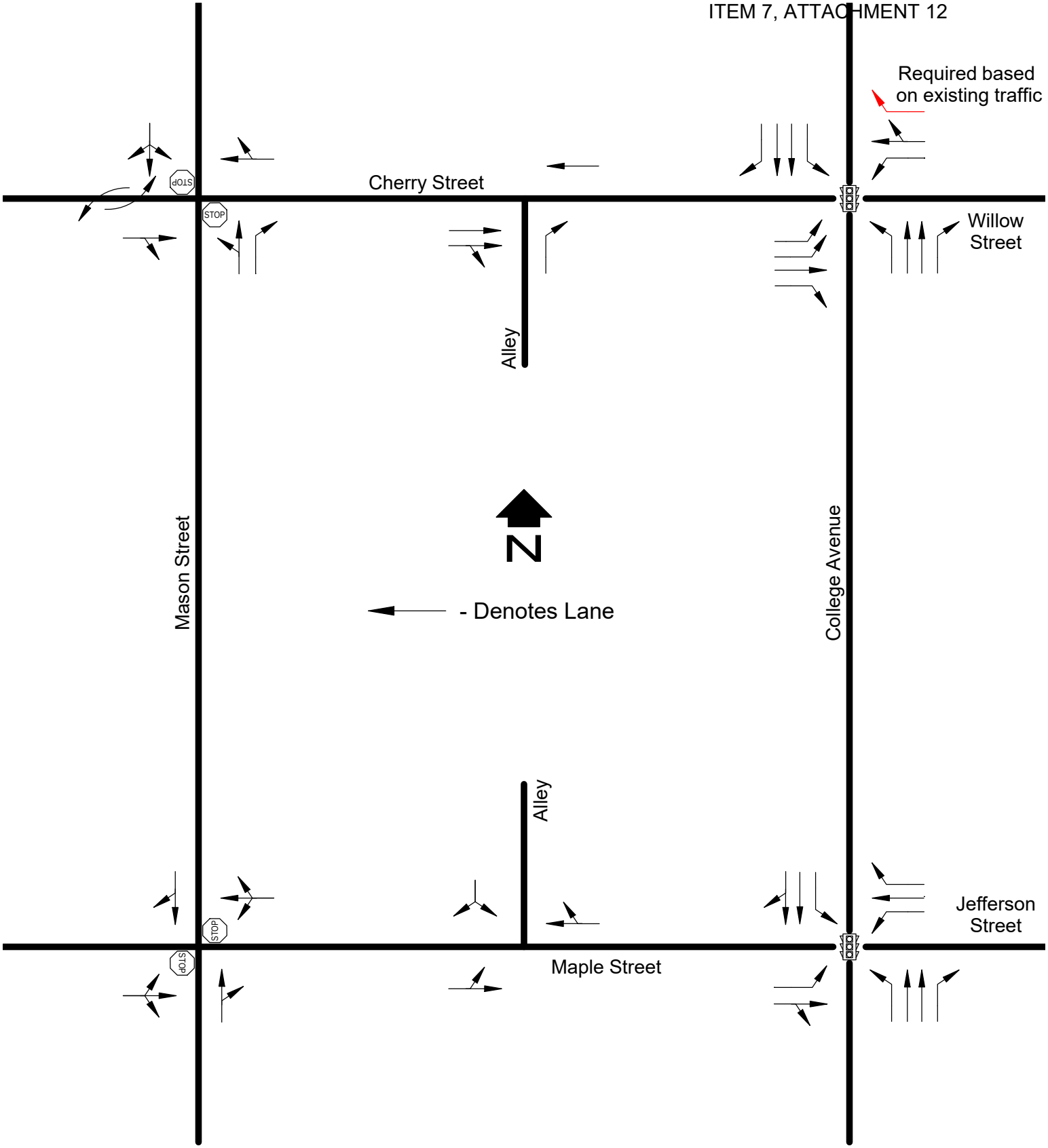
Figure 11 shows a schematic of the short range (2024) and long range (2040) geometry. This is the existing geometry at the College/Maple-Jefferson, Cherry/Mason, Mason/Maple, and Cherry/Site Access intersections. At the College/Cherry-Willow intersection a westbound right-turn lane is required with existing traffic. The Morningstar Senior Living/Mixed Use development adds no traffic to the westbound right-turn. Therefore, the College/Cherry-Willow intersection was analyzed with no westbound right-turn lane.

Pedestrian Level of Service

Appendix I shows a map of the area that is within 1320 feet of the Morningstar Senior Living/Mixed Use development. There are four pedestrian destinations within 1320 feet of the Morningstar Senior Living/Mixed Use development. These are: 1) the commercial area and Poudre Trail to the north of the site; 2) the commercial area to the east of the site; 3) the commercial area and transit center to the south of the site; and 4) the residential/commercial area to the west of the site. Appendix I also contains a map that shows the existing/planned pedestrian facilities within the influence area. This site is in an area type termed "pedestrian district." The minimum level of service for "pedestrian district" is A for all categories, except Street Crossing which is LOS B.

- **Directness –** The distance ratio to all pedestrian destinations is less than 1.2 (LOS A)
- **Continuity** – The continuity to pedestrian destinations 1, 2, 3, and 4 will be acceptable at LOS A, since there will be direct connection of the sidewalk system to the north, south, east, and west. This development will appear as a single entity within Old Town. The only missing sidewalk is within this development and along the south side of Cherry Street which will be installed when redevelopment adjacent to them occurs.
- **Street Crossings** – The street crossings to pedestrian destinations 1, 3, and 4 will be acceptable at LOS B, since the street crossings are 5 lanes or less. The street crossing to pedestrian destination 2, will not meet the stand since there are 6 lanes to cross across College Avenue.
- **Visual Interest and Amenity** – The visual interest and amenity to pedestrian destinations 1, 2, 3, and 4 is acceptable at LOS A, since most of the area have landscaped and an old town neighborhood character.
- **Security** – The security to pedestrian destinations 1, 2, 3, and 4 is acceptable at LOS A, since most of the sidewalks are adjacent to commercial and residential land uses and the area has an old town neighborhood character.

Acceptable pedestrian level of service will be achieved for all pedestrian destinations within 1320 feet of the Morningstar Senior Living/Mixed Use Property, except destination 2 since street crossings is LOS C. The Pedestrian LOS Worksheet is provided in Appendix I.



SHORT RANGE (2024) AND
LONG RANGE (2040) GEOMETRY

Figure 11

Bicycle Level of Service

Appendix I shows a map of the area that is within 1320 feet of the Morningstar Senior Living/Mixed Use development. There will be one bicycle destination near the Morningstar Senior Living/Mixed Use development. This is: 1) the Poudre Trail to the north of the site. The Bicycle LOS Worksheet is provided in Appendix I. The minimum level of service for this site is C. This site is connected to Cherry Street and Mason Street. Therefore, it is concluded that level of service B can be achieved.

Transit Level of Service

This area of Fort Collins is just north of the Downtown Transit Center serving many Transfort Routes and the Max.

IV. CONCLUSIONS

This study assessed the impacts of the Morningstar Senior Living/Mixed Use on the street system in the vicinity of the proposed development in the short range (2024) and long range (2040) futures. As a result of this analysis, the following is concluded:

- The development of the Morningstar Senior Living/Mixed Use is feasible from a traffic engineering standpoint. The trip generation of the Morningstar Senior Living/Mixed Use development resulted in 1344 daily trip ends, 70 morning peak hour trip ends, and 121 afternoon peak hour trip ends.

- Current operation at the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, and Mason/Maple intersections meet the City of Fort Collins Motor Vehicle LOS standard during the morning and afternoon peak hours with existing signal control, geometry, and signal timing.

- The College/Cherry-Willow and College/Maple-Jefferson intersections are currently signalized. Using the long range (2040) total peak hour traffic forecasts the peak hour signal warrant will likely not be met at the Cherry/Mason and Mason/Maple intersections. Based on the peak hour signal warrant, it is unlikely that other volume based signal warrants would be met at the Cherry/Mason and Mason/Maple intersections.

- In the short range (2024) future, given development of the Morningstar Senior Living/Mixed Use and an increase in background traffic, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

- In the long range (2040) future, given full development of the Morningstar Senior Living/Mixed Use and an increase in background traffic, the College/Cherry-Willow, College/Maple-Jefferson, Cherry/Mason, Mason/Maple, Cherry/Alley, and Maple/Alley intersections will meet the City of Fort Collins Motor Vehicle LOS Standard during the morning and afternoon peak hours.

- The short range (2024) and long (2040) geometry is shown in Figure 11. This is the existing geometry at the College/Maple-Jefferson, Cherry/Mason, Mason/Maple, and Cherry/Site Access intersections. At the College/Cherry-Willow intersection a westbound right-turn lane is required with existing traffic. The Morningstar Senior Living/Mixed Use development adds no traffic to the westbound right-turn.

- Acceptable level of service is achieved for bicycle and transit modes based upon the measures in the multi-modal transportation guidelines and future improvements to the street system in the area. Pedestrian level of service cannot be achieved for all pedestrian destinations. The commercial area to the north does not meet street crossings. The practical limits of pedestrian improvements would be on the Morningstar Senior Living/Mixed Use site itself.

APPENDIX A

Attachment "A"
Transportation Impact Study
Base Assumptions

Project Information			
Project Name: Morningstar Senior Living/Mixed-use			
Project Location: Southwest quadrant of the College/Cherry intersection			
TIS Assumptions			
Type of Study	Intermediate or Full		
Study Area Boundaries	North: Cherry Street		South: Maple Street
	East: College Avenue		West: Mason Street
Study Years	Short Range: 2024		Long Range: 2040
Future Traffic Growth Rate	1%/year (CDOT)		
Study Intersections	1. College/Cherry		5. Site Accesses
	2. College/Maple		6.
	3. Mason/Cherry		7.
	4. Mason/Maple		8.
Time Period for Study	AM: 7:30-8:30	PM: 4:30-5:30	Sat Noon:
Trip Generation Rates	Attached		
Trip Adjustment Factors	Passby:		Captive Market: N/A
Overall Trip Distribution	See Attached - See refinements		
Mode Split Assumptions	N/A – Shopping Center could include		
Committed Roadway Improvements	Not Aware of any	mode split or internal capture	
Other Traffic Studies			
Areas Requiring Special Study			

Date: August 18, 2019

Traffic Engineer: Delich Associates

Local Entity Engineer: [signature] 8.19.19

20
30%
Fort Collins Museum of Discovery
Powerhouse Energy Campus
Gustav Swanson Natural Area
Catholic Cha
Linden Center Dr
Linden St
New Brew
Ram Self Storage
N College Ave
Dazbog Coffee
Buckingham St
Cherry St
Cherry St
Northside Aztlan Community Center
15%
N Meldrum St
N Howes St
N Mason St
Site
Joe's Auto Upholstery
Linden St
Cache la Poudre River
Jefferson St
Rodizio Grill - Fort Collins
Willow St
Washington Park
Fort Collins City Attorney
20
15%
Buckingh Park
Beau Jo's Fort Collins
Silver Grill Cafe
Larimer County Justice Center
45
40%
N Mason St
Team Poti
E Lincoln Ave
Akinz
Civic Center Park
Illegal Pete's Fort Collins
Coppersmith's Pub & Brewing
Lincoln Ave
Global Village Museum of Arts
The Melting Pot
W Mountain Ave
Rio Grande Mexican
E Mountain Ave
E Mountain Ave
Google

TABLE 2
Trip Generation

Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
710	General Office	21.842 KSF	9.74	212	1.00	22	0.16	4	0.18	4	0.97	21
820	Shopping Center	19.343 KSF	37.75	730	0.58	11	0.36	7	1.83	35	1.98	39
254	Assisted Living	67 D.U.	4.19	280	0.30	20	0.09	6	0.14	9	0.34	23
253	Senior Housing	93 D.U.	3.70	344	0.07	7	0.13	12	0.14	13	0.12	11
Total Trip Generation				1566		60		29		61		94

Parking Garage Access

SITE PLAN

Figure 4

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034

MEMORANDUM

TO: Jeff Jensen, Jensen Laplante Development
City of Fort Collins

FROM: Joseph Delich

DATE: September 11, 2020

DRAFT

SUBJECT: Morningstar Senior Living/Mixed Use - Pedestrian and Bicycle Level of Service Evaluation **(**File: 1977ME01)

This memorandum is an evaluation of the pedestrian and bicycle level of service for Morningstar Senior Living/Mixed Use, in Fort Collins. This evaluation is being done to determine if this location is meeting the Demand Mitigation Strategy of Bicycle & Pedestrian Level of Service A for a parking requirement reduction. It is important to note that in order to achieve acceptable pedestrian level of service, it is not necessary that each evaluation measure meet level of service A. In fact, it is almost impossible to have level of service A for the Street Crossing evaluation measure, if a pedestrian must cross an arterial street. Therefore, this must be taken into consideration.

Pedestrian Level of Service

Figure 1 shows a map of the area that is within 1320 feet of the Morningstar Senior Living/Mixed Use site. The Morningstar Senior Living/Mixed Use site is located within an area termed as "Pedestrian District," which sets the level of service threshold at LOS A for all measured categories, except for Street Crossing at LOS B. There are four destination areas within 1320 feet of the proposed Morningstar Senior Living/Mixed Use site: 1) the commercial area and Poudre Trail to the north of the site; 2) the commercial area to the east of the site; 3) the commercial area and transit center to the south of the site; and 4) the residential/commercial area to the west of the site. Table 1 shows the pedestrian LOS to the destination areas.

- **Directness –** The distance ratio to all pedestrian destinations is less than 1.2 (LOS A). Old Town streets are in a grid pattern which typifies the ideal system. A pedestrian can easily go north, south, east, or west to get to their destination.

- **Continuity** – The continuity to pedestrian destinations 1, 2, 3, and 4 will be acceptable at LOS A, since there will be direct connection of the sidewalk system to the north, south, east, and west. This development will appear as a single entity within Old Town. This development will add sidewalk along the south side

of Cherry Street adjacent to this development and enhance the existing sidewalks adjacent to this development, including the alley. The only remaining missing sidewalk is within this development area is along the south side of Cherry Street west of Mason which will be installed when redevelopment adjacent to it occurs.

- **Street Crossings** – The street crossings to pedestrian destinations 1, 3, and 4 will be acceptable at LOS B, since the street crossings are 5 lanes or less. The street crossing to pedestrian destination 2, will not meet the stand since there are 6 lanes to cross College Avenue.

- **Visual Interest and Amenity** – The visual interest and amenity to pedestrian destinations 1, 2, 3, and 4 is acceptable at LOS A, since most of the area have landscaping and an old town neighborhood character.

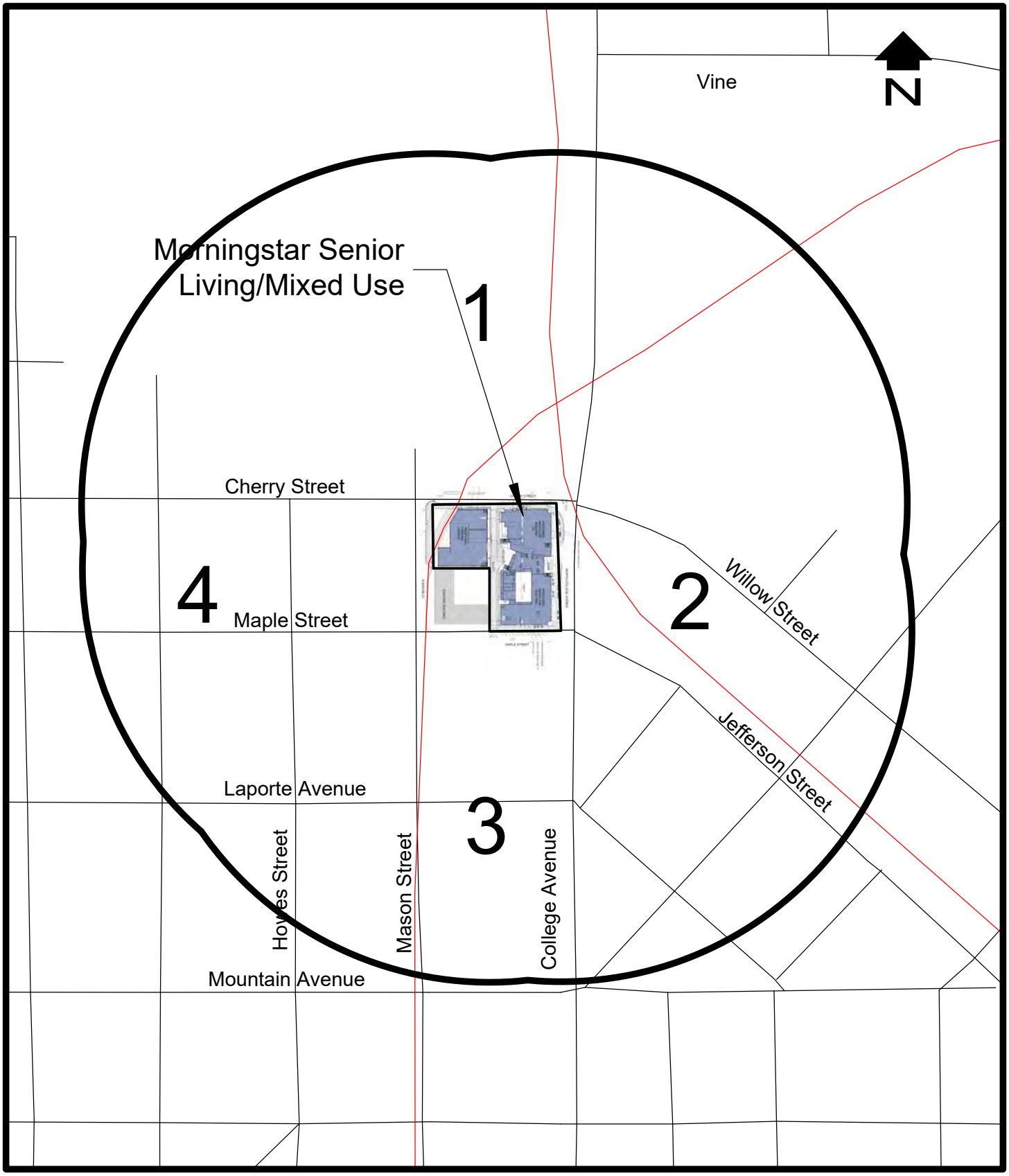
- **Security** – The security to pedestrian destinations 1, 2, 3, and 4 is acceptable at LOS A, since most of the sidewalks are adjacent to commercial and residential land uses and the area has an old town neighborhood character

Acceptable pedestrian level of service is achieved for all pedestrian destinations within 1320 feet of the Morningstar Senior Living Mixed Use Property, except destination 2 since the street crossings category is LOS C. Furthermore, all pedestrian destinations achieve a level of service of A, except for the Street Crossings, which is not possible.

Bicycle Level of Service

Figure 2 shows a map of the area that is within 1320 feet of the Morningstar Senior Living/Mixed Use site. Based upon Fort Collins bicycle LOS criteria, there is one bicycle destination area within 1320 feet of the proposed Morningstar Senior Living/Mixed Use site: 1) the Poudre Trail to the north of the site. Table 2 shows the bicycle LOS to the destination areas. The minimum level of service for this site LOS C. This site is connected directly connected to Cherry Street and Mason Street, which have designed bike lanes. Therefore, it is concluded that level of service A can be achieved.

It is concluded that the pedestrian and bicycle level of service will meet level of service A for all categories, except for the Street Crossings for the pedestrian level of service. While the Demand Mitigation Strategy of Bicycle & Pedestrian Level of Service A for a Parking Requirement Reduction is not met, this project meets the intent of the Demand Mitigation Strategy for a parking reduction. The level of service for Street Crossings cannot be met for any project that has a pedestrian destination area crossing a major arterial street in Fort Collins. Do not hesitate to contact me if you have questions or desire additional information.



SCALE: 1"=500'

PEDESTRIAN INFLUENCE AREA

Figure 1

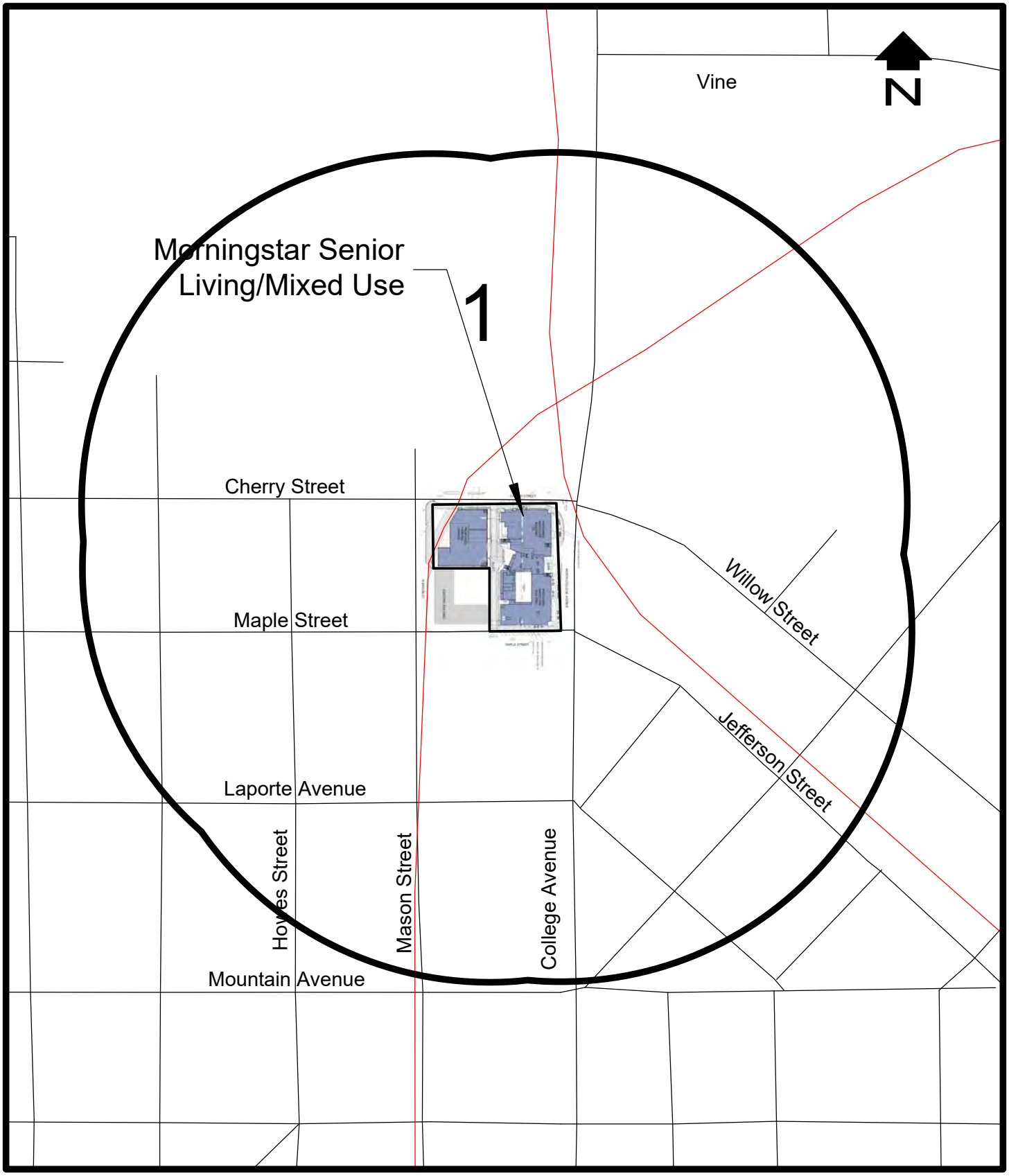
DELICH ASSOCIATES

Morningstar Senior Living/Mixed Use, September 2020

Table 1 - Pedestrian LOS Worksheet

Project Location Classification: Pedestrian District

	Description of Applicable Destination Area Within 1320'	Destination Area Classification		Level of Service (minimum based on project location classification)				
				Directness	Continuity	Street Crossings	Visual Interest & Amenities	Security
1	Poudre Trail and commercial area to the north of the site	Recreational/ Commercial	Minimum	A	A	B	A	A
			Actual	A	A	B	A	A
			Proposed	A	A	B	A	A
2	Commercial area to the east of the site	Commercial	Minimum	A	A	B	A	A
			Actual	A	A	C	A	A
			Proposed	A	A	C	A	A
3	Commercial area and Transit to the south of the site	Commercial/ Transit	Minimum	A	A	B	A	A
			Actual	A	A	B	A	A
			Proposed	A	A	B	A	A
4	Commercial and Residential areas to the west of the site	Commercial/ Residential	Minimum	A	A	B	A	A
			Actual	A	A	B	A	A
			Proposed	A	A	B	A	A
5			Minimum					
			Actual					
			Proposed					
6			Minimum					
			Actual					
			Proposed					
7			Minimum					
			Actual					
			Proposed					
8			Minimum					
			Actual					
			Proposed					
9			Minimum					
			Actual					
			Proposed					
10			Minimum					
			Actual					
			Proposed					



SCALE: 1"=500'

BICYCLE INFLUENCE AREA

Figure 2

DELICH ASSOCIATES

Morningstar Senior Living/Mixed Use, September 2020

Table 2 - Bicycle LOS Worksheet

				Level of Service – Connectivity		
				Minimum	Actual	Proposed
		Base Connectivity:		C	A	A
	Specific connections to priority sites:					
	Description of Applicable Destination Area Within 1320'	Destination Area Classification				
1	Poudre Trail	Recreational		B	A	A
2						
3						
4						

Community Development and Neighborhood Services

Planning Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522
970.221.6750
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fcgov.com/developmentreview

Block 23 MorningStar
Neighborhood Meeting Summary

Neighborhood Meeting Date: September 30, 2019

City Staff – Attendees:

Sylvia Tatman-Burruss – Development Review Liaison
Jason Holland – City Planner
Shawna Van Zee – City Planner

Applicant:

Cathy Mathis – TB Group

Notes on information presented by City Staff:

- Ms. Tatman-Burruss began the meeting by providing an overview of the meeting agenda, sign-in sheet, next steps after the meeting and ways to provide further input on the proposal. City Planner Jason Holland explained that the project had not been formally submitted to the city for review and that the proposal would need to be reviewed by city staff and then go to the Planning and Zoning Board for review and approval at a public hearing. The project is early in the process and Mr. Holland encouraged the residents to contact city staff if they have additional questions or comments during the review.

Notes on information presented by the Applicant:

- The applicant team provided an overview of the MorningStar Senior Living business and the general goals for the proposed development. Information presented explained that MorningStar is a developer and operator of high-quality senior living communities with a current portfolio of over 30 projects in ten states. The company was founded in Colorado in 2003 with the following foundational principals presented: honor god in their business practices and relationships; value all seniors as gifted and contributing individuals and; invest generously in the MorningStar team's ability to serve.

- Design and programming information for the development was presented. The proposal includes a 160-unit senior living community which includes independent living, licensed assisted living and a memory care facility. The development's general design objectives presented include providing high-quality construction, enhancing and complimenting the neighborhood, providing ample parking for residents, visitors and employees, while creating minimal traffic impact and contributing 100+ jobs to the area.

- Details of the proposed development were presented. A mixed-use building is proposed with approximately 20,000 square feet of office and retail space on the ground level. Pedestrian access to the

building is proposed from S. College Avenue and from the alley which connects Maple and Cherry Street. A parking garage is proposed west of the alley. Design enhancements are proposed along the alley frontage including special paving, building entrance enhancements, walkways and lighting. Conceptual building elevations and 3D perspective views of the mixed-use building were presented. A five-story building height is proposed on the southern portion of the project, with 4-stories proposed on the north portion. An entrance plaza with outdoor seating and landscaping is proposed in the center portion of the site facing College Avenue.

Notes on Questions, Comments and Answers. Unless otherwise noted, answers provided are from the development group.

- **If you are headed west on Cherry, will you be able to make a left into the alley?**

  Answer: No, the north side will be a right in, right out. Access into the alley will be from the south.

- **Will there be public parking in the parking structure? There is currently a need in this area and for Downtown in general to have additional parking.**

  Answer: The development team explained that is open for discussion – right now it is only for the commercial and residential components of this development. We are designing the parking structure to be able to be added on to in the future to meet the future needs. We are also building closer to the maximum number of parking spaces allowed by code.

  Jason Holland: The project will need to meet the park minimum parking ratios for both the commercial and residential components. (He listed the specifics of each use). We cannot require this development to provide public parking on their site.

- **Resident Comment: Public parking is desired; we don't have enough public parking in the area.**

- **How tall will the parking garage be?**

  Answer: 5 stories

- **Is there any possibility to utilize the corner that is currently cut off by the railway?**

  Answer: No because we cannot extend into the railroad right-of-way.

- **There are no private residents that will live here besides the MorningStar residents, is this correct?**

  Answer: That is correct, only MorningStar residents will be living at this site.

- **How visually compatible will the parking structure be with the existing apartment complex on the block?**

  Answer: Stay tuned - those elevations of the parking garage will be part of the initial submission.

- **Mason and Cherry – is there a plan for a traffic signal?**

Answer: We do not anticipate improvements to that intersection.

- **Could the four-story portion of the building be changed to five-story?**

  Answer: This seems unlikely at the moment. The height is directly related to the program of MorningStar.

- **What do you envision for the commercial and retail portions of the building? Would those spaces be associated with MorningStar?**

  Answer: The hope is for those spaces to be complimentary to MorningStar. Potential uses include a restaurant, bank, offices, etc.

SEPTEMBER 30, 2019

Block 23 / MorningStar Senior Living

DEVELOPMENT TEAM

MorningStar
SENIOR LIVING
Casting a new light

PMD
POST MODERN DEVELOPMENT, INC.

HASELDEN
REAL ESTATE DEVELOPMENT

hord | coplan | macht

MorningStar

SENIOR LIVING

Casting a new light

Fort Collins, CO

September 30th, 2019

SENIOR LIVING

Who We Are

MorningStar SENIOR LIVING

MorningStar is a developer and operator of high-quality senior living communities with a current portfolio of over 30 projects in ten states. We were founded in Colorado in 2003 with the following foundational principals:

1. Honor God in our business practices and relationships
2. Value all seniors as gifted and contributing individuals
3. Invest generously in our team's ability to serve

www.morningstarseniorliving.com

MorningStar SENIOR LIVING

What Are We Doing?

- Our 2nd community in Fort Collins
- 160-unit Senior Living community which includes independent living, licensed assisted living, and memory care neighborhoods
- High-quality construction
- Ample parking for residents, visitors, and employees
- Creates ~ 100+ jobs
- Minimal traffic impact

MorningStar SENIOR LIVING

General Project Goal: Contribute to the Community by Creating Value for our Stakeholders

SENIORS	NEIGHBORS	CITY

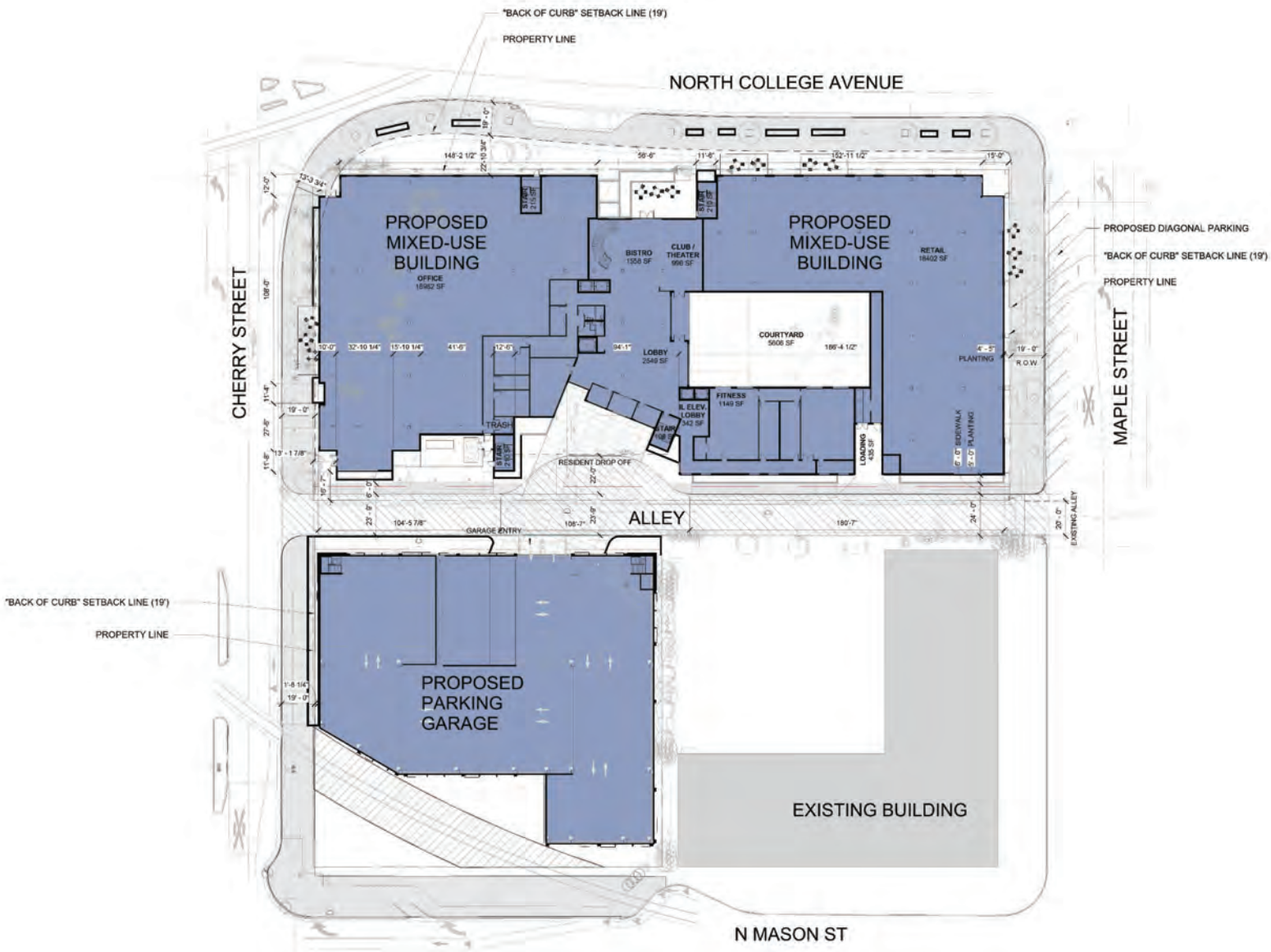
Specific Project Goals:

1. Provide a high-quality option for aging residents to stay in Fort Collins regardless of their lifestyle and/or care needs
2. Enhance and compliment the neighborhood
3. Create low-impact economic engine:
    1. 100+ new jobs; 3.5mm+ annual payroll
    2. Facilitate modernization of aging existing building
    3. Low impact – extremely low traffic and noise, minimal use of city resources/infrastructure

Project Introduction

SITE CONTEXT AERIAL

SITE CONTEXT PLAN


"BACK OF CURB" SETBACK LINE (19')
PROPERTY LINE
NORTH COLLEGE AVENUE
PROPOSED MIXED-USE BUILDING
OFFICE 18962 SF
BISTRO 1358 SF
CLUB / THEATER 996 SF
PROPOSED MIXED-USE BUILDING
RETAIL 18402 SF
COURTYARD 5606 SF
LOBBY 2549 SF
FITNESS 1149 SF
LOADING 435 SF
PLANTING
R.O.W.
SIDEWALK
TRASH
RESIDENT DROP OFF
GARAGE ENTRY
ALLEY
EXISTING ALLEY
CHERRY STREET
MAPLE STREET
PROPOSED DIAGONAL PARKING
"BACK OF CURB" SETBACK LINE (19')
PROPERTY LINE
"BACK OF CURB" SETBACK LINE (19')
PROPERTY LINE
PROPOSED PARKING GARAGE
EXISTING BUILDING
N MASON ST

SITE PLAN

1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

MORNINGSTAR

FORT COLLINS

LEVEL 1 FLOOR PLAN | hord | coplan | macht

1/16" = 1'-0" | 8/19/2019

© 2015

1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

UNIT COUNTS - COMBINED		
ROOM TYPE	# OF UNITS	AREA (TOTAL SF)
AL 1BD	19	13118 SF
AL 2BD	5	4655 SF
AL 2BD +DEN	2	2188 SF
AL S	18	6938 SF
AL UNITS: 44	44	26898 SF
IL 1BD A	37	28159 SF
IL 1BD C	19	15757 SF
IL 1BD D	7	7444 SF
IL 2BD A	8	9938 SF
IL 2BD B	2	2692 SF
IL 2BD C	1	1438 SF
IL 2BD F	2	2791 SF
IL S	14	7841 SF
IL UNITS: 90	90	76059 SF
MC 1BD	7	4548 SF
MC 2BD	1	691 SF
MC S	19	6859 SF
MC UNITS: 27	27	12098 SF
TOTAL UNITS: 161	161	115056 SF

MORNINGSTAR
FORT COLLINS

LEVEL 2 FLOOR PLAN | **hord | coplan | macht**
1/16" = 1'-0" | 8/19/2019

© 2019

1 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

UNIT COUNTS - COMBINED		
ROOM TYPE	# OF UNITS	AREA (TOTAL SF)
AL 1BD	19	13118 SF
AL 2BD	5	4655 SF
AL 2BD +DEN	2	2188 SF
AL S	18	6938 SF
AL UNITS: 44	44	26898 SF
IL 1BD A	37	28159 SF
IL 1BD C	19	15757 SF
IL 1BD D	7	7444 SF
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MORNINGSTAR
FORT COLLINS

LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

hord | coplan | macht
8/19/2019

1 LEVEL 4 FLOOR PLAN

UNIT COUNTS - COMBINED		
ROOM TYPE	# OF UNITS	AREA (TOTAL SF)
AL 1BD	19	13118 SF
AL 2BD	5	4655 SF
AL 2BD +DEN	2	2188 SF
AL S	18	6938 SF
AL UNITS: 44	44	26898 SF
IL 1BD A	37	28159 SF
IL 1BD C	19	15757 SF
IL 1BD D	7	7444 SF
IL 2BD A	8	9938 SF
IL 2BD B	2	2692 SF
IL 2BD C	1	1438 SF
IL 2BD F	2	2791 SF
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MC 2BD	1	691 SF
MC S	19	6859 SF
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TOTAL UNITS: 161	161	115056 SF

MORNINGSTAR
FORT COLLINS

LEVEL 4 FLOOR PLAN | **hord | coplan | macht**
1/16" = 1'-0" | 8/19/2019

1 LEVEL 5 FLOOR PLAN
1/16" = 1'-0"

UNIT COUNTS - COMBINED		
ROOM TYPE	# OF UNITS	AREA (TOTAL SF)
AL 1BD	19	13118 SF
AL 2BD	5	4655 SF
AL 2BD +DEN	2	2188 SF
AL S	18	6938 SF
AL UNITS: 44	44	26898 SF
IL 1BD A	37	28159 SF
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IL 1BD D	7	7444 SF
IL 2BD A	8	9938 SF
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IL 2BD F	2	2791 SF
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MC 2BD	1	691 SF
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MC UNITS: 27	27	12098 SF
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MORNINGSTAR
FORT COLLINS

LEVEL 5 FLOOR PLAN
1/16" = 1'-0"

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8/19/2019

© 2019

Elevations

EAST ELEVATION

SOUTH ELEVATION

WEST / ALLEY ELEVATION

NORTH ELEVATION

Exterior Views

VIEW FROM COLLEGE & MAPLE

VIEW FROM MAPLE & ALLEY

VIEW FROM CHERRY & ALLEY

VIEW FROM COLLEGE & CHERRY

MAIN ENTRY @ COLLEGE

MAIN ENTRY @ COLLEGE

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR MAIN ENTRY @ ALLEY

Questions??

Thank You!

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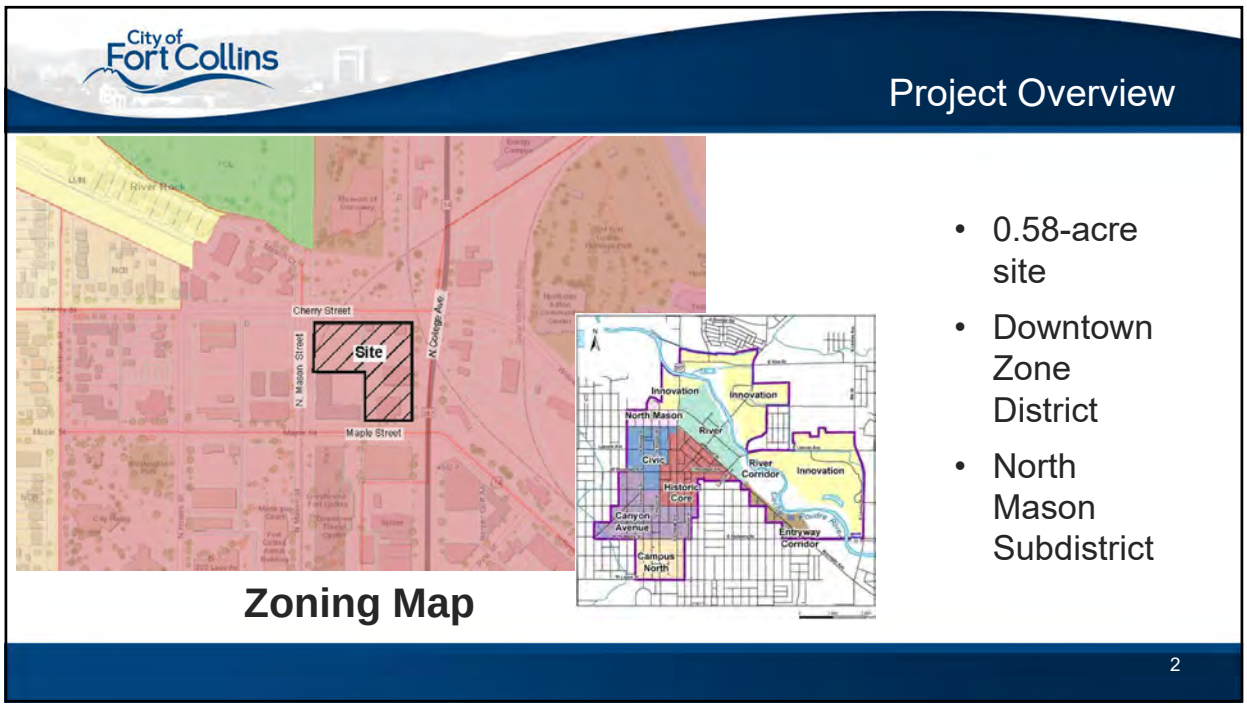
City of Fort Collins
October 15, 2020
Planning and Zoning Board
Block 23-Morningstar
Project Development Plan – PDP #200006
Jason Holland
City Planner

1


City of Fort Collins
Project Overview
Cherry Street
Site
N. Mason Street
N College Ave
Maple Street
Zoning Map
Innovation
North Mason
River
Civic
River Corridor
Innovation
Historic Core
Canyon Avenue
Entryway Corridor
Campus North
• 0.58-acre site
• Downtown Zone District
• North Mason Subdistrict
2

2

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Project Overview

- Mixed-use building and parking garage proposed
- Existing vacant commercial buildings proposed to be demolished.
- The uses proposed are permitted in the Downtown, North Mason Subdistrict.

3

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Project Overview

B1 SOUTHEAST CORNER PERSPECTIVE

B3 EAST PERSPECTIVE

A1 SOUTHWEST CORNER PERSPECTIVE

A3 SOUTHEAST CORNER PERSPECTIVE 2

- Long-term Care: 89 independent living, 44 assisted living, 27 memory care units
- 20,000 square feet retail space
- 163 off-street parking spaces
- Modification of Standard Proposed: Section 4.16(C) Figure 18.6 -- Maximum Wall Length.
- Alternative Compliance: bicycle parking
- 4 Conditions of Approval

4

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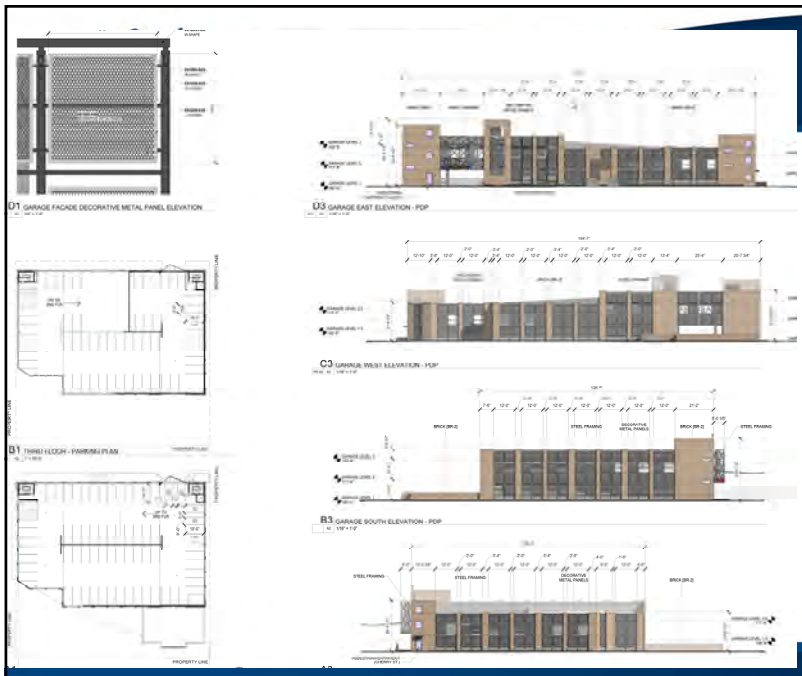

Work Session Questions

- Opacity of screen panels and security?
- Jefferson Street garage mentioned

5

5

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Work Session Questions

- Jefferson Street garage shown here
- Screen integrated into horizontal structure

6

Work Session Questions

- Absolute Maximum Height of Building?
- Will Height Change?
- Height measured based on “Grade Plane”?

7

7

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Work Session Questions

3.8.17 - Building Height

When measuring in feet: “average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure”.

- Grade Plane: building code, we do look at this if needed;
- Not needed for PDP staff review for this project;
- Next step would be FDP staff review

8

8

Work Session Questions

Next step at FDP review:

- LUC 3.5.2 - Final Plan Review Procedures
- "final plan shall be consistent with the project development plan".
- Staff reviews for consistency at the time of FDP.

Options:

- Code change to the final plan review procedures;
- Code change to require Board review of FDP plans;
- Condition of approval to clarify maximums. Will height change? Absolute Max? Degree of Change?

9

9

Work Session Questions

Bicycle Parking:

- 30 spaces total proposed.
- 5 of these spaces are along Maple Street (minimum)

Bike Share program? Status?

Recommended Options:

- Condition of Approval to Increase number of rack spaces along Maple and/or College -- 15 to 20 total (this would allow space for future dockless bicycle program);
- Condition of Approval to require private shared bicycles for the use of residents (3 to 5 bikes). Example: Midtown Hotel

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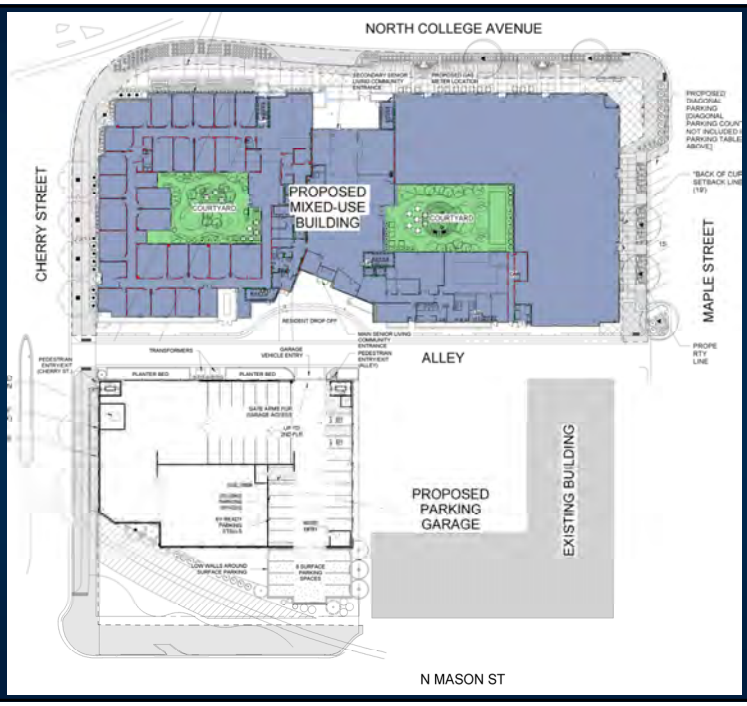

Proposed Site Design

12

12

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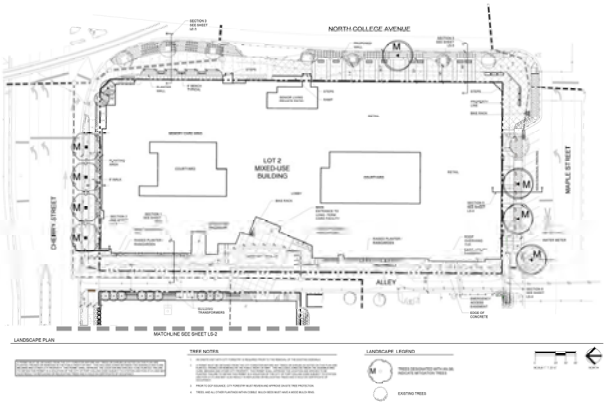
Article 3 Standards



Landscaping and Streetscape

- Street trees provided -- combination of existing and proposed trees
- 21 existing trees; 8 trees to remain and 13 trees to be removed
- 13 replacement trees per the mitigation requirements in Land Use Code Section 3.2.1(F)
- Rebuilding and improving the streetscape along all streets
- Alley improvements

13

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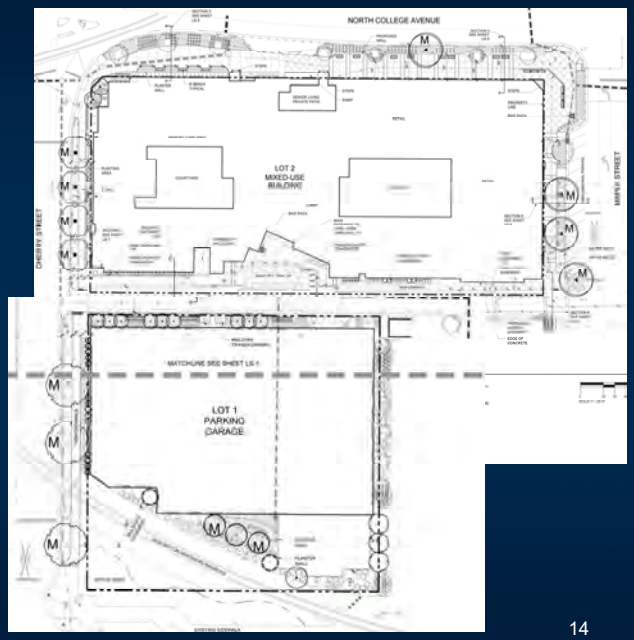
Existing Tree Schedule

COMMON NAME	SIZE	CONDITION	TO BE REMOVED	MITIGATION REQUIRED
1. SIBERIAN ELM	8.5"	FAIR	YES	NO - 0
2. VOLUNTEER ELM	3-STEM	FAIR MINUS	YES	NO - 0
3. SIBERIAN ELM	6"	FAIR	YES	NO - 0
4. HONEY LOCUST	17"	FAIR	YES	YES - 2.5
5. HONEY LOCUST	17"	FAIR	YES	YES - 2.5
6. HONEY LOCUST	13"	FAIR	YES	YES - 2
7. HONEY LOCUST	12"	GOOD	NO	YES - 2.5
8. LINDEN	9"	FAIR MINUS	YES	YES - 1
9. HONEY LOCUST	9.5"	FAIR	NO	YES - 1
10. SIBERIAN ELM	6"	FAIR	YES	YES - 0
11. HONEY LOCUST	9.5"	GOOD	NO	YES - 2
12. SIBERIAN ELM	2"	FAIR MINUS	YES	NO - 0
13. HONEY LOCUST	6"	GOOD	NO	YES - 1.5
14. HONEY LOCUST	8"	GOOD	NO	YES - 2
15. HONEY LOCUST	7.5"	GOOD	NO	YES - 1.5
16. HONEY LOCUST	8"	GOOD	NO	YES - 2
17. HONEY LOCUST	17.5"	FAIR MINUS	NO	YES - 3
18. HONEY LOCUST	22"	FAIR	YES	NO - 3
19. HONEY LOCUST	16"	POOR	YES	NO - 2
20. JUNIPER	5.5"	FAIR MINUS	YES	NO - 0
21. SIBERIAN ELM	12"	POOR	YES	NO - 0
		TOTAL MITIGATION		13 TREES



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Article 3 Standards

Use:	TOD Standard:	Required:
Long Term Care: (83 beds, 35 employees per shift)	0.33 per bed plus; one space per two employees on major shift;	83 at 0.33: 28 spaces; 35 employee spaces; 63 spaces total; 30% TOD deduction (18 spaces) 45 spaces required
Long Term Care: 89 independent living units (47 one-bedroom and 42 two-bedroom)	0.75 per one bedroom unit; 1 per two bedroom unit; 30% TOD deduction	1 BR 47 (.75/D.U.) = 35 2 BR 42 (1/D.U.) = 42 77 spaces total 30% TOD deduction (23 spaces) 54 spaces required
General Retail: (20,000 sq. ft.)	2/1000 sq. ft. minimum 4/1000 sq. ft. maximum	40 spaces minimum required
Total Required: Total Provided:		139 spaces 163 spaces

Parking Requirements

- 163 garage spaces provided
- 40 spaces for retail use
- 45 spaces for Long Term Care: (83 beds, 35 employees per shift)
- 54 spaces for independent living units (47 one-bedroom and 42 two-bedroom)
- 139 spaces required, includes Demand Mitigation allowable in the TOD Overlay Zone

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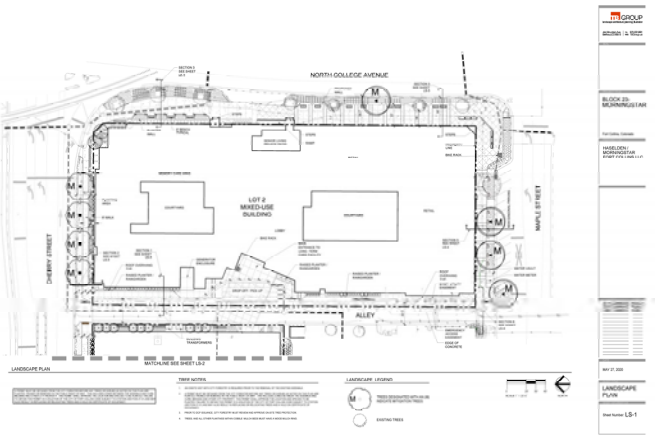
Article 3 Standards



Site Planning/Design Requirements

- parking stall and drive-aisle size requirements
- photometric plan demonstrates compliance
- Trash and recycling enclosures adequately sized, conveniently located and easily accessible, condition recommended

16

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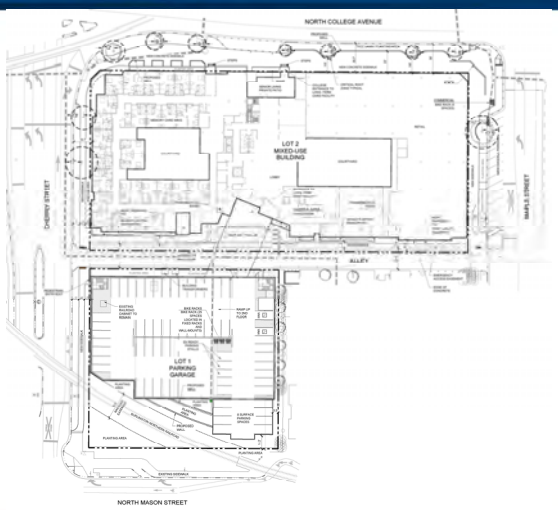
Article 3 Standards



Alternative Compliance – Bicycle Parking

Use:	Standard:	Alternative Proposed:
Long Term Care (27 memory Care, 44 Assisted Living)	Health Facility 1/5,000 sq. ft., minimum of 4; 20% enclosed Standard Applied: 188,695 sq. ft, 38 spaces	25 enclosed/covered spaces are proposed on the ground level of the parking garage.
Long Term Care (89 independent living units)	1 per bedroom for multifamily; 60% enclosed Standard Applied: 89 spaces	
General Retail (20,000 sq. ft.)	1/4,000 sq. ft., minimum of 4; 20% enclosed; 80% fixed Standard Applied: 5 spaces	5 spaces are provided in a fixed bicycle rack on Maple Street. No enclosed spaces are proposed.
Total	**132 spaces**	**30 spaces**

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Article 3 Standards

Building Standards

- Building forms, materials and accent elements are effective in reducing the overall apparent mass and scale of the building
- Heavier materials (brick) are used along the ground level and at mid stories and building corners
- Attention to street corner design

18

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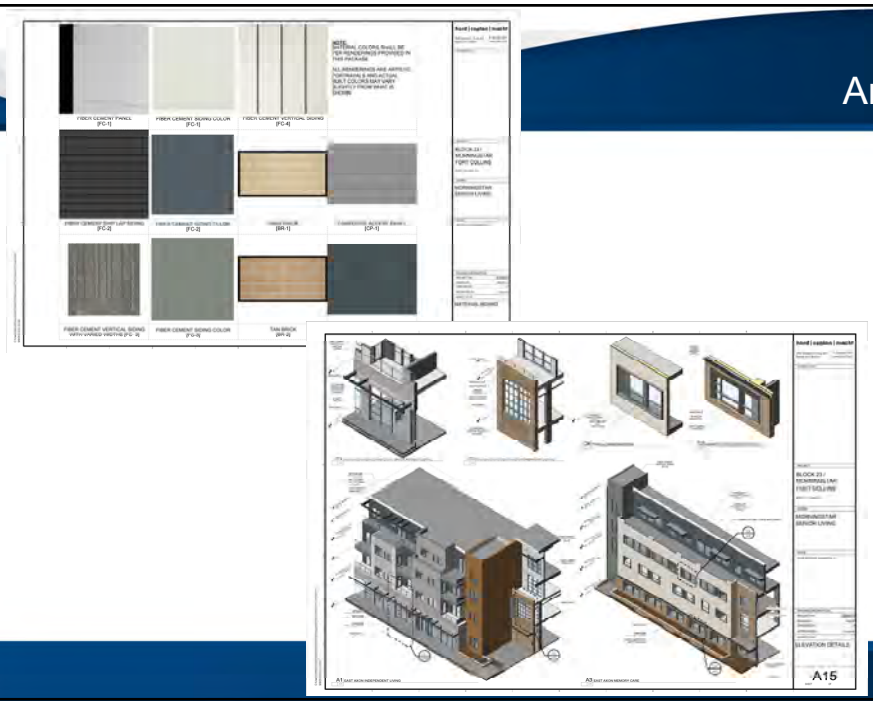

Article 3 Standards

Building Standards

- compatible materials with context
- varied window design details
- metal canopy design
- balcony screen panels

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Article 3 Standards

Historic Preservation Review

- Historic resource within 200 feet is at 300 N College Avenue, a two-story, red brick industrial building east of the property
- Section 3.4.7(E) compliance required with at least two of six design compatibility requirements
- The proposed building elevations indicate compliance with five of the required standards in Section 3.4.7(E)

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Historic Preservation Criteria Met

The proposed building elevations indicate compliance with five of the required design compatibility standards in Section 3.4.7(E):

- **standard 1** (building width articulation into modules reflective of historic Old Town buildings),
- **standard 2** (stepbacks at the third story),
- **standards 3 and 4** (material compatibility),
- **standard 5** (fenestration)

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Downtown Zone – Division 4.16 Street Front Setbacks

	Required Setbacks	Provided Setbacks
North College Avenue (mixed use street, mostly detached walk)	Min. 19 ft from back of curb to building Min. 10 ft sidewalk if attached Min. 6 ft sidewalk if detached Min. 5 ft back of walk to building Min. 5 ft alley	30 ft or more from back of curb to building 14 ft at fire lane pull-off 11 ft minimum; 15 to 22 ft typical 5 ft to 10 ft 8.3 ft for garage; 14 ft or more for mixed use building
Cherry Street (mixed use street with detached walk; some attached at corner)	Min. 19 ft from back of curb to building Min. 10 ft sidewalk if attached Min. 6 ft sidewalk if detached Min. 5 ft back of walk to building	19.7 ft from back of curb to the building 10 ft 6 ft 5 ft minimum, 6 ft in most areas
Maple Street (mixed use street with detached walk)	Min. 19 ft from back of curb to building Min. 10 ft sidewalk if attached Min. 6 ft sidewalk if detached Min. 5 ft back of walk to building	20 ft from the back of curb to building N/A 12.7 ft N/A, storefront proposed

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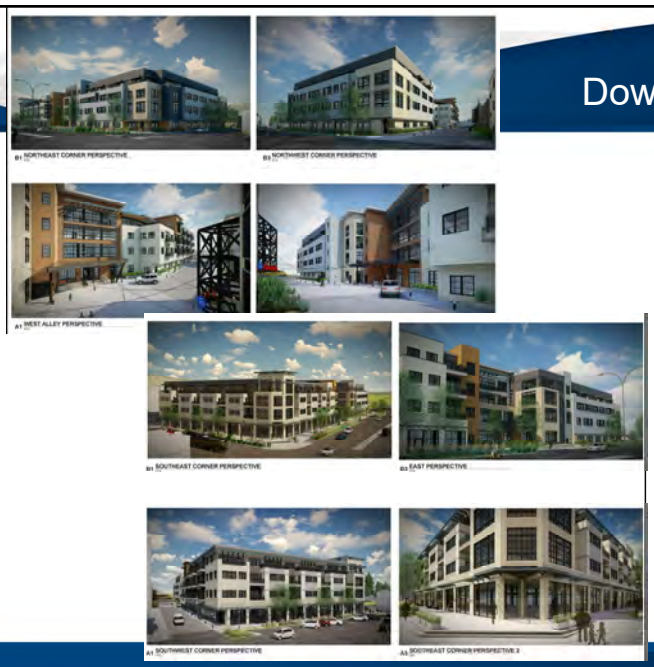

Downtown Zone – Division 4.16

Building Height and Mass Reduction Requirements:

- 4 story mixed use building.
- Parking garage is two stories (three levels including the rooftop level).
- Ground Floor Transparency
- Upper Story Stepbacks
- Building Articulation
- **Maximum Wall Length - Modification**

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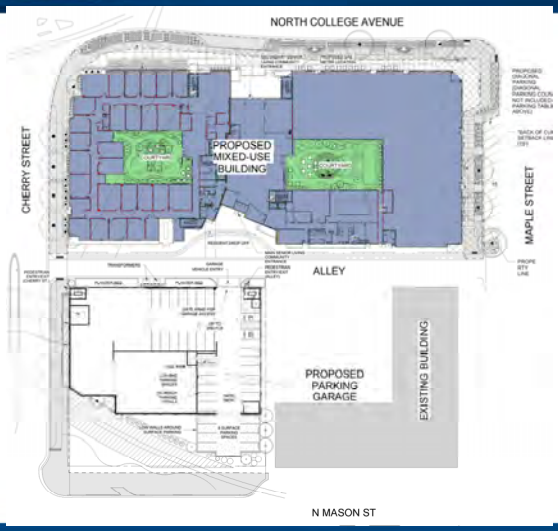
Downtown Zone – Division 4.16



Compliance Review -- Site Design:

- Building Entrances
- Entrance Articulation
- Outdoor spaces

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Downtown Zone – Division 4.16

Compliance Review – Parking Garage:

- Well proportioned, provides appropriate elements -- covered entrance, brick details, inset screen panels and parapet detail
- Condition of approval recommended to provide variation with the panel design

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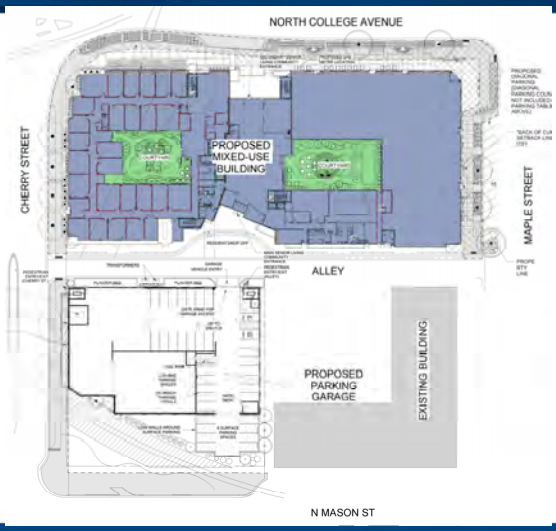
Downtown Zone – Division 4.16



Compliance Review – Parking Garage:

- Parking Structure Uses Along the Street
- Retail and other uses required along the ground level frontage; minimize interruptions in pedestrian interest and activity
- Exception for all or part of the ground level frontage on streets with low pedestrian interest or activity
- Applicant: commercial space along the Cherry Street frontage is not feasible

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Modification

4.16(C) Figure 18.6 -- Maximum Wall Length.

- For buildings over 100' long the maximum wall length for the base of the building (defined as the portion of the building below any required upper-story stepbacks) without a Major Facade Plane Change shall be 50 feet
- Two areas exceed the 50-foot maximum by not more than 39 feet

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Modification

Criterion 1: "the plan as submitted will promote the general purpose of the standard equally well or better"

- Accent details are provided to articulate the wall plane and reduce the apparent mass of the wall length.
- The material patterns provide additional articulation within these wall planes

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Modification

B1 NORTHEAST CORNER PERSPECTIVE
NTS

Criterion 1: "the plan as submitted will promote the general purpose of the standard equally well or better"

- The building corner design at Cherry and N. College is not affected by the increase in wall lengths.
- Masonry on both sides, providing a focal point at the corner.
- Site Plan: separated from the street and sidewalk, planters and street trees.

29

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Modification

Criterion 4: "nominal and inconsequential"

- Walls are located along the northeast portion of the site at the "north wing" of the mixed-use building, and not the southeast portion of the site.
- South wing provides wall lengths that are significantly narrower than the 50-foot maximum, with wall planes that are 20 to 22 feet in width.
- Building setbacks along N. College Avenue are at least 30 feet from the curb, exceeding the minimum 19 feet.

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Conditions

1) The sidewalk improvements along N. College Avenue shall include colored concrete to be compatible with the existing sidewalk color across the street.

31

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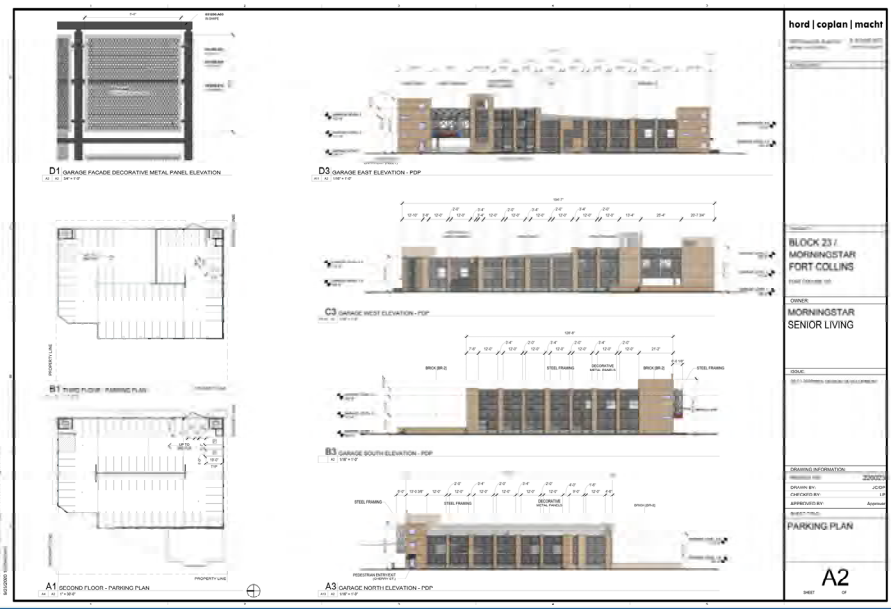
Conditions



2) Variation in the metal panel design shall be provided for the parking garage by providing at least two coordinated panel design variations.

32

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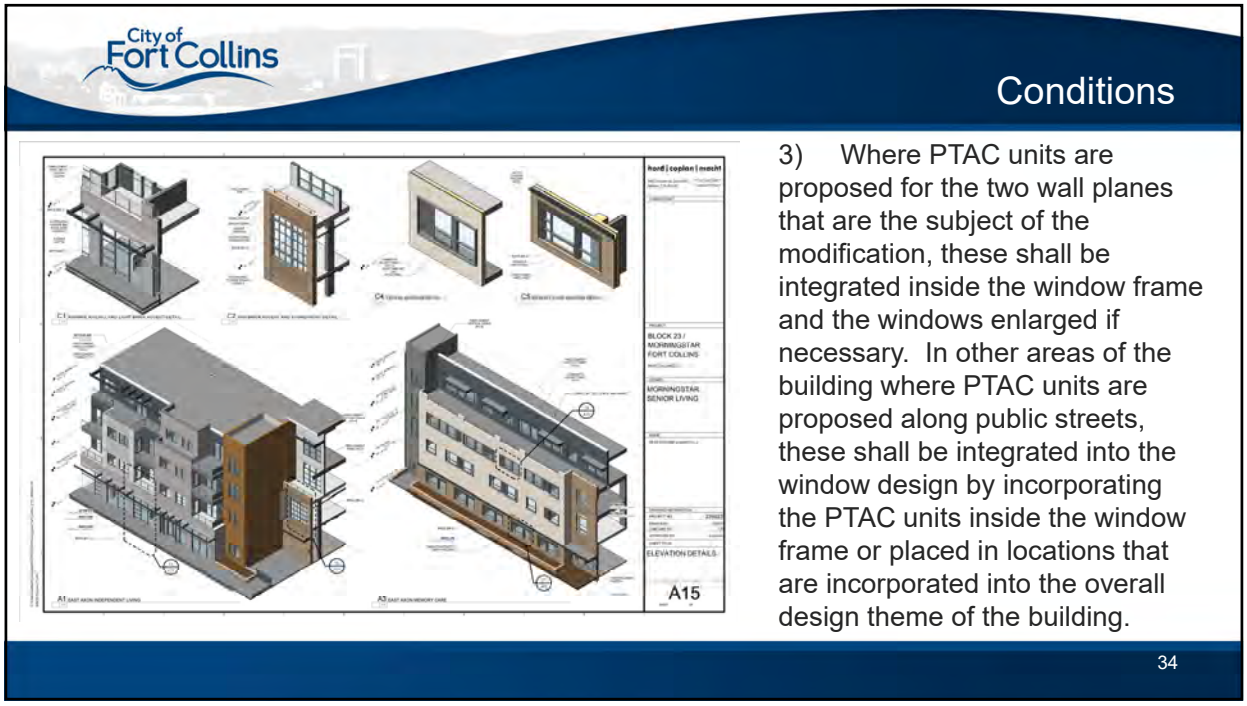
MAPLE ST
B1 COLLEGE AVENUE ELEVATION
COLLEGE AVENUE
CHERRY ST TRANSPARENCY CALCULATION
TOTAL BUILDING LENGTH 171' - 9 3/4"
TOTAL LENGTH OF GLAZING 75' - 0"
PERCENTAGE TRANSPARENT (40% REQUIRED) 43.7%
ALLEY
A1 CHERRY STREET ELEVATION
33

33


City of Fort Collins
Conditions
3) Where PTAC units are proposed for the two wall planes that are the subject of the modification, these shall be integrated inside the window frame and the windows enlarged if necessary. In other areas of the building where PTAC units are proposed along public streets, these shall be integrated into the window design by incorporating the PTAC units inside the window frame or placed in locations that are incorporated into the overall design theme of the building.
A15
34

34

Conditions

4) The south trash/recycling room along the alley shall provide a separate walk-in access into the building separate from the service opening that is at least thirty-two (32) inches wide and provides unobstructed and convenient access.

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Staff Recommendation / Findings

In evaluating the request for the Block 23-Morningstar, Project Development Plan – PDP #200006, Staff makes the following findings of fact:

A. The Modification of Standard to Section 4.16(C) Figure 18.6 -- Maximum Wall Length proposed with this PDP meets the application requirements of Section 2.8.2(H)(1) and (4), and the granting of the modification would not be detrimental to the public good, based on the aforementioned modification findings in Section 4 of this staff report.

B. The Alternative Compliance to Section 3.2.2(C)(4)(b) – Bicycle Parking Space Requirements, accomplishes the purpose of this Section equally well than a plan that complies with this Land Use Code Section, based on the aforementioned Alternative Compliance Finding in Section 5 of this staff report.

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Staff Recommendation / Findings

C. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

D. The PDP complies with relevant standards located in Article 3 – General Development Standards.

E. The PDP complies with relevant standards located in Division 4.16, Downtown (D) of Article 4, provided that the Modification of Standard to 4.16(C) Figure 18.6 -- Maximum Wall Length is approved.

Staff recommends approval of the Modification of Standard to Section 4.16(C) Figure 18.6 -- Maximum Wall Length, and approval of Block 23-Morningstar, Project Development Plan – PDP #200006, based on the Findings of Fact, with four conditions.

37

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OCTOBER 15, 2020

Block 23 / MorningStar Senior Living

DEVELOPMENT TEAM

MorningStar
SENIOR LIVING
Casting a new light

PMD
POST MODERN DEVELOPMENT, INC.

HASELDEN
REAL ESTATE DEVELOPMENT

hord | coplan | macht

MorningStar

SENIOR LIVING

Casting a new light

Fort Collins, CO

October 15th, 2020

Who We Are

MorningStar is a developer and operator of high-quality senior living communities with a current portfolio of over 30 homes in ten states. We were founded in Colorado in 2003 with the following foundational principals:

1. Honor God in our business practices and relationships
2. Value all seniors as gifted and contributing individuals
3. Invest generously in our team's ability to serve

www.morningstarseniorliving.com

What are we doing?

- Our 2nd community in Fort Collins and 12th in Colorado
- Approximately 160-unit Senior Living community including independent living, licensed assisted living, and memory care neighborhoods
- High-quality construction complementing Old Town
- Ample parking for residents, visitors, and employees

Project Goals

Primary Goal: Contribute to the Community by Creating Value for our Stakeholders

SENIORS	NEIGHBORS	CITY

Specific Project Goals:

1. Provide a high-quality option for aging residents to stay in Fort Collins regardless of their lifestyle and/or care needs
2. Enhance and compliment the neighborhood
3. Create low-impact economic engine:
    1. 100+ new jobs; $3.5mm+ annual payroll
    2. Facilitate revitalization of prolific Old Town block
    3. Low impact – extremely low traffic and noise, minimal use of city resources/infrastructure

MorningStar SENIOR LIVING

Representative Projects

Casting a new light. SENIOR LIVING

MorningStar SENIOR LIVING

MorningStar of Fort Collins

Casting a new light. SENIOR LIVING

MorningStar at RidgeGate

MorningStar SENIOR LIVING

Casting a new light. SENIOR LIVING

MorningStar of Arvada

MorningStar SENIOR LIVING

Casting a new light. SENIOR LIVING

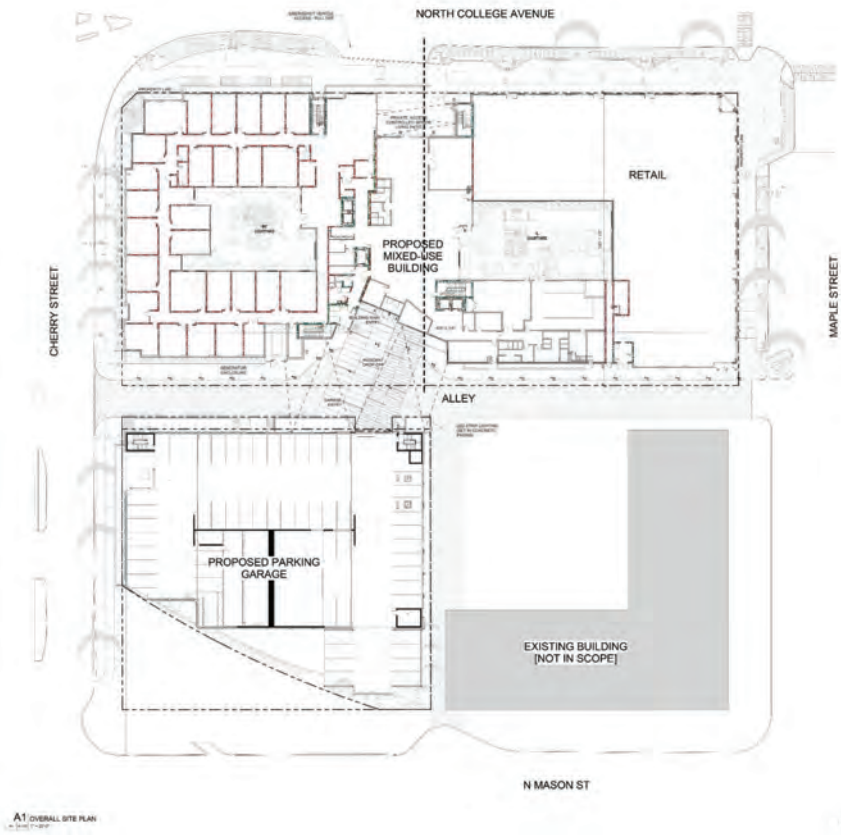
MorningStar of Boulder

Casting a new light. SENIOR LIVING

Project Introduction

SITE CONTEXT AERIAL

SITE CONTEXT PLAN


NORTH COLLEGE AVENUE
RETAIL
PROPOSED MIXED-USE BUILDING
CHERRY STREET
MAPLE STREET
ALLEY
PROPOSED PARKING GARAGE
EXISTING BUILDING [NOT IN SCOPE]
N MASON ST
A1 OVERALL SITE PLAN

SITE PLAN

PROGRAM LEGEND
ACTIVITIES
ADMINISTRATION
BOH
CIRCULATION
COURTYARD
DINING
MC 1BD
MC S
RESTROOMS
RETAIL
SUPPORT
NORTH COLLEGE AVENUE
OUTDOOR TERRACE
CHERRY STREET
MAPLE STREET
ALLEY
PARKING GARAGE
1 OVERALL GROUND FLOOR PLAN

PROGRAM LEGEND

- ACTIVITIES
- ADMINISTRATION
- AL 1BD
- AL 2BD
- AL S
- BOH
- CIRCULATION
- DINING
- IL 1BD A
- IL 2BD A
- IL S
- RESTROOMS
- SUPPORT

1 OVERALL SECOND FLOOR PLAN

PROGRAM LEGEND

- ACTIVITIES
- ADMINISTRATION
- AL 1BD
- AL 2BD
- AL S
- BOH
- CIRCULATION
- IL 1BD A
- IL 2BD A
- IL S
- RESTROOMS

1 OVERALL THIRD FLOOR PLAN

Exterior Views

VIEW FROM COLLEGE AND MAPLE

VIEW FROM MAPLE AND ALLEY

VIEW FROM CHERRY AND ALLEY

VIEW FROM COLLEGE AND CHERRY

VIEW FROM COLLEGE

ENTRY @ COLLEGE

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR RETAIL BRICK DETAIL

MORNINGSTAR IL BALCONY RAILING DETAIL

MORNINGSTAR 4TH FLOOR SETBACK BALCONY

MORNINGSTAR 4TH FLOOR DECK

MORNINGSTAR MAIN ENTRY @ ALLEY

MORNINGSTAR COLLEGE @ RETAIL

MORNINGSTAR GARAGE ENTRY @ ALLEY

MORNINGSTAR ACCENT PANEL AT WEST, NORTH AND EAST FACADES

Click Here
for
Animation

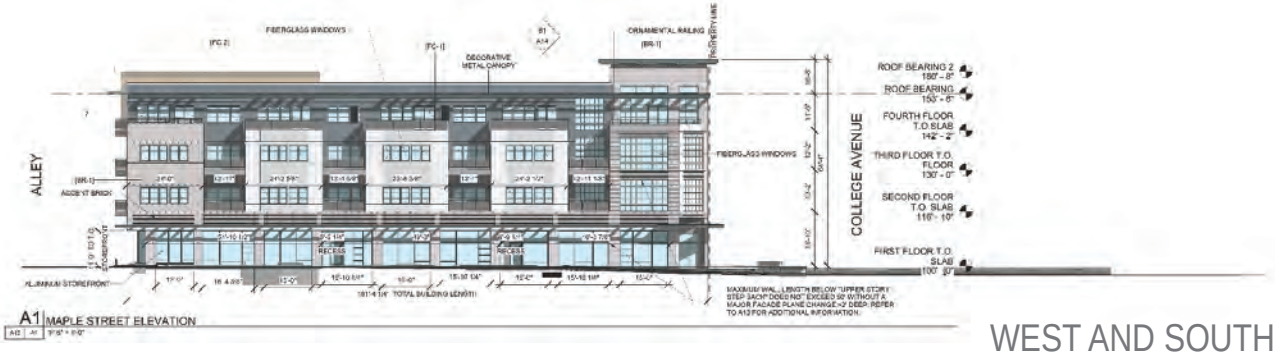
Thank You!

hord | coplan | macht

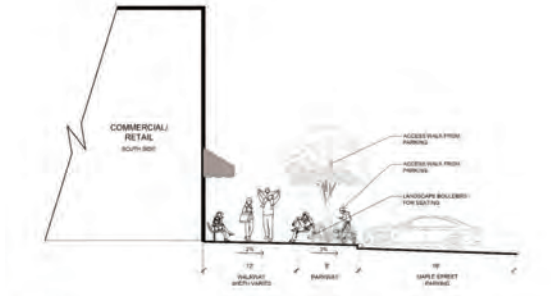
Appendix

CHERRY ST TRANSPARENCY CALCULATION	
TOTAL BUILDING LENGTH	171' - 0 3/4"
TOTAL LENGTH OF GLAZING	75' - 0"
PERCENTAGE TRANSPARENT (40% REQUIRED)	43.7%

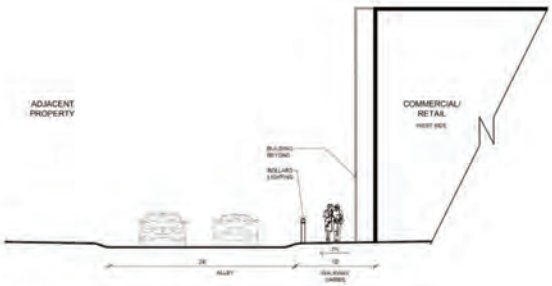
EAST AND NORTH ELEVATION



WEST AND SOUTH ELEVATION



SECTION 5



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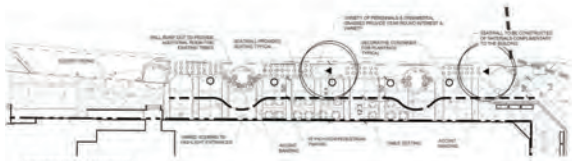
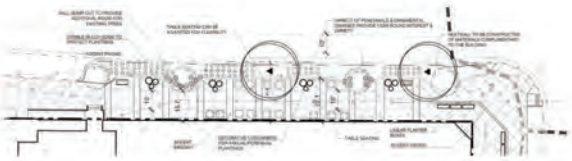
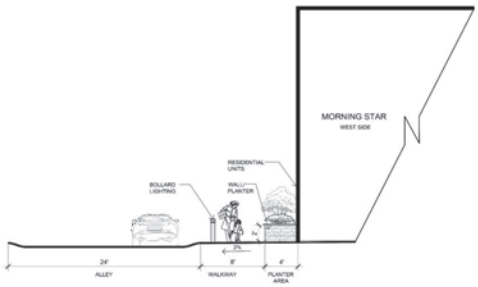
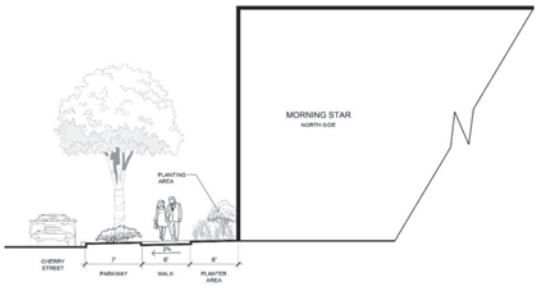


STREETSCAPE OPTIONS





SECTION 1



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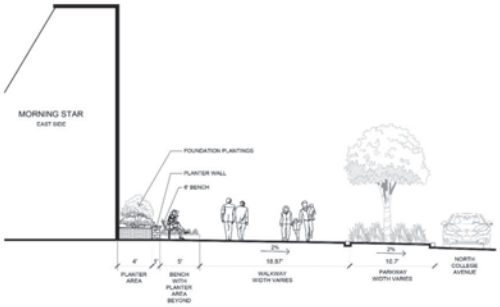
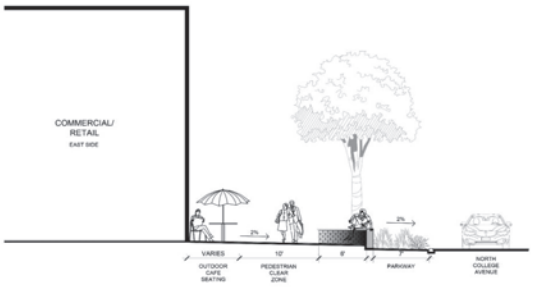


SECTION 3



SECTION 4

Development Review Staff Report

Agenda Item 8

Planning and Zoning Board: October 15, 2020

Manufactured Housing (M-H) Rezonings, #REZ200003

Summary of Request

This is a City-initiated request to rezone six properties containing manufactured housing communities from the Low Density Mixed-Use Neighborhood (LMN) zone district to the Manufactured Housing (MH) zone district. The area to be rezoned is approximately 143.9 acres. The rezoning is proposed as part of the City's efforts to preserve and protect manufactured and affordable housing options in the community.

Next Steps

At the Planning and Zoning Board hearing, the Board will make a recommendation to City Council. City Council would then consider a rezoning Ordinance.

Site Location

The six properties included in the rezoning request include:

1. 'Cottonwood' – 1336 Laporte Ave
2. 'Harmony Village' – 2500 E Harmony Rd
3. 'Hickory Village' – 400 Hickory St
4. 'North Star' – 1700 Laporte Ave
5. 'Pleasant Grove' – 517 E Trilby Rd
6. 'Skyline' – 2211 W Mulberry St

Applicant

City of Fort Collins
PO Box 580
Fort Collins, CO 80522

Staff

Ryan Mounce, City Planner
Cameron Gloss, Long Range Planning Manager

Contents

1. Project Introduction 2
2. Public Outreach 6
3. Land Use Code Article 2 Procedural Standards 7
4. Article 2 – Rezoning Standards 8
5. Findings of Fact/Conclusion 15
6. Recommendation 15
7. Attachments 15

Recommendation

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Council to amend the Zoning Map and rezone the properties to the Manufactured Housing (MH) zone district.

1. Project Introduction

This is a request to adjust the zoning map and rezone six properties containing manufactured housing communities (MHCs) to the recently-adopted Manufactured Housing (MH) zone district. This rezoning request is being initiated by the City of Fort Collins as part of the City's efforts to preserve and protect manufactured and affordable housing options. This staff report presents collective information and analysis for the rezoning of all properties, however; because the areas of rezoning are noncontiguous, staff is requesting separate recommendations for each property.

The six properties included in this rezoning request are described in the table below. All properties are currently located in the Low Density Mixed-Use Neighborhood (LMN) zone district, and each of properties are proposed to be rezoned in whole or in part to the Manufactured Housing (MH) zone district. Zoning context maps for each property can be found in Attachment 1.

Property / MHC	General Location	Size (acres)	Current Zoning	Proposed Zoning
Cottonwood	Laporte Avenue between Roosevelt Avenue & McKinley Avenue	.77	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Harmony Village	Harmony Road & Snow Mesa Drive	68.78	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Hickory Village	Hickory Street east of Soft Gold Park	32.11	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
North Star	Laporte Avenue & Bryan Avenue	3.27	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH) & Low Density Mixed-Use Neighborhood (LMN)
Pleasant Grove	Trilby Avenue east of Lynn Drive	12.57	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Skyline	Mulberry Street west of Taft Hill Road	25.42	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH) & Low Density Mixed-Use Neighborhood (LMN)

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A. PROPERTY HISTORY & CONTEXT

Information on the annexation and zoning history for each site, as well as its adjacent development context is summarized below:

Manufactured Housing Community: **Cottonwood**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Northwest Consolidated Annexation, 1954	▪ "A" Residence ▪ Low Density Residential ▪ Medium Density Residential ▪ Low Density Mixed-Use Neighborhood (current)	[North] - NCL; single family detached [East] - NCL; single family detached [South] - NCL; single family detached [West] - LMN & NCL; single family detached & two-family dwellings

Manufactured Housing Community: **Harmony Village**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Harmony Third Annexation, 1977	▪ Medium Density Mobile Home ▪ Low Density Mixed-Use Neighborhood (current)	[North] - RL; single family detached [East] - HC; retail, multifamily [South] – HC; retail, office, restaurant [West] – HC & RL; retail, single family detached

Manufactured Housing Community: **Hickory Village**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Ginley Annexation, 1969	▪ Medium Density Mobile Home ▪ Low Density Mixed-Use Neighborhood (current)	[North] - LMN; manufactured housing [East] - LMN & CS; manufactured housing; custom small industry [South] - CS; workshop/custom industry [West] - POL & UE; park, vacant land, urban agriculture

Manufactured Housing Community: **North Star**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Radio City Annexation, 1957	▪ "D" Commercial ▪ Medium Density Mobile Home ▪ Limited Business & Neighborhood Conservation Low Density ▪ Transition & Low Density Mixed-Use Neighborhood ▪ Low Density Mixed-Use Neighborhood (current)	[North] – T (City) and Industrial (Larimer County); vacant [East] - NCL; single family detached [South] - NCL; single family detached [West] - CL & T; commercial uses, brewpub

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Manufactured Housing Community: **Pleasant Grove**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Southwest Enclave Annexation Phase Three, 2010	▪ Low Density Mixed-Use Neighborhood (current)	[North] - UE; single family detached (large lot) [East] - LMN; vacant & multifamily [South] - LMN; vacant [West] - RL; single family detached
Manufactured Housing Community: **Skyline**		
Annexation	Prior Zoning Designations	Adjacent Zoning & Development
Maxwell's Second Annexation, 1963 & West Fort Collins Annexation, 1967	▪ Low Density Mobile Home District & Low Density Residential ▪ Low Density Mixed-Use Neighborhood (current)	[North] - LMN & RL; single family detached [East] - LMN & RL; single family detached vacant & multifamily [South] - MMN; multifamily [West] - LMN & RL; single family detached

B. MANUFACTURED HOUSING PRESERVATION & POLICY GOALS

Manufactured housing preservation is a Council priority and preventing the displacement of residents is emphasized as a policy goal in the City's comprehensive plan. Over the past year, the City has initiated a number of new programs, tools, and policy goals to further these efforts, including the recent creation of the Manufactured Housing zone district to help preserve and protect manufactured homes. These local efforts are taking place at the same time the State of Colorado is reviewing manufactured housing issues, including recent state legislation to create additional resident protections and updates to the Colorado Mobile Home Park Act which encourages local jurisdictions to enact and enforce their own regulations related to manufactured housing.

Manufactured housing preservation is growing in importance amidst the City's growing need for affordable housing and long-term trends of manufactured housing redevelopment. Manufactured housing is an important source of naturally occurring affordable housing for those earning below the area median income. Many of the City's manufactured housing communities feature housing costs which are similar to or below other forms of subsidized and deed-restricted affordable housing.

In addition to its affordability, manufactured housing also offers similar benefits to 'stick-built' single-family dwellings, including greater privacy and personal space, semi-private garden areas, and a strong sense of community. While a unique form of housing, it is also limited in Fort Collins, representing less than 2% of all housing units. Over the past 20 years, five manufactured housing communities have closed in Fort Collins, mostly due to redevelopment, which resulted in the loss of hundreds of units and the displacement of residents.

After the closing of several manufactured housing communities between 2008-2012, the City adopted the Affordable Housing Redevelopment Displacement Mitigation Strategy Report in 2013 (Attachment 2), which included a recommendation to create a new manufactured housing zone district to support manufactured housing preservation. This summer, the City created a new Manufactured Housing zone district to support preservation efforts. The MH district was approved by City Council on August 18, 2020 and went into effect on August 28, 2020. The proposed rezoning of properties containing manufactured housing to the MH district is the next part of the City's efforts to promote the preservation of the City's existing manufactured housing communities.

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C. MANUFACTURED HOUSING DISTRICT OVERVIEW

The Manufactured Housing zone district was recently adopted by City Council, and the Land Use Code's online and physical copies are still in the process of being updated. An overview of the MH district's goals, permitted uses, and standards are provided below while the Code updates are being processed:

The MH zone district was designed to promote manufactured housing as the primary land use. In comparison to other mixed-use zone districts in Fort Collins, the MH zone features fewer types of permitted land uses in an effort to limit and reduce the likelihood of redevelopment and the closure of a manufactured housing community. The MH district is similar in permitted land uses and zone district standards to the City's Low and Medium Density Mobile Home Districts which existed between the 1960s and 1990s.

In addition to limitations on the number and type of land uses permitted in the MH district, it also features several zone district specific standards related to density, setbacks, unit separation, building height, and parking. The ordinance creating the MH district and the zone district's complete list of requirements and standards can be found in Attachment 3.

Permitted Land Uses	Review Process
Shelters for victims of domestic violence	Basic Development Review
Accessory buildings	Basic Development Review
Accessory uses	Basic Development Review
Urban agriculture	Basic Development Review
Wireless telecommunications equipment	Basic Development Review
Neighborhood parks as defined by the Parks and Recreation Policy	Basic Development Review
Manufactured housing community	Administrative Review
Group homes for up to eight (8) developmentally disabled or elderly	Administrative Review
Extra occupancy rental houses with four (4) or more tenants	Administrative Review
Places of worship or assembly	Administrative Review
Minor public facilities	Administrative Review
Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan	Administrative Review
Community facilities	Planning & Zoning Board Review
Neighborhood support/recreational facilities	Planning & Zoning Board Review
Seasonal overflow shelters	Planning & Zoning Board Review

MH zone districts standards include:

- A minimum density of 6 dwelling units per gross acre;
- A maximum density of 12 dwelling units per gross acre;
- A minimum 15-ft required front setback for buildings in a manufactured housing community;
- A minimum 10-ft required side and rear setback for buildings in a manufactured housing community;
- A minimum 10-ft separation distance between manufactured homes and other buildings;
- A maximum building height of 3-stories;
- A maximum building footprint size of 5,000 square feet for nonresidential uses;
- A minimum of one off-street parking space for each manufactured housing unit in a manufactured housing community.

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D. OVERVIEW OF MAIN CONSIDERATIONS

Property rezonings and amendments to the zoning map are governed by Division 2.9 of the Land Use Code and include specific criteria for rezonings of land less than 640 acres in size (quasi-judicial rezonings). Quasi-judicial rezoning requests shall be recommended by the Planning and Zoning Board and approved by City Council only if the proposal is consistent with the City's comprehensive plan and/or warranted by changed conditions within the neighborhood surrounding and including the subject property. In addition, the Planning and Zoning Board and City Council can also consider additional criteria which can be paraphrased as 'compatible with surrounding uses'; 'having limited impact to the natural environment'; and 'facilitating a logical and orderly development pattern'.

While many rezoning requests are initiated by property owners, this proposal has been initiated by the City to advance Council priorities and policy goals found in City Plan and the City's Strategic Plan related to manufactured housing. As such, this request relies primarily on compliance with the comprehensive plan's policy and land use guidance, rather than specific factors related to changes in the surrounding neighborhood for each property.

While the goal of many rezoning requests is typically to facilitate additional development, this rezoning proposal seeks to change the zoning for properties to a designation that would limit redevelopment potential and promote the ongoing operation of existing manufactured housing communities. While the policy goals supporting the change in zoning are well articulated in the comprehensive plan, the change in zoning represents a large impact on development potential for these properties and a restriction for property owners. The balance between community priorities to protect and important source of housing and property owner rights has been a consistent theme heard during the public process for both the development of the new MH district and the rezoning process.

2. Public Outreach

A. NEIGHBORHOOD MEETING

Neighborhood meetings are not required for amendments to the zoning map but can be held for rezoning proposals of known controversy and/or significant neighborhood impacts.

Given the potential impact of the rezonings on both property owners and residents, two neighborhood meetings were held to discuss the proposed rezonings on September 2nd and September 12th, as well as a virtual meeting with the Mi Voz residents' group on September 9th. Due to current pandemic conditions, all meetings were held in a remote format with online and telephone participation. Attendance included City staff, residents, and several owners of properties included in the rezoning request. A summary of the neighborhood meeting is included in Attachment 4.

B. PUBLIC COMMENTS

The project has been posted as under review on the City's Development Review webpage and letters have been sent out to both residents and property owners. Public comments received regarding the proposed rezonings are included in Attachment 7.

C. PROPERTY OWNER COMMUNICATION

Staff has also been in communication with a majority of owners of property subject to the rezoning this summer and fall regarding the amendments to the Land Use Code to create the Manufactured Housing zone district and this proposed rezonings.

Staff has not had any direct communications with the owner of the Cottonwood manufactured housing community using contact information listed with the Larimer County Assessor, Colorado Secretary of State and the Colorado Department of Local Affairs Mobile Home Park Registry. In addition to mailed notices required by the Land Use Code, staff has also sent this property owner a certified letter in September indicating the intent to initiate rezoning of the property and did not receive a response.

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3. Land Use Code Article 2 Procedural Standards

1. Conceptual Review

A conceptual review meeting is not required for the rezoning and no conceptual review meeting was held.

2. Petition

No rezoning petition as submitted as this request was initiated by the City rather than a property owner.

3. Neighborhood Meeting

Neighborhood meetings are not applicable for amendments to the zoning map, except that, with respect to a quasi-judicial map amendments only (rezonings under 640 acres), the Director may convene a neighborhood meeting to present and discuss a proposal of known controversy and/or significant neighborhood impacts. Two neighborhood meetings were held to discuss the proposed rezoning on September 2nd and September 12th.

4. Notice (Posted, Written and Published)

Posted Notice: October 1, 2020 using specially-marked 'City Initiated Rezoning Under Review' signs meeting Land Use Code size requirements.

Written Hearing Notice: Mailed October 1, 2020. 4681 addresses mailed.

Published Hearing Notice: Sunday, October 4, 2020 in the Coloradoan Newspaper. Coloradoan Confirmation #0004405382

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4. Article 2 – Rezoning Standards

A. DIVISION 2.9 – AMENDMENT TO ZONING MAP

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
2.9.2 – Applicability	Only the Council may, after recommendation of the Planning and Zoning Board, adopt an ordinance amending the Zoning Map in accordance with the provisions of Division 2.9.	Complies
2.9.3 – Initiation	An amendment to the Zoning Map may be proposed by the Council, the Planning and Zoning Board, the Director or the owners of the property to be rezoned.	Complies
2.9.4 – Text and Map Amendment Review Procedures	In order to approve a proposed rezoning of 640 acres of land or less (quasi-judicial) the decision maker must find that it satisfies the following criteria: The proposed amendment is: Criterion 1: consistent with the City Comprehensive Plan (City Plan); and/or Criterion 2: warranted by changed conditions within the neighborhood surrounding and including the subject property. The Planning and Zoning Board and City Council may consider the following additional factors: Criterion 3: whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land; Criterion 4: whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment; Criterion 5: whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	Complies

B. CRITERION 1: CONSISTENCY OF THE PROPOSED REZONING WITH THE CITY'S COMPREHENSIVE PLAN (CITY PLAN)

City staff has evaluated the proposed changes for consistency with the comprehensive plan based on City Plan policy guidance and land use direction provided by the Structure Plan map.

City Plan Policies

Housing affordability and attainability is a top community issue which was reflected in the recent City Plan update through a number of new policy goals to encourage a greater mix of housing types, protect and develop new types of attainable and affordable housing options, and to prevent the displacement of manufactured housing residents.

The preservation of manufactured housing communities, including the development of the new Manufactured Housing zone district and the proposed rezoning of properties containing manufactured housing directly support the following City Plan policies:

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LIV 5.2 – Supply of Attainable Housing

Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.

Manufactured housing represents one of the most affordable types of housing in Fort Collins, comparable to subsidized and deed-restricted housing for those earning between 30-60% area median income. As a naturally-occurring source of affordable housing, manufactured housing communities in the City limits and Growth Management Area represent a comparable number of dwelling units to Fort Collins' entire deed-restricted affordable housing. Preserving manufactured housing helps protect and maintain an important supply of affordable housing in Fort Collins.

In addition to its affordability aspects, manufactured housing is a unique and limited type of housing that has been in decline over the past several decades due to community closures and redevelopment. The goal of preservation through rezoning to the MH district is designed to protect and promote the ongoing operation of this limited housing resource which has proven to be difficult to expand via new manufactured housing development.

LIV 5.5 – Integrate and Distribute Affordable Housing

Integrate the distribution of affordable housing as part of individual neighborhoods and the larger community.

Manufactured housing communities can currently be found throughout the City and Growth Management Area, providing options for this type of housing close to t jobs, services, and transportation opportunities located throughout the community. Goals to preserve manufactured housing by rezoning to the MH district support City Plan policies to preserve affordable housing throughout the City. The closure of a few parks, particularly in the southern portion of the community, would concentrate this limited type of housing primarily in the northern half of Fort Collins.

LIV 6.4 – Permanent Supply of Affordable Housing

Create and maintain an up-to-date inventory of affordable housing in the community. Pursue policy and regulatory changes that will encourage the rehabilitation and retention of affordable housing in perpetuity.

The preservation of manufactured housing through rezoning represents a similar effect to the regulatory changes envisioned by City Plan for the City's subsidized and deed-restricted affordable housing. While most units in manufactured housing communities are private and not publicly subsidized, they have consistently provided an important source of housing at similar pricing levels. While rezoning does not guarantee affordability alone, it promotes the long-term operation of these communities and reduces the likelihood of redevelopment and the loss of some of the community's most affordable housing options.

LIV 6.9 – Prevent Displacement

Build the capacity of homeowner groups, affordable housing providers and support organizations to enable the purchase, rehabilitation and long-term management of affordable housing. Particular emphasis should be given to mobile home parks located in infill and redevelopment areas.

Many of the community's manufactured housing communities are located adjacent to commercial areas, or along corridors with existing or planned transit service which are encouraged to redevelop and at higher intensities. Rezoning properties containing manufactured housing to the MH district provides an important regulatory and policy signal that manufactured housing is encouraged and its continued operation is desired amongst areas anticipated to experience (re)development changes in the future.

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This policy signal may also bolster the efforts of residents, local organizations, and the City to support and reinvest in these communities, including the potential for future acquisition of the underlying property by residents through a resident-owned community (ROC) if a property owner sells a property in the future.

Structure Plan Land Use Guidance

The Structure Plan map provides a framework for development in Fort Collins and provides guidance for land-use decisions. As detailed in the Structure Plan in City Plan:

> *The Structure Plan Map serves as a blueprint for the desired future development pattern of the community, setting forth a basic framework for future land use and transportation decisions. Upon annexation or a request for rezoning, the Structure Plan map and City Plan principles and policies provide guidance for decision-makers to identify specific zoning boundaries and zone districts during the development review process.*

The Structure Plan is an illustrated map made up of broad categories called 'place types,' which provide general characteristics for development patterns that can be used to determine more specific zoning classifications and boundaries. Place types typically describe principal and supporting land uses, density ranges, and the presence of certain types of services which means a place type may correspond with multiple zone districts.

Of the six properties proposed for rezoning to the MH district, five are located in the 'Mixed Neighborhood' place type on the Structure Plan, and the remaining property is located in the 'Suburban Neighborhood' place type. Structure Plan context maps for each property are included in Attachment 6.

<u>Mixed Neighborhood</u>

The Mixed Neighborhood place type is one of the predominant residential place types illustrated on the Structure Plan and is commonly found in areas of the community with a mix of housing types at low to moderate intensity. Its location on the Structure Plan commonly overlaps with the Low Density Mixed-Use Neighborhood and Medium Density Mixed-Use Neighborhood zone districts.

The Mixed Neighborhood place type indicates a general intensity range of between 5 and 20 units per acre which supports its designation for a wide range of housing types, including different attached and multifamily products. The Structure Plan also makes a distinction within the place type for existing development and new or future neighborhoods planned for vacant and undeveloped land.

The proposed rezoning of properties to the MH district is consistent with the land use types and density ranges of the Mixed Neighborhood place type. The MH district is primarily residential and encourages manufactured housing as the primary land use within a density range of 6-to-12 units per acre. Both the types of permitted uses and the density range of the MH district are within the characteristics described by the Mixed Neighborhood's place type.

The Mixed Neighborhood also specifically references manufactured housing within existing neighborhoods, indicating, "while reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not." The MH district is designed to discourage redevelopment and further addresses the Mixed Neighborhood place type description.

As part of the rezoning of properties included under the Mixed Neighborhood place type, staff is recommending a small portion of the 'Skyline' manufactured housing community remain under the Low Density Mixed-Use Neighborhood designation. This LMN remnant, approximately 330-ft by 110-ft in dimension as illustrated in Exhibit A below contains three single-family dwellings and one two-family dwelling rented out separately from the remainder of the manufactured homes. As these housing types are also not permitted in the MH district and would become nonconforming uses, staff believes it is appropriate to exclude this area of the property from the MH designation.

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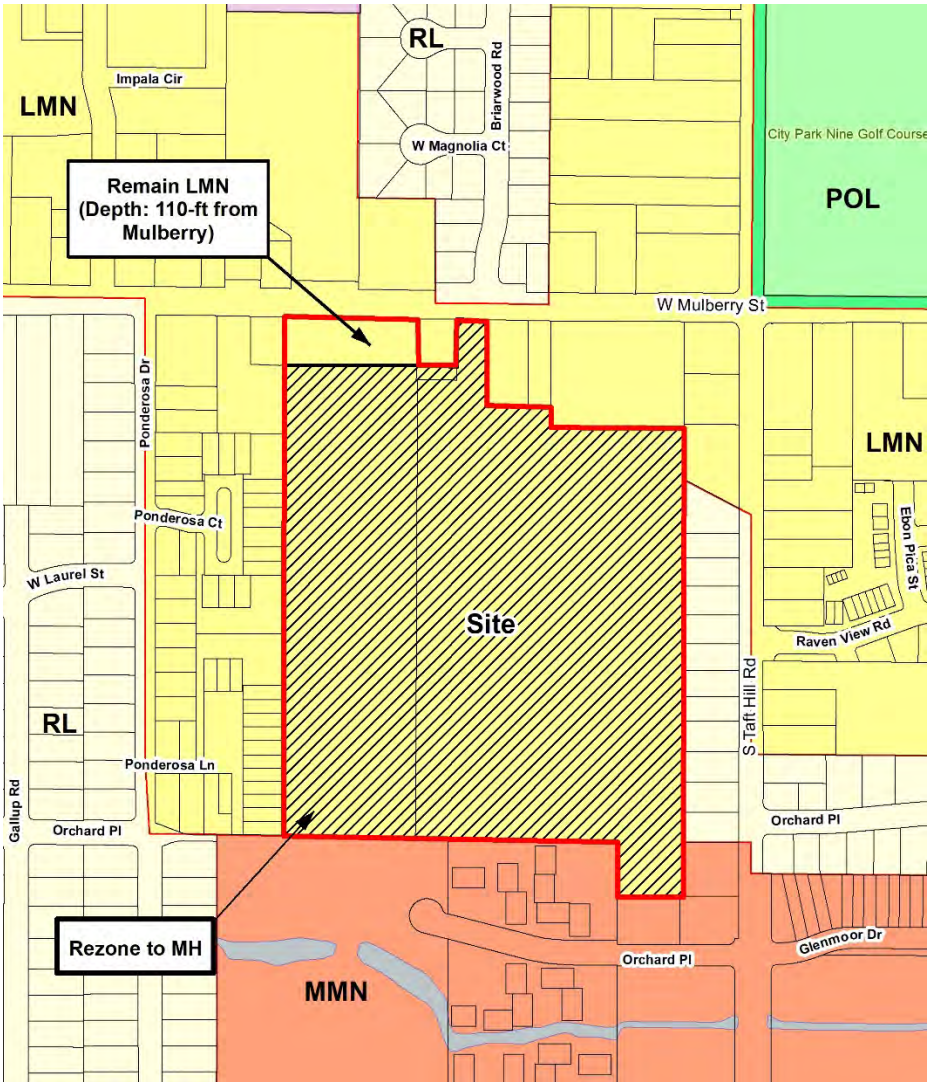

Exhibit A – Skyline Rezoning Map

Suburban Neighborhood

One of the properties proposed to be rezoned (North Star) is designated as part of the Suburban Neighborhood place type on the Structure Plan map. This place type commonly overlaps with zone districts that are lower intensity or are more limiting in the types of residential land uses permitted, such as the Low Density Residential or Neighborhood Conservation Low Density zone districts. The Suburban Neighborhood place type is described in City Plan as areas where existing development is comprised primarily of single family detached dwellings at low to moderate density (two to five units per acre).

As part of this series of rezonings, staff is recommending the frontage of the North Star property remain as Low Density Mixed-Use Neighborhood Zoning while rezoning the rear portion of the property to the MH district, as depicted in the image below:

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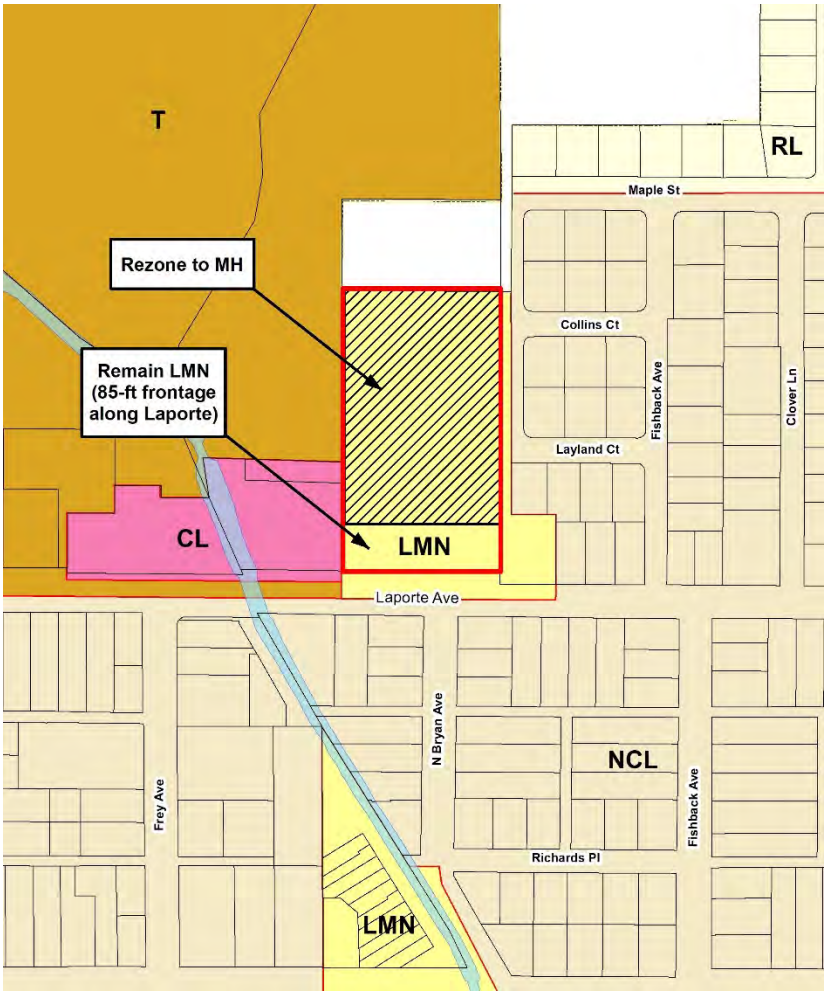

Exhibit B – North Star Rezoning Map

The North Star property is unique from the other proposed rezonings as it contains several existing commercial land uses along Laporte Avenue in front of the manufactured housing community. The property has often functioned as a transition point between more consistent low and moderate residential development to the east, and commercial and mixed-use development to the west. It sits upon the edge of both the Northwest Subarea Plan and the Old Town Neighborhoods plan boundary and has a previous history of both commercial, residential, or split (residential/commercial) zoning.

While included as part of the Suburban Neighborhood place type on the Structure Plan due to the broader area of lower density single family housing development to the east, the site's particular development also shares characteristics with the Mixed Neighborhood place type due to its much higher density (approximately 12 dwelling units per acre) and its commercial land uses along Laporte Avenue.

City Plan describes place both the generalized nature of place type designations for broad areas of the community and flexibility in the boundaries of place types when considering changes to zoning:

> *Future zone changes should generally adhere to the place-type boundaries depicted on the Structure Plan, but flexibility in interpretation of the boundary may be granted provided the proposed change is consistent with the principles, goals and policies contained in this Plan. Density ranges outlined for each*

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place-type category are based on gross acreage and are intended to address overall densities for a particular area rather than for individual parcels.

The recommended split zoning designation of the property not only supports City Plan policies and goals to support the preservation of manufactured housing and an important source of naturally occurring affordable housing, but it also supports neighborhood serving commercial uses, another policy goal of City Plan:

LIV 4.3 – Neighborhood Services and Amenities

Encourage the addition of new services, conveniences and/or gathering places in existing neighborhoods that lack such facilities, provided they meet applicable performance and design standards. Consider additional tools such as a conditional-use permit process and expanding home occupation provisions.

In addition to policies, both the Suburban and Mixed Neighborhood place type characteristics describe neighborhood centers serving as focal points for adjacent residential development and providing nearby amenities and services. The split in zoning designation (LMN & MH) helps fulfill these policy objectives to preserve an existing source of naturally occurring affordable housing and promote the viability and potential for change and evolution of neighborhood services along the Laporte Avenue frontage for adjacent residential development. Although the commercial frontage along Laporte predates the concept of a Neighborhood Center within LMN zoning, the City has previously identified and classified it as a neighborhood center serving a similar function (Attachment 5).

Summary – City Plan Guidance

The rezoning of properties containing manufactured housing communities helps preserve naturally occurring affordable housing, protects a limited and unique type of housing, and seeks to prevent the displacement of residents, all policy goals supported by City Plan.

The proposed MH rezoning is also consistent with the Mixed Neighborhood place type designation found delineated for five of the six properties proposed for rezoning. The Mixed Neighborhood place type describes residential land uses, including manufactured housing, of 5-20 units per acre which is consistent with the MH district. This place type also specifically encourages reinvestment but not redevelopment of manufactured housing communities, which is the primary goal of the MH district.

The remaining property included in this rezoning proposal, North Star, is designated as a Suburban Neighborhood place type, which is typically associated with zone districts for low and moderate single family detached housing. While the MH zone district shares fewer characteristics with this Suburban Neighborhood place type, it is similar in supporting primarily a form of single family detached housing and limited commercial land uses.

The North Star property is a transitional property located between areas of consistent single-family development to the east from which the Suburban Neighborhood designation is derived, and commercial/mixed-use development to the west. The property sits along the boundary of two separate neighborhoods plans and has a history of hosting commercial, residential or mixed zoning. In seeking to preserve both the existing commercial frontage of the property as LMN zoning and the manufactured housing community with MH zoning the change in zoning designation supports many of the goals and policies found in City Plan.

City Plan and the Structure Plan map allows flexibility in interpretation for decision-makers so long as broader City Plan policy goals are advanced. The North Star property advances both the broader goals of manufactured housing preservation as well as flexibility to continue to support neighborhood-service commercial uses along the Laporte frontage by keeping the existing LMN zoning.

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C. CRITERION 2: AND/OR WARRANTED BY CHANGED CONDITIONS WITHIN THE NEIGHBORHOOD SURROUNDING AND INCLUDING THE SUBJECT PROPERTY.

Staff is recommending the proposed change in zoning based primarily on consistency with the comprehensive plan, rather than specific changes which have occurred in the neighborhoods surrounding each property. The majority of properties subject to the rezoning are located in established neighborhoods that have experienced typical neighborhood changes and evolution.

D. CRITERION 3: WHETHER AND THE EXTENT TO WHICH THE PROPOSED AMENDMENT IS COMPATIBLE WITH EXISTING AND PROPOSED USES SURROUNDING THE SUBJECT LAND AND IS THE APPROPRIATE ZONE DISTRICT FOR THE LAND.

Properties containing manufactured housing communities are primarily surrounded by residential development. Several properties also abut commercial development and retail centers. Most MHCs were constructed between the 1960s and 1980s and existing development patterns have already been established and compatibility is less of a concern given the goals of preserving their existing uses rather than anticipating new (re)development. Given the location of most MHCs, they function in a similar capacity to attached and multifamily housing being located adjacent to single family development or acting as a buffer or transition in intensity to adjacent commercial development. The MH district also provides similar compatibility measures as surrounding residential development by limiting building height, the size of any non-commercial structures, and matching other residential building setbacks.

E. CRITERION 4: WHETHER AND THE EXTENT TO WHICH THE PROPOSED AMENDMENT WOULD RESULT IN SIGNIFICANTLY ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT.

MH rezoning is not anticipated to result in additional negative or positive impacts on the natural environment, as it seeks to preserve existing development. To the extent redevelopment of a property could positively benefit the natural environment through the application of more recent Land Use Code standards (habitat buffers, mitigation measures, etc.) the rezoning may have some long-term impacts from a reduction in their redevelopment potential.

F. CRITERION 5: WHETHER AND THE EXTENT TO WHICH THE PROPOSED AMENDMENT WOULD RESULT IN A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

The proposed rezoning is designed and not anticipated to result in changes to development patterns in their immediate context given the existing development that is already in place. Within the subject properties, development predates many of the individual standards of the Land Use Code for orderly development (e.g. street connectivity and spacing requirements); however, the properties fulfill other growth framework and logical development goals, including providing for a variety of housing options and prices in the community that would otherwise result in additional demand for regional commuting and a decrease in the City's housing opportunities and social connectivity.

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5. Findings of Fact/Conclusion

In evaluating the proposed Manufactured Housing Rezonings, #REZ200003, staff makes the following findings of fact:

A. The rezonings comply with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration and Division 2.9.4 – Quasi-Judicial Rezonings.

B. The rezonings comply with the applicable review criteria for quasi-judicial requests in that:

1. The amendments are consistent with the Comprehensive Plan (City Plan)
2. The amendments are compatible with existing and proposed uses surrounding the subject land, and provides an appropriate zone district for the land;
3. The amendments would not result in significant adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment, and
4. The amendments would result in a logical and orderly development pattern.

6. Recommendation

Staff recommends that the Planning and Zoning Board approve a motion to recommend that City Council approve the Manufactured Housing Rezonings, #REZ200003, based on the Findings of Fact in the Staff Report.

7. Attachments

1. Zoning Context Maps
2. Affordable Housing Redevelopment Displacement Mitigation Strategy Report
3. Manufactured Housing (MH) Zone District Land Use Code Ordinance (August 2020)
4. Neighborhood Meetings Summary
5. North Star Property: LMN Neighborhood Center Memo
6. Structure Plan Context Maps
7. Public Comments

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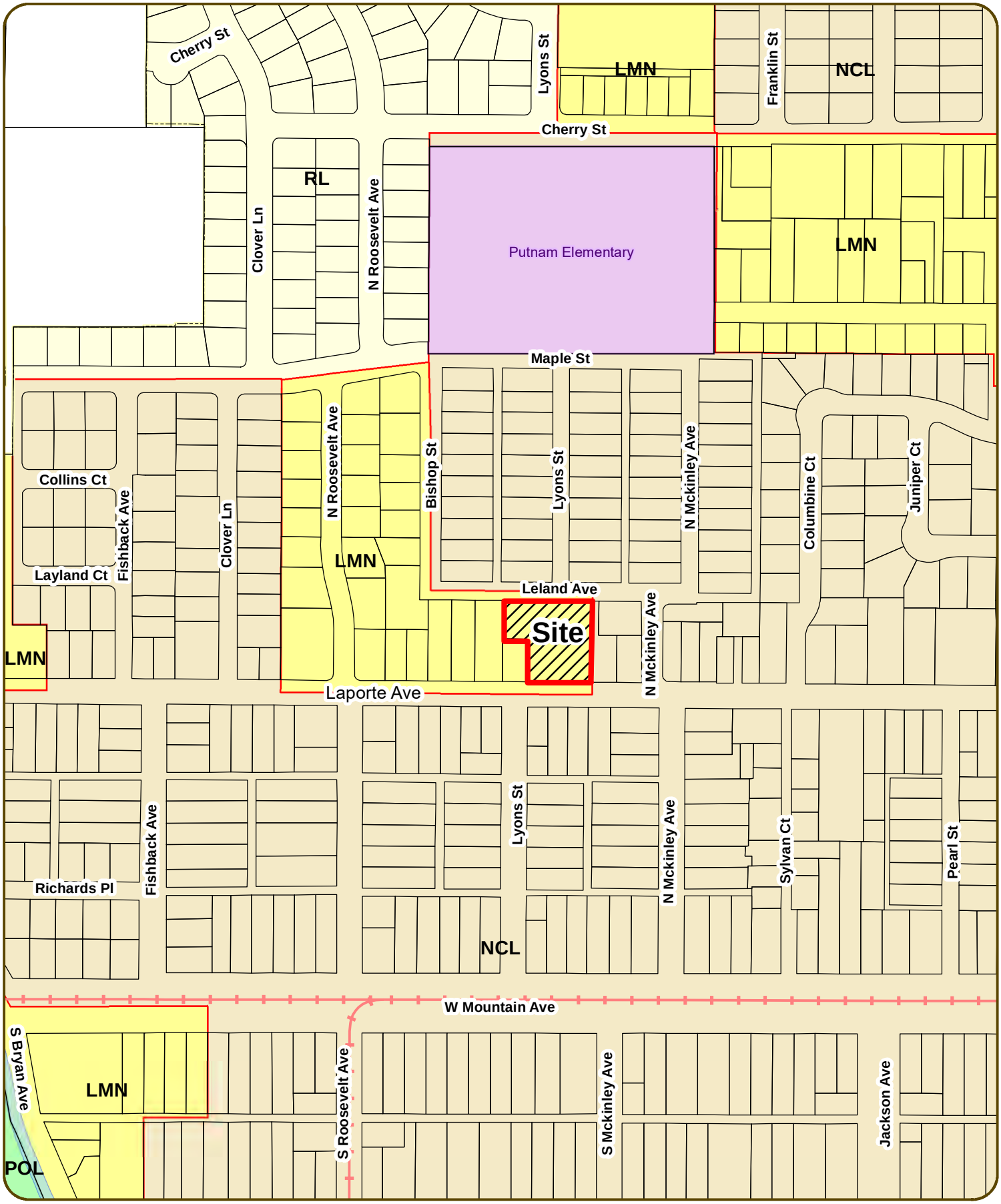
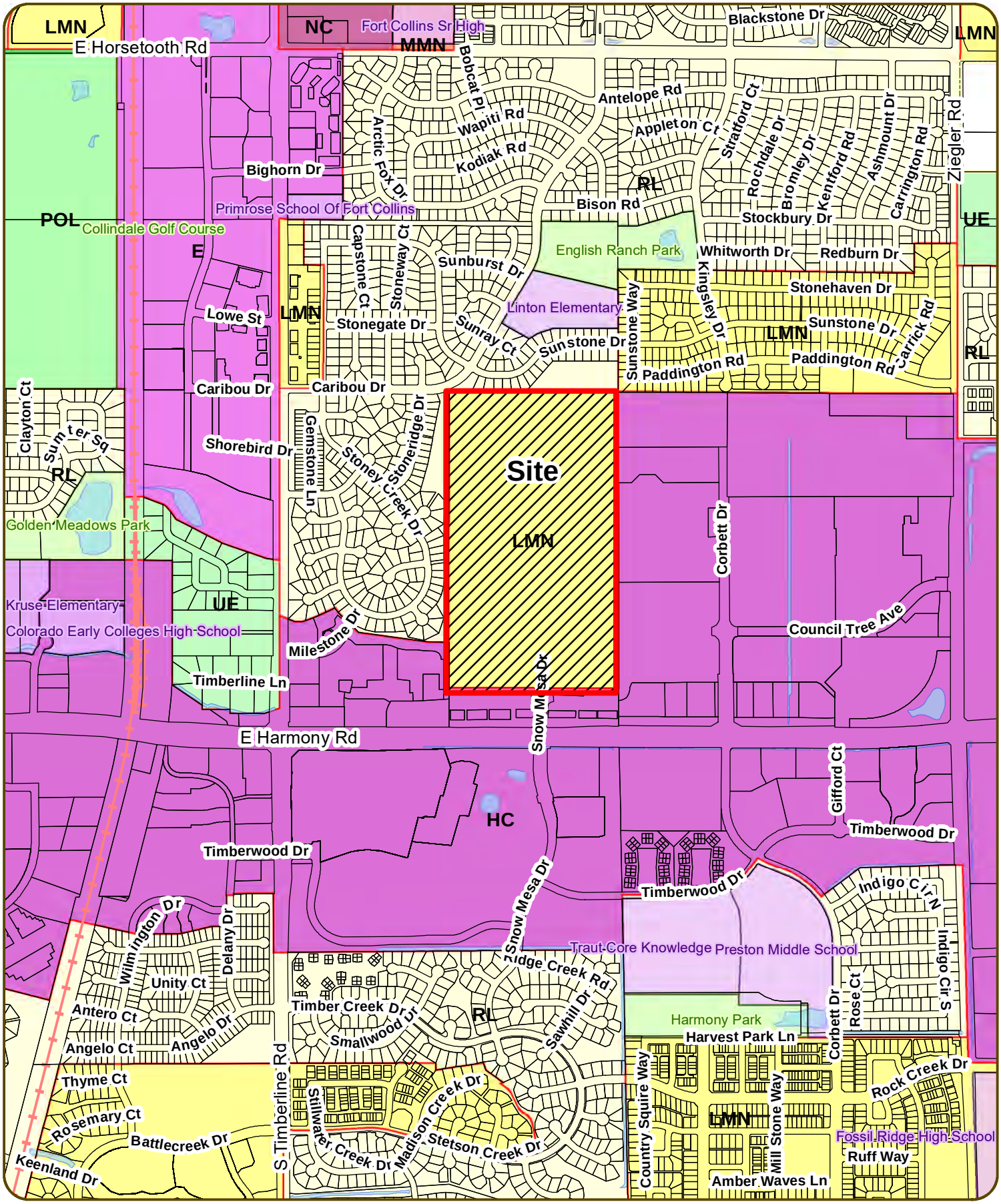


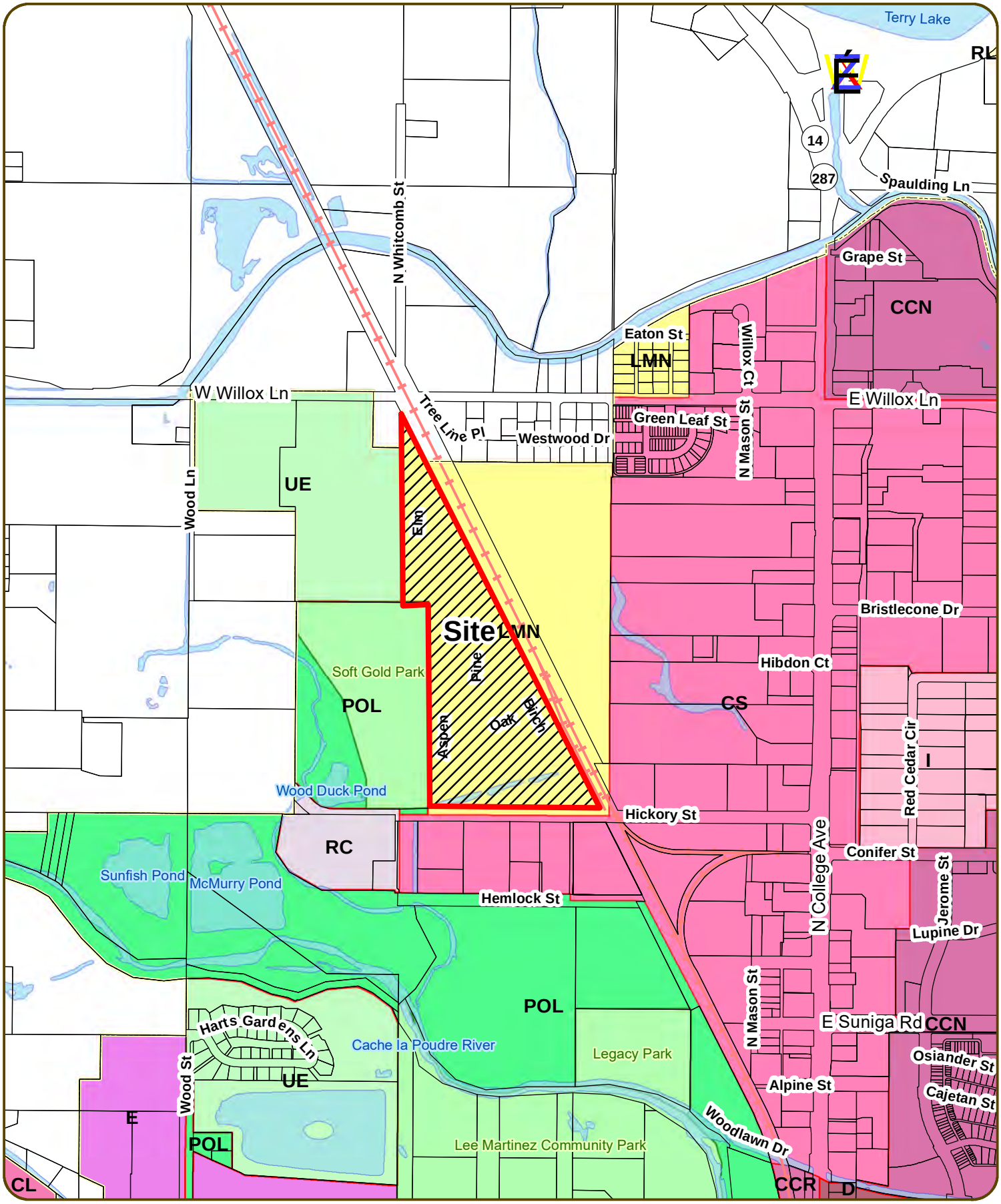
Cottonwood

1 inch = 300 feet



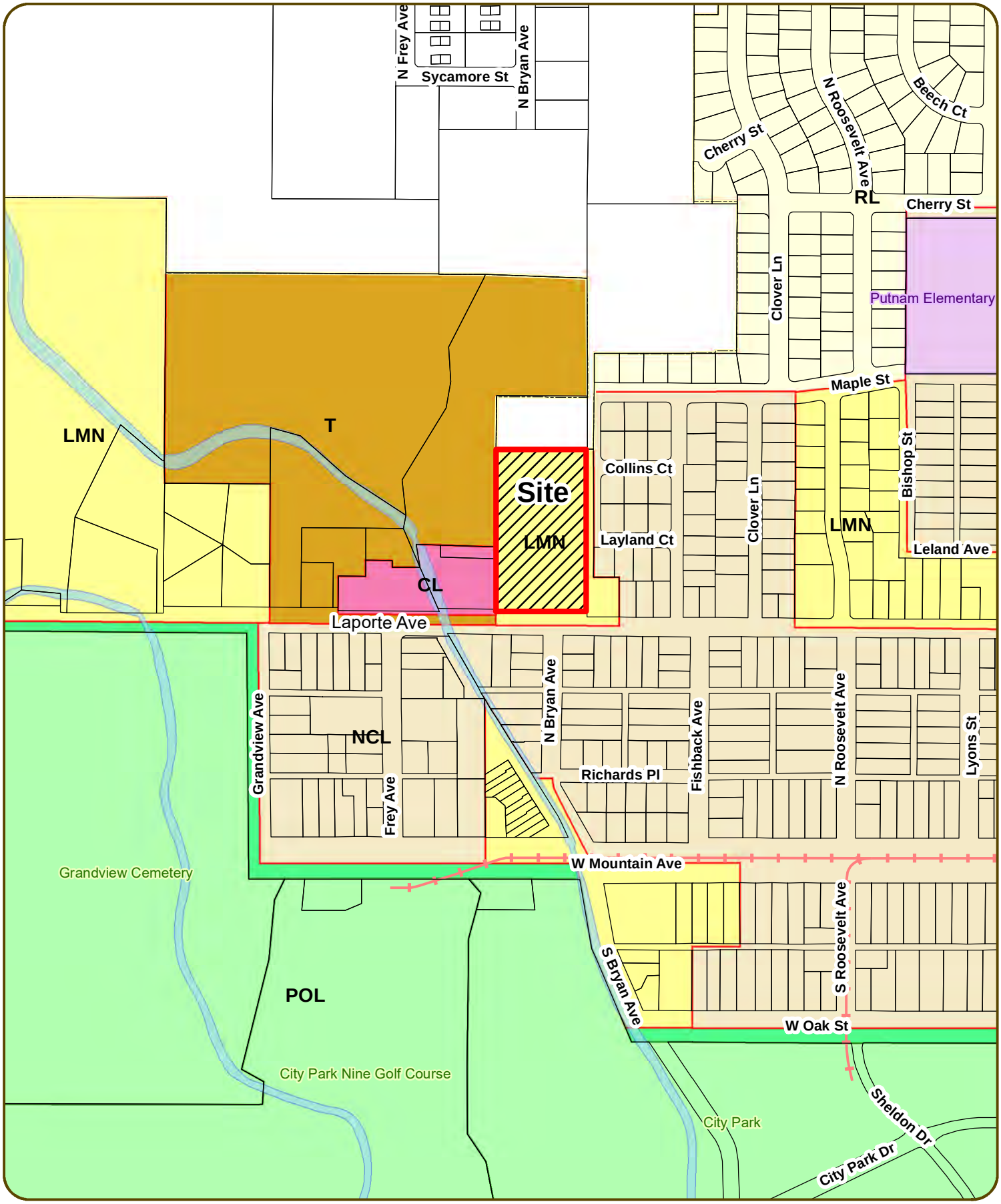
Harmony Village

1 inch = 1,000 feet



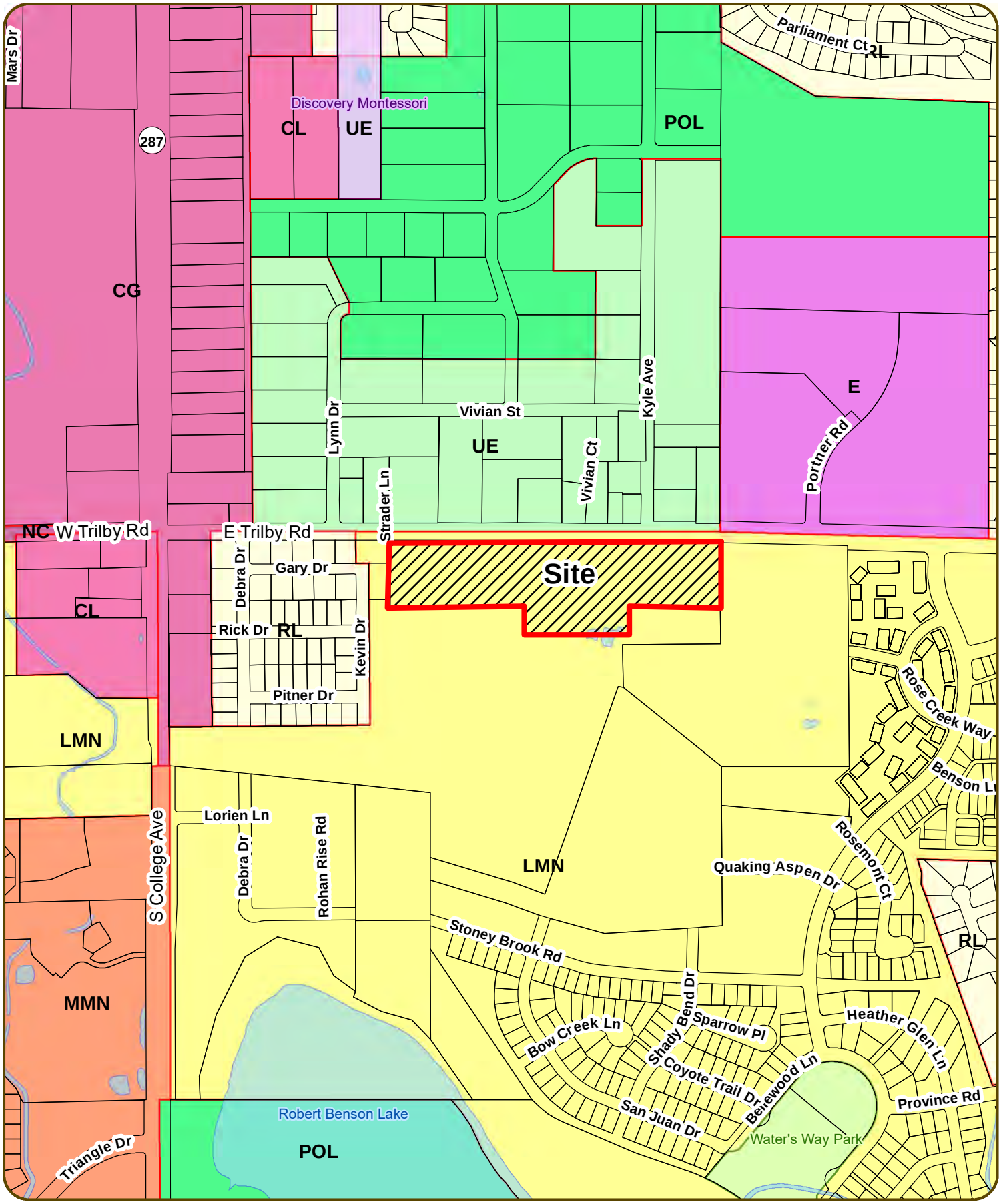
Hickory Village

1 inch = 800 feet



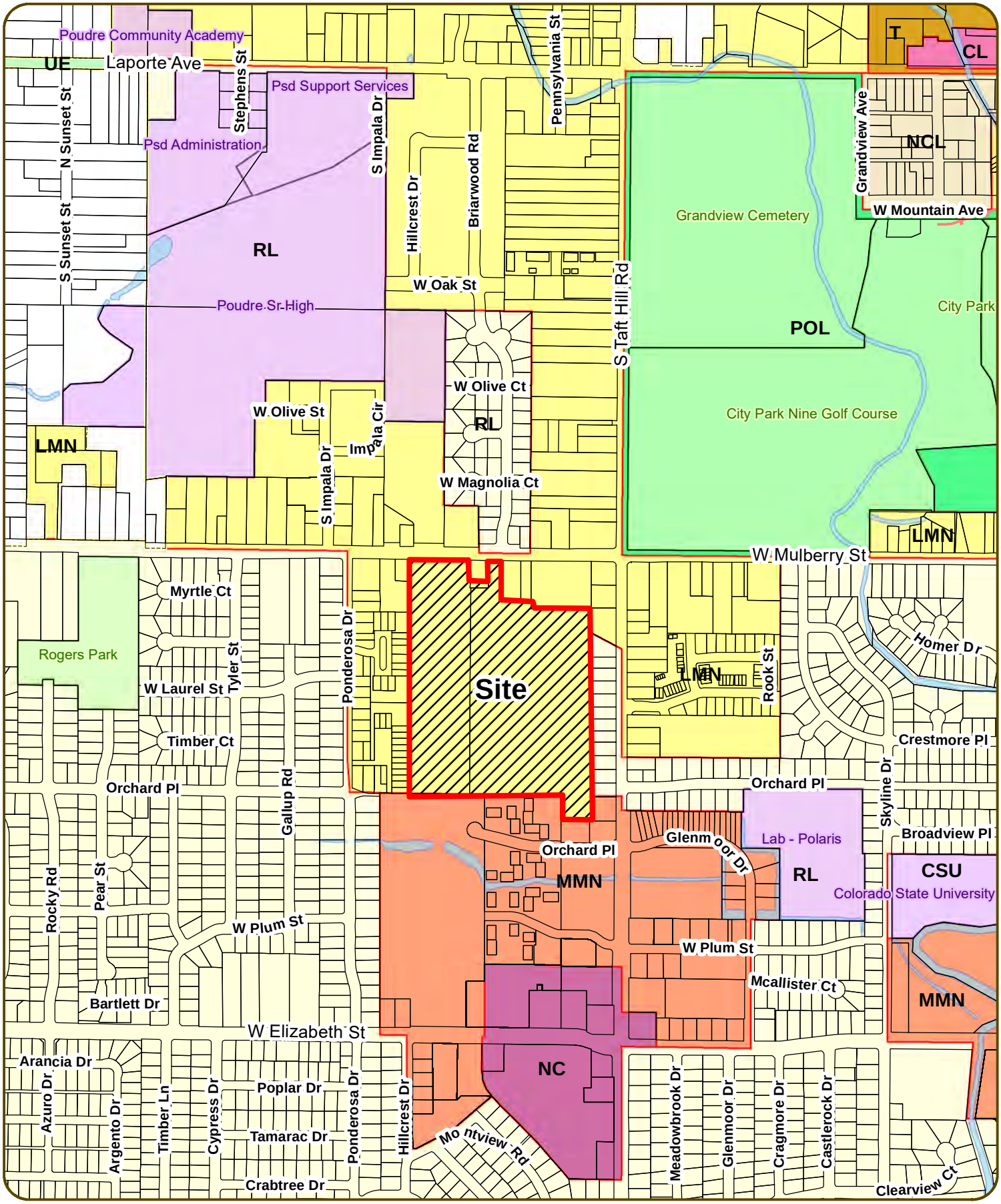
North Star

1 inch = 400 feet



Pleasant Grove

1 inch = 600 feet



Skyline

1 inch = 700 feet

Affordable Housing Redevelopment Displacement Mitigation Strategy

City of Fort Collins
In Association with
Clarion Associates and
National Manufactured Home Owners Association

March 26, 2013

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March 2013

Affordable Housing Redevelopment Displacement Mitigation Strategy

I. Introduction / Defining the Issue

Affordable rental units and mobile home parks are two important sources of housing for lower income working families, seniors, and people with disabilities living in Fort Collins. While redevelopment of older or underutilized properties for higher intensity uses is part of a healthy urban economy (and supported by *City Plan,* the City of Fort Collins' comprehensive plan), redevelopment of affordable rental units and mobile home parks can create unusual hardships if the residents cannot afford to pay to move their units or belongings or cannot find affordable replacement housing.

Affordable multi-family rental units are the more common form of lower-income housing, and Fort Collins has several programs in place to acquire, manage, and preserve apartment buildings on a non-profit basis in order to keep rents at affordable levels. In addition, some for-profit apartment projects have received Low Income Housing Tax Credits (LIHTC) in return for commitments to maintain affordable rents in at least some of the units. Data on these projects provides a snapshot of the city's current supply of committed affordable rental units, and a possible focus for efforts to protect these units or mitigate impacts on their tenants if they are redeveloped. However, many renters live in for-profit apartment complexes that have not used LIHTC and are not managed with a specific intent to preserve affordability (in other words, units are rented at market rates, which may or may not be affordable to low-income residents). This strategic plan addresses mitigation strategies for low-income residents in those market rate rental complexes in Recommendations 1, 2, 4, and 7 below..

Another form of housing that provides opportunities for lower income household is mobile/manufactured homes. Some residents rent while others own their mobile/manufactured homes. Mobile/manufactured homeowners are in a unique situation because they are both homeowners (because they own their individual home) and tenants (because they do not own the land on which their home is located). Typically, the decision of a mobile home park owner to close the park and/or redevelop it for other uses is made without the involvement of the mobile/manufactured home owners. Unlike an apartment tenant whose lease expires or is terminated, a mobile/manufactured home owner must not only move their personal belongings, but must also move the house itself or find another form of replacement housing (e.g., a rental apartment, a townhouse/condo affordable for purchase, etc.). This situation is complicated by three factors:

- Some mobile/manufactured homes are worth so little that it is not cost-effective to move them;
- Some mobile/manufactured homes are so old that they would not withstand a relocation because of likely structural damage during the move; and
- Some local governments (but not the City of Fort Collins) and some mobile home park communities prohibit the siting of mobile homes constructed before 1976 because they predate federal safety standards, which may leave the mobile home owner with no viable

place to move the unit. In Fort Collins, all mobile homes are inspected when they are set. The State requires a foundation set inspection and the City will release utilities only after the State inspection approval.

For a variety of reasons, the Fort Collins community has seen the closure of several mobile home parks that displaced park residents. The following table provides a list of park closures and the reasons for those closures.

Park Name	Reason for Closure
Pioneer Mobile Home Park	Commercial redevelopment
Johnson Mobile Home Park	Natural flood disaster
Dry Creek Mobile Home Park	Property subdivided into single-family lots
Grape Street	Commercial redevelopment
Bender Mobile Home Park	Residential redevelopment

In all of these cases, City staff provided support and collaborated with other agencies, such as the Fort Collins Housing Authority, Federal Emergency Management Association (FEMA), Neighbor-to Neighbor, the Colorado Department of Local Affairs, and the U.S. Department of Housing and Urban Development, to relocate or find other types of replacement housing for park residents. However, the City's involvement was different in each case. The City followed an ad hoc, case-by-case approach to mitigate the impacts of each situation. This strategic plan addresses mitigation strategies for residents of mobile/manufactured home parks in recommendations 1 through 7 below.

The City Council placed the development of an "Affordable Housing Relocation Strategic Plan" on their 2012 Work Plan. The purpose of the strategic plan is to develop City policies and requirements applicable to redevelopment projects by defining the City's role, responsibilities, obligations, and involvement in redevelopment projects that cause the displacement of low-income people from their homes (with an emphasis on mobile home parks), whether they are located inside the City limits or within the Growth Management Area (GMA), within the restrictions of the City Charter. The strategic plan establishes policies and procedures for the next time redevelopment causes displacement of residents of affordable housing, and also sets forth strategies to preserve existing affordable housing.

Throughout this document, the following definitions are used to describe several key terms:

- ***"Mobile home"*** means a factory built and transportable dwelling unit constructed before June 15, 1976 – the date that the federal Manufactured Home Act became effective and required that all manufactured homes meet federal safety standards.

- ***"Manufactured home"*** means a factory built and transportable dwelling unit that was constructed after June 15, 1976 to meet the standards of that Act.
- ***"Mobile/Manufactured home"*** means a factory built and transportable dwelling unit regardless of the date when it was manufactured.
- ***"Mobile home park"*** means a residential area containing manufactured homes, mobile homes, or both, and in which at least some of those homes are owned by individuals other than the mobile home park owner. If the mobile home park owner also owns all of the individual mobile/manufactured homes and rents them to others, the tenants are in the same situation as apartment renters, because they have not invested to purchase the mobile/manufactured home and are not responsible for moving it upon park closure.[1]
- ***Affordable housing*** means a dwelling unit that is available for rent or ownership on terms that would be affordable to households earning 80% or less of the median income of city residents, adjusted for family size, and paying either (a) for a renter, less than 30% percent of gross income for total housing costs, including rent and utilities, or (b) for an owner, less than 38% of gross income for total housing costs, including principal, interest, taxes, insurance, utilities, and homeowners' association fees.

Two additional facts are important to note.

First, under Colorado law, a mobile or manufactured home that is installed on a permanent foundation becomes both "real estate" (for taxation purposes), and a "single family home" (for zoning purposes). So, for example, the Sunflower retirement community located on the south side of East Mulberry Street, east of Interstate 25 is not technically a mobile home park but a single family residential subdivision with lots designed to accommodate manufactured housing units.

Second, despite their name, most mobile and manufactured homes are not very mobile. Although designed for transport from the factory to a residential lot, most mobile and manufactured homes never move from the lot where they are originally installed. Many modern zoning and building codes encourage this result by requiring removal of wheels or tongues and by requiring skirting, anchoring, and semi-permanent utility hookups, all of which make it less likely that the unit will be moved in the future.

[1] The use of these definitions will generally parallel those used in Colorado Revised Statutes as they relate to land use law. Although Colorado law includes several different definitions for these terms (including those in CRS 5-1-301 (29), 24-32-3302(13) and (24), 38-12-201.5 (2), 38-29-102 (6), 42-1-102 (106) (b)), many of those definitions concern matters unrelated to land use and housing, such as the homestead tax exemption, regulation of security deposits, or the allocation of regulatory powers between state agencies.

II. EXECUTIVE SUMMARY

As detailed in the City of Fort Collins' *Affordable Housing Strategic Plan*, affordable rental units (apartments and homes), mobile homes (pre-1976), and manufactured homes (1976 and later, which meet HUD safety standards) provide important sources of affordable housing in Fort Collins and Larimer County. When affordable residential units are lost, they compound the difficulty of meeting the City's affordable housing needs.

Many of the existing affordable units are located in mobile home parks, which raise challenges when mobile home parks are redeveloped for other uses. Mobile/manufactured home owners own their homes but rent the spaces where they are located. When mobile home parks close, residents need to move their homes to other locations, which is complicated by the fact that many homes are old and difficult to move and spaces in mobile home parks are often in short supply (particularly for older homes). If the mobile/manufactured home cannot be moved, the owner faces the loss of not just a place to live but an asset that they have purchased. In recent years, Fort Collins has experienced several mobile home park closures, has been asked to assist in relocating residents, and has done so on an ad-hoc basis. This document sets a strategic policy direction for the City to address these issues in a more consistent way in the future.

This strategic plan recommends that Fort Collins take the following seven steps to address these issues, each of which is described in more detail in the pages that follow.

1. Continue to expand the inventory of "designated affordable" dwelling units, buildings, and complexes through current programs administered by the Fort Collins Housing Authority, other non-profit affordable housing agencies, and private developers.
2. Continue to offer relocation assistance to those residents of affordable units redeveloped with the use of federal, Fort Collins Urban Renewal Authority (FCURA), or other City funds, but do not extend a requirement to pay relocation expenses in private redevelopment projects that do not use public funds and do not require a discretionary land use decision by the City.[2]
3. Draft a Manufactured Home Park Zoning District and rezone into that district those mobile home parks that are relatively large and can serve as significant sources of affordable housing for the long term. From 1965 to 1997 the City of Fort Collins had two mobile home park zoning districts and most of the existing mobile home parks located inside the city limits were zoned in one of those districts. A copy of the City's former M-M Medium Density Mobile Home Park district is attached for reference.
4. Create a loan or grant program, or use the existing financial assistance competitive process, that would be available to finance significant investments in new or existing affordable

[2] The Fort Collins Urban Renewal Authority is currently considering narrowing its relocation assistance policies to apply only when there is an eminent domain/condemnation action by the URA. This policy change would have a significant impact on mobile/manufactured home owners, since they do not own the land that is the subject of the condemnation action and generally do not participate in the negotiations. This represents a departure from federal Uniform Relocation Act requirements followed by the Fort Collins URA in the past, which were designed to protect renters in these types of situations.

housing infrastructure that would be available to those larger mobile home parks willing to commit to continuing operation of their mobile home parks for a at least 10 years.[3]

5. Require a one (1) year notice of closure period for mobile home parks (rather than the 6 month minimum notice required by the state). As an alternative, allow a six (6) month closure notice if the park owner delivers to each resident on or before the notice date a detailed Relocation Report listing all available mobile home park spaces available within 25 miles, providing the contact information for each of those park owners, and including documented estimates of the costs of moving mobile/manufactured homes to those locations. In addition, the notice provision shall also alert residents that the park may be closed before the mandatory notice period has expired if all park residents have been successfully relocated to each party's mutual satisfaction.[4]
6. Require that redevelopment projects involving City financial assistance or a discretionary land use decision by the City pay (a) actual costs of relocating owner occupied mobile/manufactured homes to a new site within a 25 mile radius of the mobile home park, up to a maximum of $6,000 for a single-wide home and $8,000 for a double-wide home, and (b) the actual value (as determined by the County Assessor) of any home that is structurally able to be moved but that cannot be moved due to the unavailability of any spaces within 25 miles, and (c) one-half of the actual value (as determined by the County Assessor) of any mobile/manufactured homes that cannot be moved due to structural weakness or poor condition.[5]
7. Build the capacity of homeowner groups, non-profit affordable housing providers, and support organizations to purchase affordable housing types, including mobile home parks, offered for redevelopment and manage them as long-term sources of affordable housing.[6]

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[3] Wording revised to broaden applicability to all affordable housing infrastructure, as recommended by Planning and Zoning Board.

[4] Wording revised to reflect recommendations of the Affordable Housing Board.

[5] Affordable Housing Board recommended that this provision be strengthened, and Planning and Zoning Board recommended that it be deleted. Recommendation remains unchanged from Public Review Draft, except that relocation cost caps recommended by the AHB have been included.

[6] Wording revised to reflect Planning and Zoning Board recommendation to broaden impact to include purchase of all types of affordable housing.

III. CURRENT CITY POLICIES

The City of Fort Collins has adopted several policies that underlie this strategic plan and influence the above recommendations discussed in greater detail in this document.

A. FROM CITY PLAN

Policy LIV 7.2 – Develop an Adequate Supply of Housing

Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multiple-family housing, including mobile homes and manufactured housing.

Policy LIV 8.6 – Mitigate Displacement Impacts

Explore ways to mitigate the impact upon residents displaced through the closure of manufactured housing parks or conversion of rental apartments, including single room occupancy units, to condominiums or other uses.

Near-Term Implementation Actions: 2011 And 2012

24. Relocation Plan - Develop a proactive plan to address the issue of resident displacement due to redevelopment activities.

B. FROM THE AFFORDABLE HOUSING STRATEGIC PLAN 2010-2014

Priority #2: Preserve existing affordable housing units.

IV. INVENTORY AND ANALYSIS

A. APARTMENTS WITH INCOME CONTROLS

The following table identifies properties that have received Low Income Housing Tax Credits (LIHTC) to aid in the development of affordable multi-family housing units. To be eligible for the program, LIHTC properties must include income restrictions, rent restrictions, and extended-use requirements. At a minimum, at least 40 percent of the property must be set aside for families earning below 60 percent of Area Median Income (AMI), or at least 20 percent of the property must be set aside for families earning below 50 percent of the AMI. Rents are restricted by income group, bedroom size, and AMI, and rents must include utility costs. All developments must maintain the rent and income requirements through a 15-year compliance period and a 15-year extended-use period, for a minimum total of 30 years (many projects have a total of 40 years). The requirements are enforced by the Colorado Housing Finance Authority (CHFA) through a Land Use Restriction Agreement that is recorded against the property.

Apartment Complex Name	Number of Units	LIHTC Land Use Restriction Agreement Expiration Date
Hickory Hill Village 3425 Windmill Drive	92	?[7]
Rose Tree Village Apts. 1000 W. Horsetooth Road	120	?
CARE Housing/Greenbriar Village 400 Butch Cassidy Drive	40	2025
Buffalo Run Apartments 1245 E. Lincoln Avenue	144	2037
CARE Housing at Eagle Tree 6675 S. Lemay Avenue	36	2037
Reflections Senior (aka JFK Sr. Apts.) 321 E. Troutman Parkway	72	2038
Elizabeth St. Senior Apartments 1508 W. Elizabeth Street	50	2039
CARE Housing/Windtrail Park Apartments 2120 Bridgefield Land	50	2039
Northern Hotel 172 N. College Avenue	47	2040

[7] Hickory Hill Village and Rose Tree Village Apartments were acquired from private investors by the Fort Collins Housing Authority on December 31, 2012. At this time, it is not known what the new affordability expiration dates will be for these complexes.

Apartment Complex Name	Number of Units	LIHTC Land Use Restriction Agreement Expiration Date
CARE Housing/Fairbrooke Heights 1827 Somerville Drive	36	2041
CARE Housing/Provincetowne 626 Quaking Aspen Drive	85	2041
Bull Run 820 Merganser Drive	176	2042
Country Ranch 2921 Timberwood Drive	118	2042
Fox Meadows Apartments 3644 S. Timberline Road	138	2042
Oakbrook/Manor Apartments 3200 Stanford Road	107	2042
Residence at Oak Ridge 4750 Wheaton Drive	44	2042
Woodland Apartments 1025 Wakerobin Lane	116	2042
CARE Housing/Swallow 1303 W. Swallow Road	40	2045
Springfield Court 3851 S. Taft Hill Road	63	2045
Caribou Apartments 4135 Verbena Way	97	2047
Village on Elizabeth 2217 W. Elizabeth	48	2047
Village on Stanford 2631 Stanford Road	82	2048
Caribou Apartments - Phase II 4125 S. Timberline Road	96	2051
Legacy Senior Residences (Proposed) 411 Linden Street	72	2051
TOTAL	**1,969**	

The table above shows that there will not be a significant loss of LIHTC-protected affordable units within the next decade.

In addition, the Fort Collins Housing Authority's current Strategic Plan calls for its "Villages Program" to acquire approximately 40 additional rental units each year for rehabilitation and preservation as affordable housing. The Authority is generally meeting this goal, and has

additional goals of developing 60 new permanent supportive housing units in 2013, preserving another existing 70 units in 2014, and preserving an additional 70 new townhouses in 2015. Obtaining the funds to achieve these goals may require selling off some single-family units currently owned by the Authority (which are more expensive to manage but will result in a net gain of preserved affordable housing units).

Maps showing the locations of the above-listed affordable housing complexes are provided as attachments.

B. Mobile Home Parks

The current inventory of mobile home parks in Fort Collins and the Growth Management Area (GMA) are shown in the table below. The table distinguishes between mobile home parks that are located:

1. Within the Fort Collins City limits – which would be subject to any new relocation mitigation policies and strategies adopted by City Council; or
2. Within the GMA and adjacent to the City limits – which would require Fort Collins' annexation and approval of any redevelopment proposal under the terms of the GMA agreement with Larimer County, but would not be subject to any mitigation strategies intended to be applied before annexation and redevelopment; or
3. Within the GMA and not adjacent to City limits, which would not be subject to any relocation mitigation strategies adopted by the Fort Collins City Council.

Mobile Home Park Name	Number of Units	Owner Units	Owner Percentage	Renter Units	Current Zoning	Targeted Redevel-opment Area?	Park Ownership Location
WITHIN CITY LIMITS							
Cottonwood 1330 Laporte Avenue	13	12	92%	1	LMN		CO
Harmony 2500 E. Harmony Road	451	352	78%	99	LMN	Yes	Other
Meldrum/Cherry St. 329 N. Meldrum Street	5	0	0%	5	NCB	Yes	FC
Hickory Village 400 Hickory Street	205	146	71%	59	LMN	Yes	CO
Montclair Motel 1405 N. College Avenue	10	0	0%	10	CS	Yes	FC
North College (East) 1601 N. College Avenue	96	35	36%	61	CS	Yes	FC
North College East) 1601 N. College Avenue	46	8	18%	38	CS	Yes	FC
North College (West) 1601 N. College Avenue	166	148	89%	18	LMN	Yes	FC

Mobile Home Park Name	Number of Units	Owner Units	Owner Percentage	Renter Units	Current Zoning	Targeted Redevel-opment Area?	Park Ownership Location
Northstar 1700 Laporte Avenue	35	32	91%	3	LMN		CO
Northstar 1700 Laporte Avenue	15	12	80%	3	LMN		CO
Pleasant Grove 517 E. Trilby Road	106	76	72%	30	LMN		Other
Skyline 2211 W. Mulberry Street	61	58	95%	3	LMN		Other
Skyline 2211 W. Mulberry Street	102	98	96%	4	LMN		Other
Stonecrest 1303 N. College Avenue	25	0	0%	25	CS	Yes	CO
TOTAL (IN CITY)	***1,336***	***977***	***73%***	***359***			
CONTIGUOUS TO CITY LIMITS							
Collins Aire North 401 N. Timberline Road	159	111	70%	48	O		Other
Collins Aire South 401 N. Timberline Road	121	104	86%	17	O		Other
Highland Manor 301 Spaulding Lane	5	5	100%	0	M1		FC
Highland Manor 301 Spaulding Lane	30	30	100%	0	M1		FC
Poudre Valley 2025 N. College Avenue	332	286	86%	46	M1		CO
Spaulding Lane 242 Spaulding Lane	7	7	100%	0	M1		FC
Timberridge North 3717 S. Taft Hill Road	281	228	81%	53	M1		Other
TOTAL (CONTIGUOUS)	***935***	***771***	***82%***	***164***			
IN GROWTH MANAGEMENT AREA AND NOT CONTIGUOUS TO CITY LIMITS							
Aspen 400 S. Overland Trail	25	14	56%	11	M1		CO
Blue Spruce 2704 N. Shields Street	24	24	99%	0	FA		FC
Equestrian Center 2024 N. Whitcomb St.	3	1	33%	2	O		Other
Highland Manor 301 Spaulding Lane	17	17	99%	0	M1		FC

Mobile Home Park Name	Number of Units	Owner Units	Owner Percentage	Renter Units	Current Zoning	Targeted Redevel-opment Area?	Park Ownership Location
Mountainview 3109 E. Mulberry Street	30	15	50%	15	R-2		CO
Parklane 411 S. Court Street	62	44	71%	18	C	Yes	CO
Terry Cove 221 W. Douglas Road	24	3	12%	21	R		FC
Terry Lake 437 N. Hoghway 287	27	2	7%	25	O		FC
Timberridge South 2300 W. County Rd 38E	293	214	73%	79	M1		Other
White's 2131 W. County Rd 38E	5	0	0%	5	R		FC
TOTAL (GMA)	***510***	***334***	***65%***	***176***			

To summarize:

- There are currently 1,336 mobile homes within the Fort Collins City limits, 935 inside the GMA and contiguous to the City limits, and 510 inside the GMA but not contiguous to the City limits.[8]
- The percentage of owner-occupied homes in these parks varies significantly. It averages 73% in the City, 82% in parks contiguous to the City limits, and 65% in the remainder of the GMA.
- Eight of the 14 mobile home parks within Fort Collins are located in a targeted redevelopment area.
- For those parks located within the Fort Collins City limits, 24% of the mobile/manufactured home sites are owned by Fort Collins owners, 22% by owners based elsewhere in Colorado, and 54% by out-of-state owners.
- For those parks located contiguous to the Fort Collins City limits, out-of-state ownership predominates: 4% are owned by Fort Collins individuals or entities, 36% by Colorado owners, and 60% by out-of-state entities or individuals.
- The vast majority (86%) of the mobile home parks within Fort Collins are currently zoned LMN Low Density Mixed Use Neighborhood, and almost all of the remainder are in the C-S Service Commercial district. Five units are in the NCB Neighborhood Conservation Buffer district. The Fort Collins Land Use Code allows new mobile home parks to be created in either the LMN or E Employment districts, but no parks currently exist in the E district. New parks require a public hearing and approval by the Planning and Zoning Board.

[8] In addition, the Cloverleaf Mobile Home Park contains 480 units contiguous to the city limits, but those units are not included in these totals because they are located in Timnath's GMA.

The City of Fort Collins tracks activity in locating (new or used) mobile/manufactured homes in (new or existing) mobile home parks. Since 2006 there have been no new mobile home parks created in Fort Collins. Activity in existing mobile home parks varies significantly from year to year as shown in the table below.

Year	Manufactured Home Setups
2006	34
2007	14
2008	12
2009	27
2010	28
2011	63

A more complete inventory of mobile home park conditions and maps showing the location of each park is attached to this strategic plan document.

Unfortunately, it has not been possible to gather reliable information about the income levels, rental charges, or the relative burden of incomes to rents and utilities in any of the existing mobile home park communities. Anecdotal information from the various stakeholder meetings indicates that the majority of residents living in the mobile home park communities in and near Fort Collins are lower-income residents but that accurate and detailed income data would be difficult to obtain.

V. PUBLIC INVOLVEMENT

Three key stakeholder groups were convened three times during the preparation of this strategic plan document. The three identified stakeholder groups included (1) Mobile home park property owners, (2) Mobile home park residents (both home owners and renters), and (3) Affordable housing and human service agencies.

Each group was convened in September 2012 to introduce the project, review preliminary research regarding mobile home park preservation techniques and relocation assistance, and request input for this strategic plan. On October 23, 2012, the results of initial research and stakeholder meetings were reported to the Fort Collins City Council in a work session. At that time, City Council neither eliminated nor endorsed any of the approaches used to mitigate the impacts of affordable housing dislocations in other communities, but rather asked that the planning team outline the pros and cons of each approach that it deemed worthy of consideration and directed the planning team to make recommendations based on its evaluation of those advantages and disadvantages. In November 2012, the three stakeholder groups were re-convened to communicate City Council's reaction and direction.

Finally, on January 24, 2013, an open house meeting was held to introduce and solicit comments on the draft strategic plan document in anticipation of the further public review of the document by the Affordable Housing Board, Planning and Zoning Board, and City Council. In preparation for the January open house, individual notices were mailed to each the address of each mobile/manufacture home and each mobile home park owner. Approximately 80 mobile/manufactured homeowners, park owners or representatives, and interested citizens attended the open house. In addition, an on-line survey describing the seven recommendations in the Public Review Draft of this report was designed and data collected from January 16 through February 14, 2013.

The major themes emerging from stakeholder consultations in October, November, and January are summarized below:

- None of the mobile home parks listed in the inventory have an operating homeowners' association, so residents participated individually. Despite attempts to reach residents through printed notices (Spanish and English), e-mail notifications, and relying on resident champions (although not through an individualized notice to each homeowner), attendance by mobile/manufactured home residents was light, but attendance at the January open house was significantly higher. Mobile/manufactured home residents are very apprehensive about the disruption to their lives, the expense of relocation, and the potential impossibility of finding mobile/manufactured home relocation sites if their parks are redeveloped in the future. While interested in potential relocation assistance, they are more interested in steps that could be taken to keep the existing mobile home parks in operation as mobile home parks and/or allow the residents to purchase the parks if the park is proposed for redevelopment.
- Mobile home park owners were well represented both individually and by a representative of the Rocky Mountain Home Association. While particularly interested in the ability to continue operating the existing mobile home parks and to reposition those parks for different

configurations of lots (for example, to convert two single-wide lots to a double-wide lot) and willing to discuss City incentives to reinvest in the parks to keep them financially viable, several owners felt it would be inappropriate for the City to take steps to discourage or prevent the redevelopment of mobile home parks for other uses dictated by market forces, or to require the payment of relocation expenses when redevelopment occurs

- Affordable housing advocates and social service agencies indicated that although there are currently no non-profit developers or housing management agencies engaged in purchasing mobile home parks in order to preserve the existing housing, that approach might be worth discussing. The agencies expressed support for the long-term possibility of non-profit purchase and ownership of mobile home park(s), but none felt they had the expertise to undertake such a project in the near-term. Similarly, CHFA indicated that it had never assisted in financing the purchase of a mobile home park for the purpose of preserving affordable housing, but that there appears to be no legal prohibition on their doing so if resources were available.
- In addition, Fort Collins staff has kept the Larimer County Planning Department, the Larimer County Health Department, the Fort Collins Affordable Housing Board, and the Planning and Zoning Board informed about this project. The Affordable Housing Board discussed this project on October 4, 2012, and generally commented that:
  - An extended (12 month) notice-of-closure requirement would be helpful;
  - Some parks do not have long-term viability and should be allowed to redevelop with some requirements for including affordable housing and/or incentives for the inclusion of that housing;
  - Incentives that would allow additional density for inclusion of affordable housing when mobile home parks are redeveloped;
  - Organizing and supporting resident-owned parks is difficult, and would require strengthening non-profit groups to support them; and
  - The creation of incentives is preferable to the creation of a Manufactured Home Park zoning district.
- The Affordable Housing Board discussed the Public Review Draft of this strategic plan a second time on February 7, 2013, and made the following two specific recommendations for changes to the document
  - First, the AHB recommended that plan recommendation 5 (concerning expanded notices of closure) be reworded to require that notices make the residents aware that the park might be closed earlier than the closure notice period if all residents had been relocated to their mutual satisfaction. That recommendation was incorporated into this document.
  - Second, the AHB recommended that plan recommendation 6 (concerning payment of redevelopment costs) be revised so that (a) payment of relocation costs is an obligation of the mobile home park owner or redeveloper, (b) payment of actual relocation costs be capped at $6,000 for a single-wide and $8,000 for a double-wide, (c) the mobile home park owner be required to pay full (rather than half) of the actual value of the home (as determined by the County Assessor) if it cannot be relocated due to its poor structural condition, and (d) the obligation to pay relocation or unit purchase costs apply regardless

of whether the redevelopment project involved City financial assistance or a discretionary land use decision by the City. Only AHB recommendation (b) was incorporated into this document.

- The results of the on-line survey included the following:
  - 45 persons completed the survey. Of that number 35.5% were residents of a mobile home park (all but one were unit owners); 22.6% were owners or managers of mobile home parks; the rest were either residents of affordable housing units, employees of affordable housing organizations, or "other."
  - 69.9% were residents of Fort Collins, and 41.1% had lived in Fort Collins for over 10 years.
  - 84.2% of survey respondents indicated they had read the Draft Strategy.
  - Support and opposition to each of the proposed strategies varied significantly. For purposes of this summary, responses of "support" or "strongly support" are combined, as are "oppose" and "strongly oppose."
    - 76.7% support creating a loan or grant program available for reinvestment in water, sewer, and road infrastructure for mobile home parks that agree to continue in operation for a period of time; 102% oppose; and 13.3% were neutral.
    - 66.6% support continuing to offer relocation assistance when redevelopment projects use public (federal, URA, or City) funds, but not extending that duty to private redevelopment projects that do not use public funds and do not require a discretionary land use decision by the City; 23.4% oppose; and 10.0% were neutral.
    - 64.5% support continued efforts to expand the inventory of affordable housing units in Fort Collins through existing programs; 16.2% oppose; and 19.4% were neutral.
    - 50% support creation of a Manufactured Home Park District that would limit options for redevelopment of existing parks without City Council approval; 43.4 oppose; and 6.7% were neutral.
    - 46.6% support a requirement that redevelopments projects with City involvement should be required to pay mobile home relocation costs within 25 miles, to pay market value of homes that cannot be moved because no spaces are available, and to pay 50% of the market value of homes that cannot be moved due to structural condition; 40% oppose; and 13.3 were neutral.
    - 43.3% support requiring a one-year notice of closure (rather than the state minimum six month notice), but allowing a six month notice of the mobile home park owner gives each resident a relocation report identifying available spaces within 25 miles; 60% oppose; and 6.7% were neutral.
    - 46.7% support building the capacity of homeowner groups, non-profits, and support organization to purchase mobile home parks and manage them as affordable housing. 30.0% oppose; and 23.3% were neutral.

VI. STABILIZATION TECHNIQUES

There are numerous steps that the City of Fort Collins could take to either (a) discourage the redevelopment of existing affordable housing units (either rental complexes or mobile home parks) in ways that would dislocate the current residents, or (b) assist in the relocation of residents when affordable housing units are redeveloped, or (c) both. Before outlining these options, however, it is important to clarify that these options would apply only when the proposed redevelopment of affordable housing units does not involve funding from either the federal government or the Fort Collins Urban Renewal Authority (FCURA).

- When federal funds are involved in a redevelopment project, the City is obligated to provide assistance outlined in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (the "Federal Uniform Relocation Act" or "FURA"). That assistance includes a minimum 90 day notice prior to displacement, provision of relocation advisory services, payment of moving expenses, and payments for the added costs of renting or purchasing adequate replacement housing. Additional provisions apply if federal funds are used to acquire real estate (not just supporting its redevelopment).
- When the Fort Collins Urban Renewal Authority (FCURA) assists in redevelopment, its relocation policies would apply. The FCURA recently updated its relocation assistance policies and decided to follow the requirements of the FURA in most major respects, with one exception: FCURA established a $50,000 cap on moving expenses for business relocations.[9]

Because these two situations are covered by existing policies and legal requirements, this strategic plan document focuses on situations in which redevelopment is being completed either (a) privately, without any financial involvement by the City or (b) with City involvement using non-FCURA assistance. Different policies may be needed in these two situations.

Options for mitigating the impacts of dislocation through the redevelopment of affordable rentals and mobile home parks can generally be categorized as either (a) strategies to discourage or prevent the dislocation (which generally means reducing opportunities for redevelopment), or (b) strategies to mitigate the impacts of dislocation when it occurs. Each of these is discussed separately.

A. OPTIONS TO DISCOURAGE THE LOSS OF AFFORDABLE HOUSING

The first set of options involve discouraging the loss of affordable housing units by discouraging the redevelopment of the property or by requiring that any redevelopment project incorporate replacement affordable housing. It is important to note that there is no parallel to these options in either the FURA or the modified version of the FURA policies

[9] The Fort Collins Urban Renewal Authority is currently considering narrowing its relocation assistance policies to apply only when there is an eminent domain/condemnation action by the URA. This policy change would have a significant impact on mobile/manufactured homeowners, since they do not own the land that is the subject of the condemnation action and generally do not participate in the negotiations. This represents a departure from federal Uniform Relocation Act requirements followed by the Fort Collins URA in the past, which were designed to protect renters in these types of situations.

adopted by the Fort Collins Urban Renewal Authority (FCURA). Those policies and requirements only address relocation assistance when the dislocation of residents occurs.

1. Affordable Rental Units

Two main categories of affordable rental units (generally, apartments) exist in Fort Collins:

- Designated affordable units; and
- Market rate units.

Strategies to discourage the loss of affordable rental units for each category are discussed below.

Designated Affordable Units

Designated affordable units receive some form of public assistance or benefit (e.g., LIHTCs or grant funding) in exchange for maintaining a commitment to affordability. The City works with its partners in affordable housing, including private developers, non-profit affordable housing providers, the Fort Collins Housing Authority, and financial institutions to maintain the supply of designated affordable rental units in the community.

The *Affordable Housing Strategic Plan 2010-2014* establishes goals and strategies for affordable housing in Fort Collins, with an emphasis on designated affordable units. The strategic plan identifies four goals: (1) Increase the inventory of affordable rental housing units, (2) Preserve existing affordable housing units, (3) Increase housing and facilities for people with special needs, and (4) Provide financial assistance for first-time homebuyers.

As discussed in the *Affordable Housing Strategic Plan*, the City employs an array of financial resources including federal grants (Community Development Block Grant [CDBG] and Home Investment Partnership Grant [HOME]), the City's Affordable Housing Fund (AHF), Private Activity Bond (PAB) financing, and development incentives to preserve and increase the inventory of designated affordable rental housing units. If federal funds or the FCURA are involved with any redevelopment project impacting designated affordable rental units, the FURA requirements would apply.

On the other hand, if federal funds or the FCURA are not involved with a redevelopment project that affects designated affordable rental units, then the terms of the rental lease would apply (pursuant to Colorado Rental Agreement Laws). While there may be concern about the long-term loss of designated affordable units, data shows that while some designated affordable rental units may be lost any given year (due to closure, the expiration of tax credits or rent limits, or other factors), the overall inventory of designated affordable rental units continues to increase, with new and/or rehabilitated units added each year. Moreover, the City and its partner affordable housing agencies are typically aware of potential redevelopment or expiration of designated affordable units, and because their missions are to provide affordable housing, they have worked to find creative solutions long before those situations affect residents. That collaborative approach, along with continued implementation of the strategies identified in the

Affordable Housing Strategic Plan will likely help the City achieve its goals related to preserving existing and increasing the inventory of designated affordable rental units.

Market Rate Units

In addition to designated affordable rental units, there are many other market rate units that do not receive public assistance or tax credits but that provide unofficial "affordable housing" to lower income households. If federal funds or the FCURA are not involved with a redevelopment project impacting market rate rental units, then the terms of the rental lease would apply (pursuant to Colorado Rental Agreement Laws). Because rental rates in these units vary with market demand, different (generally apartment) buildings and complexes can fluctuate in and out of the "affordable" category over time. In addition, individual units within a building (for example, basement, smaller units, or poorly located units) may move in and out of the "affordable" category within a single building or complex. Because of the difficulty of identifying which units are "affordable" in any given year, because that inventory changes from year to year, and because it is difficult to develop tools that would preserve individual "affordable" units (rather than a building or complex) from redevelopment, the City's affordable housing strategy has not targeted market rate units for preservation except through designating the building or complex for assistance through the "designated affordable" tools discussed above, and this strategic plan recommends no change to that policy. However, recommendations 1 and 7 could result in some of these market rate buildings being acquired by affordable housing entities through voluntary transactions and then added to the City's "designated affordable" housing stock.

2. Mobile Home Parks

At the outset, it is clear that any strategy to discourage or prevent the relocation of existing mobile home parks must acknowledge the wide range of size, location, infrastructure quality, and long-term housing potential of different parks, as well as the City's plans for the area in which the park is located. On one hand, there are several large mobile home parks that have good water and sewer infrastructure and are located in areas of Fort Collins not targeted for redevelopment. On the other hand, some of the parks have a limited number of spaces (e.g., 5 to 15 spaces), have aging water and sewer lines (or only septic systems), and/or are located in areas of Fort Collins designated for redevelopment.

As a result, any redevelopment displacement mitigation strategies should include a different mix of tools depending on (1) the number of affordable housing units at risk, (2) the amount of infrastructure investment (if any) required to keep the park as a viable source of housing over the mid- to long-term, and (3) the location of the park in a targeted redevelopment area (if any). This strategic plan recommends that the mitigation strategies be organized around a three-tier approach:

- **Tier 1 – Zoning for Preservation,** which would generally be applied to those mobile home parks that contain a relatively large number of mobile/manufactured home spaces (e.g., over 50) and could serve as a significant source of affordable housing over the mid- to- long term, that do not require significant investment to install or replace water and sewer infrastructure, and where there have been significant park

and home owner investments based on its future use as a mobile home park, regardless of whether they are located in a targeted redevelopment area.

- **Tier 2 –Financial Assistance for Preservation,** which would generally be available to the owners of those mobile home parks that contain a relatively large number of mobile home spaces (over 50), but that may require significant investment in infrastructure in order to remain viable, whether or not they are located in targeted redevelopment areas.
- **Tier 3 – Resident Relocation Assistance,** which would be required of all redevelopment projects with City involvement that result in the displacement of residents from a mobile home park.

Option 1: Rezoning to a Manufactured/Mobile Home Park District

Some local governments create a zoning district specifically designed for mobile home parks. These districts are usually applied to existing parks in order to help preserve them, but they are also available for the creation of new mobile home parks. These districts permit only mobile/manufactured home residences and uses closely related to the operation of the park (e.g., clubhouses and pools), and include the same types of layout, circulation, and utility service standards discussed above. Although a number of alternative uses of the property are often listed to allow the owner flexibility, major commercial and residential uses are generally not allowed. The amount of flexibility for alternative uses is generally tailored – and may in some cases involve options to redevelop portions of the property if the remainder is preserved as a park.

For example, Snohomish County, WA, has created a Mobile Home Park zone district that allows:

- As Permitted Uses: Agriculture, boarding house, clubhouse, community club, community facility for juveniles, mobile/manufactured home dwelling, single-family dwelling, family day care home, foster home, guesthouse, Level 1 health or social service facility, mobile home park, retirement apartments, retirement housing, small personal storage, and swimming pool.
- As Conditional Uses: Bed and breakfast guest house, Level 2 or 3 health or social service facility, personal wireless communication facility, recreational vehicle park, large personal storage, and primary use utilities.
- As Accessory Uses: Day care center, garage, home occupation, small personal storage facility, and support utilities.[10]

Until 1997 the City of Fort Collins land development regulations contained two similar districts, the M-L Low Density Mobile Home Park district and the M-M Medium Density Mobile Home Park district. A copy of the M-M district is attached to this document for reference.

In contrast, Fort Collins' current LMN zoning district (where most of the mobile home parks are located) allows a broader range of redevelopment uses subject only to

[10] The cities of Lynnwood, Marysville, and Tumwater, Washington, have adopted similar ordinances.

administrative review, including multi-family dwellings, public and private schools and universities, retail stores, offices, and financial services. The impact of rezoning (downzoning) some of the existing mobile home parks into a new and more restricted manufactured/mobile home park district would limit owners to a narrower range of options for redevelopment of the property. A rezoning from a more restricted manufactured/mobile home park district to a zone that permits a wider range of land uses is always a future possibility for the property owner, but any such rezoning would require approval from the City Council.

This option could only apply in the short run to those mobile home parks located within the boundaries of Fort Collins. However, the City could adopt a policy listing the names or types of mobile home parks located within the GMA to which it intends to apply this tool upon annexation or application for redevelopment, which could have the effect of discouraging applications for annexation and redevelopment for other uses. In addition, Larimer County could adopt a similar district for use in the unincorporated areas of the county.

While these types of ordinances are sometimes legally challenged as "takings" of private property rights, they have generally been upheld by the courts because they leave the property owner with a "reasonable economic use" of the property, especially if that use is a mobile home park that has existed on the property for many years. Most recently, the U.S. 9th Circuit Court of Appeals upheld a challenge to a mobile home park ordinance similar to the Snohomish County ordinance in Laurel Park Community, LLC v. City of Tumwater.[11]

Option 2: Incentives to Preserve or Improve the Mobile Home Park

A second alternative is to offer mobile home park owners financial incentives in return for agreements to keep the park in operation for a period of years.[12] For example, some local governments offer grants or loans to mobile home park owners to invest in infrastructure maintenance and upgrades as a way to stabilize and support mobile home communities. Grants or loans are sometimes made available to pave (or repave) roadways, upgrade water and/or sewer systems, replace failing septic systems, improve site drainage, or to make other improvements that would prolong the useful life of the mobile home park and/or reduce threats to public health and safety within the park.

City financial assistance for infrastructure replacement could be made available from the federal CDBG and/or HOME Programs or the City's Affordable Housing Fund (AHF), and those funds could be used to leverage additional private financing to cover project costs and to keep lot rents affordable. Applications to use the City's AHF for this purpose would, of course, need to compete with other proposals through a competitive process, and would need to contain commitments from the park owner to keep at least a portion of the lot rentals affordable to low income families for a defined length of time. The City's *Affordable Housing Strategic Plan 2010-2014* also contains an implementation action

[11] No 11-35466, D.C. No. 3:09-cv-05312-BHS, October 29, 2012.

[12] Chapter 18 of the *Code of the City of Fort Collins* contains regulations and standards for mobile home parks and mobile homes in the city limits. These regulations include park maintenance requirements for utilities including electric, water, sewer, and gas, as well as trash removal.

item to investigate the establishment of a permanent funding source for the AHF, which would enhance its value as a potential source of future funding for infrastructure improvements and mobile home park purchases.

The available information on potential infrastructure investments needed to keep the existing parks viable suggest that only 2 of the 14 mobile home parks located within Fort Collins, with a combined 311 mobile/manufactured homes, have a likely need to invest in on-site infrastructure improvements (sewer). While 4 of the parks located in the City limits currently have dirt roads that may need to be upgraded and paved, all of those are small parks (under 25 units) where the potential for preserving significant amounts of affordable housing is likewise small. In addition, failure to upgrade substandard roads would seldom lead to the closure of a mobile home park, while failure to upgrade sewer or septic systems could lead to health risks that force the closure of the park. Two of the 7 mobile home parks located contiguous to the City boundaries, with a combined 613 mobile/manufactured homes, may need investments in either storm or sanitary sewer infrastructure. While more detailed information is certainly needed, the data above suggests that infrastructure-based incentives based on assistance in upgrading sewer infrastructure might have larger impacts in preserving mobile home parks that are located on parcels contiguous to the City boundaries (when and if they apply for redevelopment) than in preserving mobile home parks within the City boundaries.

As an alternative example, Bend, OR, has adopted a Manufactured Park Redevelopment Overlay Zone that offers existing manufactured home parks several incentives if the redevelopment preserves all or part of the existing mobile home spaces. For example, Bend offers increased density, allowance to remove up to 10% of otherwise-protected trees if necessary to accommodate increased density, and additional building height if necessary to increase the number of affordable units in the redeveloped park and to avoid tree removal. If surrounding properties are developed at higher densities, then the redevelopment may also include some neighborhood-scale commercial uses if they can be served from an existing street. To reduce impacts on surrounding residential properties, setbacks and lot sizes within 100 feet of the property perimeter must match or exceed those of the adjacent residential development. Interestingly, if the redeveloped park accepts manufactured homes from other (closing) mobile home parks that need a place to relocate, the owners will not in the future be responsible for providing relocation benefits to those relocated tenants if their park later closes.

In practice, redevelopment incentives such as those in Bend, OR, could be combined with a Manufactured Home Park zoning district. For example, the Manufactured Home Park district could offer additional options for non-residential development if the redevelopment proposal includes affordable residential units.

Obviously, many different types of incentives could be offered in return for preservation of a mobile home park or redevelopment that incorporates mobile/manufactured home spaces or affordable housing for existing residents. However, incentives only constitute an effective mitigation strategy if they are in fact valuable to the mobile home park owners and/or redeveloper. In practice, this means they need to be more valuable than the returns that can be achieved by selling the park for redevelopment with more valuable uses.

This type of incentive approach would only apply to those 14 parks located within Fort Collins – at least until such time as those parks located contiguous to the City boundary apply for annexation. However, Larimer County could decide to offer identical or similar incentives to the 7 parks along the Fort Collins boundary or the 10 parks located elsewhere in the GMA if it wished.

Option 3: Right of Current Residents to Purchase the Park

Some states and local governments provide mobile/manufactured homeowners a "first right of refusal" to buy the mobile home park from the owner at a reasonable price if the owner intends to sell the park. Several variations of requirement can also be found. In Malibu, CA, for example, the home owners are given the right to match the final market offer on the mobile home park before the property owner may accept that offer (i.e., a "right of last offer"). Typically, this right only applies to mobile home owners that are organized into a recognized homeowners' association registered with the state that can obtain financing as the purchasing entity. As an alternative, a right of first refusal could be granted to a housing authority or a non-profit affordable housing entity that agrees to allow the mobile/manufactured homes to remain in the park at affordable land rent rates. The right does not usually apply to individuals or groups of individuals who are park residents, but who are not members of an approved homeowners association. Ownership of the park itself grants a very high level of security to the residents that they will not be dislocated in the future without their consent.

Of course, the right to purchase a mobile home park will not significantly reduce dislocation of the residents unless they are willing and able to complete the purchase, and that requires both organization and financing. States that want to encourage this outcome have generally developed some level of financial assistance to help mobile/manufactured home owners in this effort. For example, the State of Washington established a $4 million statewide fund that can provide at least partial financing for those purchases. Rhode Island exempts sales of mobile home parks to residents' associations from tax on the sale, and Washington does the same for sales to homeowners' associations, housing authorities, or non-profit housing agencies.

In addition, a national non-profit organization named Resident Owned Communities USA (ROC USA) has assisted numerous mobile/manufactured homeowners to organize and purchase their parks. The New Hampshire Community Loan Fund, the precursor to ROC USA, has helped with the conversion of more than 100 mobile home park communities to resident ownership. To date, none of those resident-owned communities has defaulted on loans that enabled it to purchase the park. ROC USA has certified technical assistance providers across the country who are available to assist home owners with the purchase of their community and ROC USA can also help with the financing. Without these forms of organizational or financial assistance, however, it is doubtful that a right-of-first refusal will act as a significant disincentive to redevelopment of the mobile home park, since the value of mobile home park land for an alternative multi-family or commercial use may well exceed its value as a mobile home park, and thus exceed the value of any offer that even organized residents can make to purchase the park.

While the State of Colorado does not currently grant this right to mobile/manufactured home owners associations, this could be an area for potential changes to state law. For example, state law could be amended to require that mobile home park owners grant their tenants or non-profit affordable housing entities a right of first refusal or by requiring a delay (for example, 90 days) before closing of a sale to a third party to allow time for negotiation with the owners or a third party, such as a land trust, to offer a competitive sale price. Again, Fort Collins would only have the ability to impose this requirement on the 14 parks within its boundaries until such time as the owners of other parks along the City limits decide to annex.

Option 4: Encouraging Purchase of the Park by a Third Party

In addition, or as an alternative, Fort Collins could establish a process to encourage sale of existing mobile home parks to a non-profit housing provider or land trust committed to managing the property as a source of affordable housing. For example, when the Mapleton Mobile Home Park in Boulder was threatened with redevelopment and dislocation of its residents, the City of Boulder was able to encourage purchase of the park by the Thistle Communities Land Trust in order to preserve it as a mobile home park. In Fort Collins, Funding Partners is aware of this technique and could potentially offer financing for a non-profit housing entity to purchase an existing mobile home park.

Option 5: Encourage the Creation of New Mobile Home Parks

Finally, Fort Collins could encourage the creation of new mobile home parks, both as an efficient source of affordable housing and to increase the number of mobile home sites available for potential relocation from existing mobile home parks when they redevelop. This could be done through a partnership with housing developers, both private and non-profit agencies, and/or the use of the City's Land Bank Program properties. While not reducing the costs of moving a mobile/manufactured home, the availability of more park spaces could reduce instances where homes cannot be moved simply because there are no spaces available.

B. Options to Mitigate the Impacts of Dislocation from Affordable Housing

Whether or not Fort Collins decides to implement any of the tools discussed in section VI.a above to discourage redevelopment of affordable housing units in ways that would dislocate the residents, it may want to consider assisting affordable apartment renters or mobile/ manufactured home owners when dislocation occurs.

1. Affordable Rental Units

In evaluating options for relocation assistance for those displaced from affordable housing units, it is important to realize that the City's *Affordable Housing Strategic Plan*'s four goals and strategies for affordable housing in Fort Collins do not include providing relocation assistance to individual households dislocated by redevelopment. It is also helpful to distinguish between four different situations.

- First, as noted above, when federal funds or FCURA funds are involved in the redevelopment of affordable rental units, some version of the FURA requirements will apply, and relocation assistance will be available. This strategic plan need not address those situations in any further detail.
- Second, when federal and FCURA funds are not involved, but other City funds are used to support the redevelopment, or when the redeveloper requires a discretionary land use decision from the City (such as a rezoning or approval of a Project Development Plan), the City could require that the property owner/redeveloper pay relocation/moving expenses (up to a cap) in order to assist lower income residents with the financial burden of relocating to other units in a different building or complex. If that course is taken, it is likely that some or all of those relocation expenses will be considered expenses of the redevelopment project itself. As a result, the redevelopment project costs will potentially increase, the gap between the developer's available financing and project costs may increase, and the amount of assistance requested from the City may also increase. This is not always the case, however, and in some situations a potential redeveloper will be able to absorb the relocation assistance costs (or the increased private financing may be able to cover those costs) without increasing its request for City assistance.
- Third, when a designated affordable housing project is redeveloped – regardless of whether federal or FCURA funds are involved, the non-profit entity owning or managing that project almost inevitably provides relocation assistance as part of its mission or operating procedures, because failure to do so would undermine its affordable housing mission.

  Fourth, when market rate housing projects are financed without any federal, FCURA, or City financial assistance (a private project), and without the need for a discretionary land use approval by the City, it would be relatively difficult to impose an obligation to pay relocation expenses on the redeveloper. While many forms of redevelopment may require administrative, Planning and Zoning Board, or City Council approval, the criteria governing those decisions generally involves land use impacts on surrounding areas (not the impacts on past or future project residents). If relocation costs were to be imposed on private redevelopers, the information required for those approvals would have to be revised to include information on the rental rates of individual apartments and/or the incomes of renters in those apartments in order to target relocation assistance to lower income households. And since there may be "affordable" units or lower income households in any apartment (or other residential) building or complex seeking redevelopment approval, this additional level of information would need to be required for all redevelopments of existing housing projects. Finally, either the redeveloper or a financial institution would have to cover the relocation assistance costs, which would increase the costs of redevelopment (although the amount of increase would likely be small compared to the costs of the redevelopment). For all of these reasons, this strategic plan does not recommend that the City impose relocation assistance requirements on private redevelopments that do not involve City, FCURA, or federal funds and do not require a discretionary land use approval from the City.

2. Mobile Home Parks

Option 1: Additional Notice of Closure

Colorado law currently requires that owners of mobile home parks provide their residents at least six months' notice before closing the park or redeveloping it for another purpose. Length of closure notice requirements in some other states are summarized in the table below.

State	Notice of Closure Requirement
MA	24 Months
CT	± 19 Months (565 Days)
NH	18 Months
DE, IL, NJ, OR, RI, WA	12 Months
AK, MN, UT	9 Months
AZ, CA, CO, MT, ND, OH	6 Months
Others	None

Although there are many variations of this requirement, CA and CO laws require notice to the homeowner, UT requires notice to the resident (regardless of whether or not they are the unit owner), and AZ, OR, WA, and ME require notice to the tenant. The purpose is two-fold: First, to give the recipient of the notice a fair opportunity to participate in any local approval process for the proposed redevelopment; and second, to provide adequate time for the home owner, resident, or tenant to find new housing in case the proposed redevelopment is approved. In UT, CA, OR, and WA, the park owner is prohibited from raising the rent on tenants during the notice period.

In practice, it is often difficult for mobile/manufactured homeowners to find a mobile home park within a reasonable distance of their job to which the mobile/manufactured home can be moved. This is particularly true if the unit is a pre-1976 mobile home (which many parks and local governments will not accept). For that reason, several states require more than 6 months' notice of closure, and one option would be for Fort Collins to increase the required notice of closure to 9 or 12 months. There is no indication that the Colorado General Assembly was attempting to pre-empt this field of law or to prohibit local governments (particularly home rule cities) from enacting notice periods longer than 6 months.

Option 2: Require a Relocation Report

A second option would be for Fort Collins to require the mobile home park owner to produce a relocation report well in advance of park closure. The cities of Kent, WA, and Eugene, OR, require a relocation report that includes information such as: the number of residents to be displaced, an inventory of mobile/manufactured home spaces available

within a certain distance (e.g. 25 miles) of the park, rent schedules for those spaces, the assistance that the park owner will provide to help relocate the residents, and other resources from which residents can get financial, legal, and logistical help. The report must generally be approved by the local government, sometimes after a public hearing, and a copy of the report must be provided to each resident in the park. In Kent, WA, that report must be completed and approved before the park owner may give the mandatory 12 month notice of park closure.

Option 3: Require Payment of Relocation Costs

A third option would be for the City to require mobile home park owners or redevelopers to pay some or all of the costs of relocating mobile/manufactured homes when a park is closed or redeveloped. When payment of relocation costs is required, they are generally required to cover, but not exceed, the reasonable amount needed to relocate displaced park residents to a location of equal quality. In some cases, such as Santa Barbara County, CA, and Wilsonville, OR, the relocation amount is determined on a case-by-case basis, but in other cases it is set or capped by state statute (AZ, WA, OR), or a lump sum payment is required by the local government. The table below summarizes some of the known relocation payment provisions.

Jurisdiction	Relocation Cost Payment Requirements (Actual costs up to these caps)			
	Ground-set or Triple-wide	Double-wide	Single-wide	Comments
AZ	$12,500	$10,000	$5,000	
WA		$12,000	$7,500	Funded by statewide $100 title transfer fee on units over $5,000 in value
CT	$10,000 for all			
OR	$9,000	$7,000	$5,000	
MN		$8,000	$4,000	
RI	$4,000 for all			
FL		$3,750	$2,750	From state fund collected from park owners who change their use of land
MA	Actual relocation cost or appraised value of the home			
MD	10 months site rent for all			
NV	Actual costs for move up to 150 miles			
DE	Maximum cost set by state fund			
NJ	Only requires payments in special circumstances			
Eugene, OR	$21,000 OR actual cost of move up to 60 miles OR market value of unit that cannot be moved plus flat fee for moving personal property	$17,000	$11,000	

Jurisdiction	Relocation Cost Payment Requirements (Actual costs up to these caps)			
	Ground-set or Triple-wide	Double-wide	Single-wide	Comments
Wilsonville, OR	Actual costs of move up to 100 miles OR market value of unit that cannot be moved			
Santa Barbara County, CA	Determined on a case-by-case basis, but includes increased rent in new location for 12 months			

The definition of "actual expenses" differs by state or community, but is sometimes defined to include not only the costs paid to the mobile/manufactured home moving company but also return of damage deposits, return/payment of first/last month's rent (so the homeowner may use those funds to pay similar costs at the new location), utility re-connection fees at the new location, and temporary housing during the time the mobile/manufactured home is in transit.

Based on inquiries to two mobile/manufactured home moving companies in Colorado, it appears that the costs to move a single-wide mobile/manufactured home range from $3,500-$4,000, and costs for moving a double-wide can range from $7,500-$8,000 for short distance relocations, but both companies indicated costs could be higher based on individual circumstances and the difficulty of moving the unit. A review of relocation expenses paid to 13 mobile/manufactured home owners at the time the Bender Mobile Home Park was redeveloped shows that 12 of them provided expenses invoices equaling or exceeding the $2,000 maximum relocation payment made available to them from the City of Fort Collins.

While relocation payments are of significant value to park residents who are dislocated, it is unclear who will bear those costs in the end. Experience suggests that many mobile home park owners do not raise rents in an attempt to recoup those expenses but instead attempt to have those costs covered by the purchaser of the mobile home park land when redevelopment occurs. However, if demand for mobile/manufactured home spaces is high and vacancy rates are low, it is possible that some mobile/manufactured home park space rents could rise. To avoid the risk of having relocation costs passed on through higher site rents, the State of Washington currently funds its relocation fund through a statewide $100 transfer charge on all sales of mobile/manufactured homes located in mobile home parks.[13] The planning team contacted mobile/manufactured home park insurers to determine whether mobile home park owners or mobile/manufactured home owners could purchase insurance to cover relocation costs in the event a mobile home park is closed, but were told that type of coverage is not available.

Option 4: Require Payment of Increased Rental Costs

[13] Although the Colorado constitution currently prohibits the imposition of real estate transfer fees by local governments, mobile home units are not currently titled or taxed as real estate, so this option might be available.

A few local governments require that – in addition to relocation costs – the mobile home park owner or redeveloper pay any costs of increased mobile/manufactured home space rent that the relocated resident experiences for a period of time. As noted above, Santa Barbara County, CA, requires that type of assistance for 12 months. The federal Uniform Relocation Act (FURA) and the modified version of those requirements endorsed by the Fort Collins Urban Renewal Authority (FCURA) generally require payment of additional rent for a period of 42-48 months.

C. Triggers and Exceptions

If Fort Collins decides to pursue any of the options outlined in Section VI.A (to decrease the loss of affordable housing) and VI.B (to mitigate the impacts of dislocation) above, two of the key questions to be answered are:

- What redevelopment projects would be subject to these new requirements (i.e. what are the "triggers" for the application of the new requirements)? and
- Should some forms of development or redevelopment be exempt from these requirements?
- As noted above, this document addresses potential mitigation strategies when closure and redevelopment of an affordable housing project or mobile home park does not involve federal or Fort Collins Urban Renewal Authority financial assistance, since those are covered by existing legal requirements and policies. Even in this case, however, the City may want to distinguish between cases in which (a) the property owner or redeveloper is proposing redevelopment that does not involve any City financial assistance or a discretionary land use decision (a "private redevelopment"_, or (b) the property owner or redeveloper is applying for City funds or requires a discretionary land use approval (a "City supported redevelopment"). City-supported redevelopment might include projects that request:Financial assistance from the City for the use of Affordable Housing Fund (AHF) dollars;
- Rezoning to foster a redevelopment activity; or
- Approval of an Overall Development Plan (ODP) or Project Development Plan (PDP).

Based on the distinction between private redevelopment and City-supported redevelopment, three potential "trigger" options are:

- **Trigger Option 1:** The mitigation strategies apply to City-supported redevelopment, but not to private redevelopment:
- **Trigger Option 2**: The mitigation strategies to discourage redevelopment apply only to City-supported redevelopment, but the strategies to offer relocation assistance apply to all redevelopment; and
- **Trigger Option 3**: The mitigation strategies apply to both City-sponsored and private redevelopment.

We recommend that Trigger Option 1 be adopted, with one exception. If the City decides to proceed with the creation of a manufactured home park zoning district, it should do so in

advance of specific applications for redevelopment or requests for financial assistance in order to allow the owners of the parks that are rezoned into that new district to plan for future management and investment in light of the more limited redevelopment options available to them.

For those mobile home parks located outside the boundaries of Fort Collins, the most logical "trigger" would be a petition for annexation (whether for redevelopment, as required by the Fort Collins-Larimer County UGA Agreement, or otherwise). In other words, the City would adopt a policy that any annexation of land containing an income-restricted rental property or a mobile home park would – through the terms of an annexation agreement – be subject to the same mitigation strategies applicable to other Fort Collins properties in the same "Tier" of affordable housing potential (see discussion in Section VII b. below).

Most redevelopment projects produce significant benefits for Fort Collins – whether in increased sales and property tax, or by removing blighted or underused properties, or by generating jobs or employment – so it is always wise to consider whether some types of redevelopment should be exempted from these mitigation strategies because they produce benefits to the City that offset (or more than offset) the costs they impose on current residents of the property. Because the purpose of this strategic plan is to reduce the adverse impacts of redevelopment on affordable housing residents, however, this document only considers whether these mitigation strategies should not apply to redevelopment that creates more affordable housing than it removes.

The planning team recommends that redevelopment projects creating new affordable housing <u>not</u> be exempted from the mitigation strategies for mobile/manufactured homeowners recommended in this document, because the creation of new affordable housing does not address the unique challenges facing mobile/manufactured homeowners. More specifically, projects that result in a net increase in affordable rental units in Fort Collins still leave mobile/manufactured homeowners with the prospects of moving their mobile/manufactured home at significant expense or (if they cannot find an alternative space or the unit cannot be moved) abandoning the home on-site and losing the value of that asset. In other words, the unique nature of mobile/manufactured homes as an owned housing asset means that it is not fungible with other forms of affordable housing. Rather than exempting affordable housing redevelopment projects from these requirements, the costs involved in implementing the recommended mitigation strategies should be integrated into the costs of the proposed redevelopment.

D. SUMMARY TABLE

Strategy	Potential Benefits	Potential Challenges
Options to Discourage the Loss of Affordable Housing		
Tools to discourage redevelopment of affordable units not in "designated affordable" developments	• Preservation of additional affordable housing units beyond those in designated affordable buildings or complexes	• Commingling of affordable and non-affordable units in a single building or project • Individual units move in and out of affordable category with market forces • Existing programs focus on management of entire buildings or complexes (as "designated affordable"), not individual units within larger complexes
Manufactured Home Park Zone District	• Effective in preserving existing mobile home parks with long term potential • Adds land use predictability	• May run counter to long-term redevelopment goals for surrounding area • Restricts property owner options
Incentives to preserve or improve mobile home park	• Property owner free to accept or reject the incentive • Could alter economics of park operation enough to extend life of the park • Could influence redevelopment plan to include more affordable housing	• Few larger parks within the city appear to need extensive investments to stay in operation • Need to identify a source of funding for incentives • Potential profits from redevelopment may significantly outweigh incentives
Right of current residents to purchase the park (first right of refusal)	• Occupant ownership provides long-term stability for affordable units	• Requires significant organization and probably financial support for homeowners association • Value as a mobile home park may be significantly lower than value for other uses, making it difficult to arrange financing for a competitive offer
Encourage purchase of mobile home park by third party housing entity	• Likely to protect affordability over the long term • Avoids need for mobile/manufactured home owners to organize and qualify for purchase financing	• Lack of experience in purchasing or managing mobile home parks among current non-profit housing providers • Value as a mobile home park may be significantly lower than value for other uses, making it difficult to arrange financing for a competitive offer

Strategy	Potential Benefits	Potential Challenges
Encourage the creation of new mobile home parks	• Efficient source of affordable housing • Increase the number of mobile home sites available	• May be difficult to find suitable properties (e.g., adequate size, utilities, access, etc.) • Could face resistance from nearby property owners
Options to Mitigate the Impacts of Dislocation from Affordable Housing		
Require private apartment redevelopers to pay relocation costs	• Reduces burden of relocation on lower income households	• Would require collection of significant additional information to determine which residents are eligible for assistance • May slightly increase redevelopment costs
Require longer notice of closure for mobile home parks	• Provides added time for residents to find replacement housing	• May delay development projects that could have proceeded earlier but for the notice period
Require a relocation report for mobile home parks	• Provides mobile/manufactured home unit owners information about alternative housing options	• Cost of researching and preparing the report
Require payment of mobile/manufactured home moving expenses or purchase of mobile/ manufactured home at assessed value if move is impossible	• Addresses unique challenge of mobile/manufactured home ownership – investment in an asset whose value could otherwise be lost or seriously reduced • Recognizes that many mobile/manufactured homes are not in fact mobile due to age, deterioration, or lack of available spaces to relocate them	• Increases redevelopment costs • Requires mobile home park owners to operate a park with increasing vacancy rates (as residents move out) over a longer period of time. • May be passed on in increased rents to mobile home park tenants when redevelopment is anticipated and market forces will support those higher rents • May be paid by redeveloper, but that may increase amounts of City assistance required for the redevelopment or (if no City assistance is required) could affect viability and timing of redevelopment.
Require payment of increased rent in new housing location	• Addresses costs of relocation other than moving expenses	• Increases costs of redevelopment • Likely to be passed on in increased rents to mobile home park tenants when redevelopment is anticipated and market forces will support those higher rents

VII. RECOMMENDATIONS

A. GENERAL

For the reasons outlined in sections I through VI above, the planning team recommends that the City of Fort Collins take the following steps to both (a) discourage the loss of current affordable rental units and mobile home parks and (b) reduce the financial burden on lower income households when dislocation from affordable units and mobile home parks occurs.

1. Continue to expand the inventory of "designated affordable" dwelling units, buildings, and complexes through current programs administered by the Fort Collins Housing Authority, other non-profit affordable housing agencies, and private developers; but do not attempt to delay or prevent the redevelopment of market rate rental buildings or complexes that have not received government assistance because of the administrative difficulty of identifying and protecting individual affordable units to be protected and the fluctuation of the affordability of those units with market forces.
2. Continue to offer relocation assistance to those residents of affordable units redeveloped with the use of federal, FCURA, or City funds, but do not extend a requirement to pay relocation expenses in private redevelopment projects that do not use public funds and do not require a discretionary land use decision by the City because of the significant additional administrative burden of identifying those eligible for relocation assistance each time residential units are proposed for private redevelopment.
3. Draft a Manufactured Home Park Zoning District and rezone into that district those mobile home parks that are relatively large and can serve as significant sources of affordable housing for the long term without the need for significant infrastructure investment, as identified in subsection VII.B below. This district would also be available for voluntary rezonings by mobile home parks that were not recommended for mandatory rezoning because they contain less than 50 mobile/manufactured home spaces.
4. Create a loan or grant program available to finance significant investments in new or existing affordable housing infrastructure that would be available to affordable housing and larger mobile home parks both within and contiguous to Fort Collins that are in the Manufactured Home Park Zone and need this assistance to remain financially viable sources of affordable housing over the long term, as identified in subsection VII.B below.[14]
5. Require a one year notice of closure period for mobile home parks (rather than the 6 month minimum notice required by the state). As an alternative, offer a six (6) month closure notice if the park owner delivers to each resident on or before the notice date a detailed Relocation Report listing all available mobile home park spaces available within 25 miles, providing the contact information for each of those park owners, and including documented estimates of the costs of moving mobile/manufactured homes to those locations. In addition, the notice provision shall also alert residents that the park may be

[14] Wording revised to broaden applicability to all affordable housing infrastructure, as recommended by Planning and Zoning Board.

closed before the mandatory notice period has expired if all park residents have been successfully relocated to each party's mutual satisfaction.[15]

6. Require that mobile home park owners or redevelopers pay (a) actual costs of relocating mobile/manufactured homes to a new site within 25 miles of the redevelopment site, up to a maximum of $6,000 for a single-wide home and $8,000 for a double-wide home, and (b) the actual value (as determined by the County Assessor) of any home that is structurally able to be moved but that cannot be moved due to the unavailability of any spaces within 25 miles, and (c) one-half of the actual value (as determined by the County Assessor) of any mobile/manufactured homes that cannot be moved due to structural weakness or poor condition.[16]
7. Build the capacity of homeowner groups, non-profit affordable housing providers, and support organizations to purchase affordable housing types, including mobile home parks, offered for redevelopment and manage them as long-term sources of affordable housing.[17]

B. Potential Application to Existing Mobile Home Parks

As noted earlier, different mobile home parks require different levels of protection depending on their size, age, location (within a targeted redevelopment area, or not, and within, contiguous to, or separated from the City), level of current investment in homeowner and park community amenities, and potential future investments required to address known infrastructure issues. The following table indicates how the tools recommended above could be applied to each of the existing mobile home parks. A more detailed explanation of the reasons behind this categorization of the existing mobile home parks is attached as an appendix to this document.

[15] Wording revised to reflect recommendations of the Affordable Housing Board.

[16] Affordable Housing Board recommended that this provision be strengthened, and Planning and Zoning Board recommended that it be deleted. Recommendation remains unchanged from Public Review Draft, except that relocation cost caps recommended by the AHB have been included, and revisions to how the value of the property is determined.

[17] Wording revised to reflect Planning and Zoning Board recommendation to broaden impact to include purchase of all types of affordable housing.

Mobile Home Park	MHP Zone District	Loan/ Grant Support	1 Year Notice of Closure	Payment of Relocation Expenses
Within the City Limits				
Hickory Village 400 Hickory Street	✓	✓	✓	✓
Harmony 2500 E. Harmony Road	✓		✓	✓
Skyline 2211 W. Mulberry Street	✓		✓	✓
Northstar 1700 Laporte Avenue	✓		✓	✓
North College (Far West Portion) 1601 N. College Avenue	✓		✓	✓
Cottonwood 1330 Laporte Avenue			✓	✓
Meldrum/Cherry Street MHP 329 N. Meldrum Street			✓	✓
Pleasant Grove 517 E. Trilby Road	✓	✓	✓	✓
Stonecrest MHP 1303 N. College Avenue			✓	✓
Montclair Motel 1405 N. College Avenue			✓	✓
North College (Eastern Portion) 1601 N. College Avenue			✓	✓
In GMA – Contiguous to City Limits *(Tools would apply upon adoption by Larimer County or annexation to City)*				
Timberridge North 3717 S. Taft Hill Road	✓	✓	✓	✓
Poudre Valley 2025 N. College Avenue	✓	✓	✓	✓
Collins Aire 401 N. Timberline Road	✓		✓	✓
Highland Manor (includes 2 non-contiguous parcels) 301 Spaulding Lane	✓		✓	✓
Spaulding Lane 242 Spaulding Lane			✓	✓
In GMA-Not Contiguous to City Limits **(Tools would apply upon adoption by Larimer County or annexation to City)**				
Timberridge South MHP 2300 W. County Road 38E	✓	✓	✓	✓
Blue Spruce MHP 2704 N. Shields Street	✓		✓	✓

Mobile Home Park	MHP Zone District	Loan/ Grant Support	1 Year Notice of Closure	Payment of Relocation Expenses
Whites MHP 2131 W. County Road 38E			✓	✓
Equestrian Center MHP 2024 N. Whitcomb Street			✓	✓
Terry Lake MHP 437 N. Highway 287			✓	✓
Terry Cove 221 W. Douglas Road			✓	✓
Aspen 400 S. Overland Trail			✓	✓
Parklane 411 S. Court Street		✓	✓	✓
Mountainview 3109 E. Mulberry Street			✓	✓

C. Comparison to Relocation Assistance Available Under FURA

The relocation mitigation strategies differ significantly from those available under the Federal Uniform Relocation Act (FURA). Most importantly, four of the tools recommended – the creation of a Manufactured Home Park Zoning District and the offer of financial assistance to upgrade mobile home park infrastructure – are designed to limit or delay redevelopment, while FURA only addresses what happens when dislocation of residents occurs.

Once a decision to redevelop a mobile home park is made, the relocation assistance outlined in subsection VII.A above is not as extensive as that offered under FURA. It does not include a requirement that the mobile home park owner or redeveloper provide relocation advisory services or obligate the park owner or redeveloper to pay any portion of added costs of renting or purchasing adequate replacement housing.

VIII. IMPLEMENTATION ACTIONS

A. SHORT TERM ACTIONS (IMPLEMENT AT PLAN ADOPTION OR COMPLETION WITHIN 1 YEAR)

Action	Responsibility
1. Review, modify if necessary, and adopt this strategic plan document.	• Social Sustainability Department after conducting a public involvement process which included key stakeholder groups, City advisory boards, and the general public. • The City Council has the ultimate adoption authority after conducting a Public Hearing and after receiving recommendations from the Affordable Housing Board, the Planning and Zoning Board, and City staff.
2. Draft and adopt an ordinance requiring payment of relocation expenses by the mobile home park owner or redeveloper, up to a cap, or payments of market value (or partial market value) of manufactures/mobile homes that cannot be moved.	• The City Attorney's Office has the responsibility to prepare the ordinance after receiving assistance from the Social Sustainability Department. • The City Council has the ultimate adoption authority after conducting a Public Hearing and after receiving recommendations from the Affordable Housing Board and City staff. • If adopted by the Council, the Social Sustainability Department shall work with the Larimer County Planning Department to determine if Larimer County is willing to adopt similar requirements.
3. Draft and adopt a new Manufactured/Mobile Home Park zoning district that would limit redevelopment options but make mobile home parks eligible for grant or loan programs to upgrade failing or substandard infrastructure. Consider including incentives for long-term preservation of the park, for example, waiver of some requirements to pay relocation expenses at the end of that period.	• The City Attorney's Office has the responsibility to draft the ordinance after receiving assistance from the City's Land Use Code Team and the Social Sustainability Department. • The City Council has the ultimate adoption authority after conducting a Public Hearing and after receiving recommendations from the Affordable Housing Board, the Planning and Zoning Board, and City staff. • If adopted by the Council, the Community Development and Neighborhood Services - Advance Planning Department shall work with the Larimer County Planning Department to see if Larimer County is willing to adopt similar zoning requirements.

B. Long Term Actions (Requiring More Than 1 Year for Completion)

Action	Responsibility
1. Explore potential sources of funding for a grant/loan fund for investments in infrastructure upgrades in existing mobile home parks (including but not limited to CDBG funds, HOME funds, and the Affordable Housing Fund (AHF).	• Primary responsibility rests with the Social Sustainability Department, which may need to investigate a permanent funding source for the Affordable Housing Fund, as called for in the City's *Affordable Housing Strategic Plan 2010-2014*. • Mobile home park property owners would need to complete applications for submittal and review through the City's competitive process for allocating financial assistance to affordable housing projects.
2. Review the preliminary list of mobile home parks eligible for rezoning into the Manufactured Home Park zoning district in section VII.b above for long-term affordable housing potential and consistency with the City's other plans and redevelopment strategies, and rezone those parks on the resulting list into the Manufactured Home Park district.	• Community Development and Neighborhood Services - Current Planning Department based on the preliminary recommendations contained in this document. • If the Council rezones some mobile home parks inside the City limits, the Community Development and Neighborhood Services – Advance Planning Department shall work with the Larimer County Planning Department to see if Larimer County is willing to rezone certain mobile home parks located outside of the City limits.
3. Identify homeowner groups, non-profit housing owners and operators, and support groups to jointly explore (with the City) opportunities to achieve some affordable housing goals by purchasing and preserving existing mobile home parks, as well as potential sources of purchase financing.	• Mobile home unit owners within a specific park, non-profit affordable housing agencies (e.g., Fort Collins Housing Authority, CARE Housing, etc.), financial assistance agencies (e.g., Funding Partners, CHFA, etc.), City departments (e.g., Neighborhood Services, Social Sustainability, etc.) and/or national support groups (e.g., Resident Owned Communities – USA) would need to collaborate to form a legal entity. • Negotiations would be necessary with willing property-owner sellers of mobile home parks.

C. Revisions to Colorado's Manufactured Home Act

Consider supporting Colorado legislation to reduce the burden of mobile home park closures on mobile home owners. Potential areas for amendments to C.R.S. 38-12-200 (the Mobile Home Park Act) and other laws regulating the status of real property could be amended to include some or all of the following:

- Increased notice-of-closure periods (beyond the six months currently required);
- Designating manufactured homes as real property rather than personal property (based on uniform legislation recently released by the Uniform Law Commission);
- Requiring or encouraging the establishment of Homeowners Associations (HOA) in mobile home park communities;
- Creating a fund to support (a) purchases of mobile home parks by mobile home HOAs or third-party owners able to preserve housing affordability, and (b) mobile home relocations when redevelopment occurs;
- Granting mobile home park HOAs a right of first refusal to purchase the park prior to redevelopment, or clarifying that Colorado cities and counties can adopt that requirement on a local option basis.

ATTACHMENTS

The following are attached as reference materials:

1. Former M-M Medium Density Mobile Home Park Zoning District
2. Zoning Recommendations
    a. MHPs Located Inside the City Limits
        i. Candidates for Exclusive MHP Zone District
        ii. Candidates to Maintain Current Zoning
    b. MHPs Located In the GMA and Contiguous to the City Limits
        i. Candidates for Exclusive MHP Zone District After Annexation
    c. MHPs Located In the GMA and Not Contiguous to the City Limits
        i. Candidates for Exclusive MHP Rezoning in the County or After Annexation
        ii. Candidates to Maintain Current Zoning
3. Mobile Home Park Inventory
    a. Parks are listed in 3 groups:
        i. Inside the City Limits
        ii. Contiguous to the City Limits
        iii. Not Contiguous
    b. Inventory data includes:
        i. Park Name
        ii. Number of units
        iii. Size in Acres
        iv. Density (Units/Acre)
        v. Year Built
        vi. Number of Owner Units
        vii. Owner Percentage
        viii. Number of Renter Units
        ix. Renter Percentage
        x. Current Zoning
        xi. Targeted Redevelopment Area
        xii. Former City Zoning District
        xiii. Dirt Streets
        xiv. Wet Utility Issues
        xv. Recreational Amenities
        xvi. Ownership Location
4. Map showing locations of Multi-Family Affordable Housing (North of Drake Road)
5. Map showing locations of Multi-Family Affordable Housing (South of Drake Road)
6. Map showing location of Mobile Home Parks (North of Drake Road)
7. Map showing location of Mobile Home Parks (South of Drake Road)

1. Former M-M Medium Density Mobile Home Zoning District

The following zoning district for mobile home parks was included in the City of Fort Collins' Zoning Ordinance from the mid-1960s to 1997.

M-M Medium Density Mobile Home District

Sec. 29-271. Purpose

The M-M Medium Density Mobile Home Park District is for areas for mobile homes.

Sec. 29-272. Uses permitted.

The uses permitted in the M-M District are as follows:

(1) Any use permitted in an R-M Medium Density Residential District, subject to all of the use and density requirements of such district.
(2) Mobile homes on individual lots subject to all density requirements specified for a single-family dwelling in an R-M Medium Density Residential District.
(3) Mobile home parks containing independent mobile homes not exceeding eight (8) units per net acre with accessory buildings and uses for storage, service and recreation.
(4) Mobile home parks containing independent mobile homes not exceeding twelve (12) units per net acre with accessory buildings and uses for storage, service and recreation, provided that the plan for such mobile home park is shown on a Planned Unit Development plan processed, approved and recorded according to the PUD code..

Sec. 29-273. Bulk and area requirements.

The bulk and area requirements in the M-M District are as follows:

(1) Each mobile home park established in the M-M District shall contain a minimum of five (5) acres.
(2) Each mobile home park established in this district shall contain a minimum width of two hundred (200) feet. In addition, there shall be a minimum width of sixty (60) feet which shall front on a public street to provide access to the mobile home park.
(3) Minimum yard requirements in this district are as follows:
    a. The minimum distance of any building or mobile home from any exterior lot line of the mobile home park shall be thirty (30) feet. In addition, the minimum distance of any building or mobile home from any public dedicated street shall be twenty (20) feet.
    b. The minimum distance allowed between mobile homes and the buildings in a mobile home park shall be ten (10) feet.

MHPS LOCATED IN THE FORT COLLINS CITY LIMITS	
Candidates for Exclusive MHP Zoning District	**Justifications**
Harmony MHP	• Largest park (451 units, 69 acres) • High percentage owner-occupied (78%) • Single- and Double-wide units • Owner unit improvements – carports • Recreational amenity – swimming pool • Former MM Zoning
Skyline MHP	• Large park (163 units, 26 acres) • High percentage owner-occupied (96%) • Single- and Double-wide units • Owner unit improvements – carports • Recreational amenity – swimming pool • Former ML Zoning
Northstar MHP	• Large park (50 units, 4.5 acres) • High percentage owner-occupied (88%) • Single- and Double-wide units • Owner unit improvements – carports
Hickory Village	Reasons For MHP Zoning: • Large park (205 units, 32 acres) • High percentage owner-occupied (71%) • Owner unit improvements – fences • Former MM Zoning Reasons Against MHP Zoning: • Located in a Targeted Redevelopment Area • Sewer problems
North College MHP (Far West Portion)	Reasons For MHP Zoning: • Large park (166 units, 19 acres) • High percentage owner-occupied (89%) • Owner unit improvements – garages and carports • Former MM Zoning Reasons Against: MHP Zoning • Located in a Targeted Redevelopment Area
Cottonwood MHP	• High percentage owner-occupied (92%) • Previous Zoning = RM
Meldrum/Cherry Street MHP	• Small park (5 units, Less than ½ acre) • All rental units (100%) • Dirt streets/parking lot • Current NCB Zoning • Former C Zoning
Stonecrest MHP	• Small park (25 units, 2 acres) • All rental units (100%) • Dirt streets/parking lot • Located in a Targeted Redevelopment Area • Current CS Zoning • Former HB Zoning

MHPS LOCATED IN THE FORT COLLINS CITY LIMITS	
Candidates to Maintain Current Zoning District	**Justifications**
Montclair Motel	• Small park (10 units, 1.25 acres) • All rental units (100%) • Dirt streets/parking lot • Located in a Targeted Redevelopment Area • Current CS Zoning • Former HB Zoning
North College (Eastern Portions)	• Large percentage of rental units (70%) • Current CS Zoning • Located in a Targeted Redevelopment Area

MHPS LOCATED IN THE GMA BOUNDARY CONTIGUOUS TO THE FORT COLLINS CITY LIMITS	
Candidates for Exclusive MHP Zoning District After Annexation into the City	**Justifications**
Pleasant Grove MHP	• Large park (106 units, 13 acres) • High percentage owner-occupied (72%) • Single- and Double-wide units • Owner unit improvements – carports
Timberridge North MHP	• Large park (281 units, 40 acres) • High percentage owner-occupied (81%) • Single- and Double-wide units • Owner unit improvements – carports • Recreational amenity – swimming pool
Collins Aire MHP	• Large park (280 units, 52 acres) • High percentage owner-occupied (77%) • Single- and Double-wide units • Owner unit improvements – fences • Recreational amenity – swimming pool
(Spaulding Lane)	• High percentage owner-occupied (100%)
Poudre Valley MHP	• Large park (332 units, 39 acres) • High percentage owner-occupied (86%) • Single- and Double-wide units • Owner unit improvements – carports, fences
Highland Manor MHP	• High percentage owner-occupied (100%) • Single- and Double-wide units • Owner unit improvements – carports

MHPS LOCATED IN THE GMA BOUNDARY NOT CONTIGUOUS TO THE FORT COLLINS CITY LIMITS	
Candidates for Exclusive MHP Zoning District Rezoning in the County orAfter Annexation into the City	**Justifications**
Timberridge South MHP	• Large park (293 units, 40 acres) • High percentage owner-occupied (73%) • Single- and Double-wide units • Owner unit improvements – carports • Recreational amenity – swimming pool
Blue Spruce MHP	• High percentage owner-occupied (99%) • Owner unit improvements – carports
Highland Manor MHP	• High percentage owner-occupied (99%) • Single- and Double-wide units • Owner unit improvements – carports

MHPS LOCATED IN THE GMA BOUNDARY NOT CONTIGUOUS TO THE FORT COLLINS CITY LIMITS	
Maintain Current Zoning	**Justifications**
Whites MHP	• Small park (5 units, 1 acre) • High percentage renter-occupied (100%) • Dirt streets
Equestrian Center MHP	• Small park (3 units, 9 acres) • Higher percentage renter-occupied (67%) • Dirt streets
Terry Lake MHP	• High percentage renter-occupied (93%) • Dirt streets • Septic system
Terry Cove MHP	• High percentage renter-occupied (88%) • Dirt streets
Aspen MHP	• Higher percentage renter-occupied (56%) • Sewer issues
Parklane MHP	• Located in a Targeted Redevelopment Area • Sewer issues
Mountainview MHP	• Percentage owner-occupied (50%) and renter-occupied (56%)

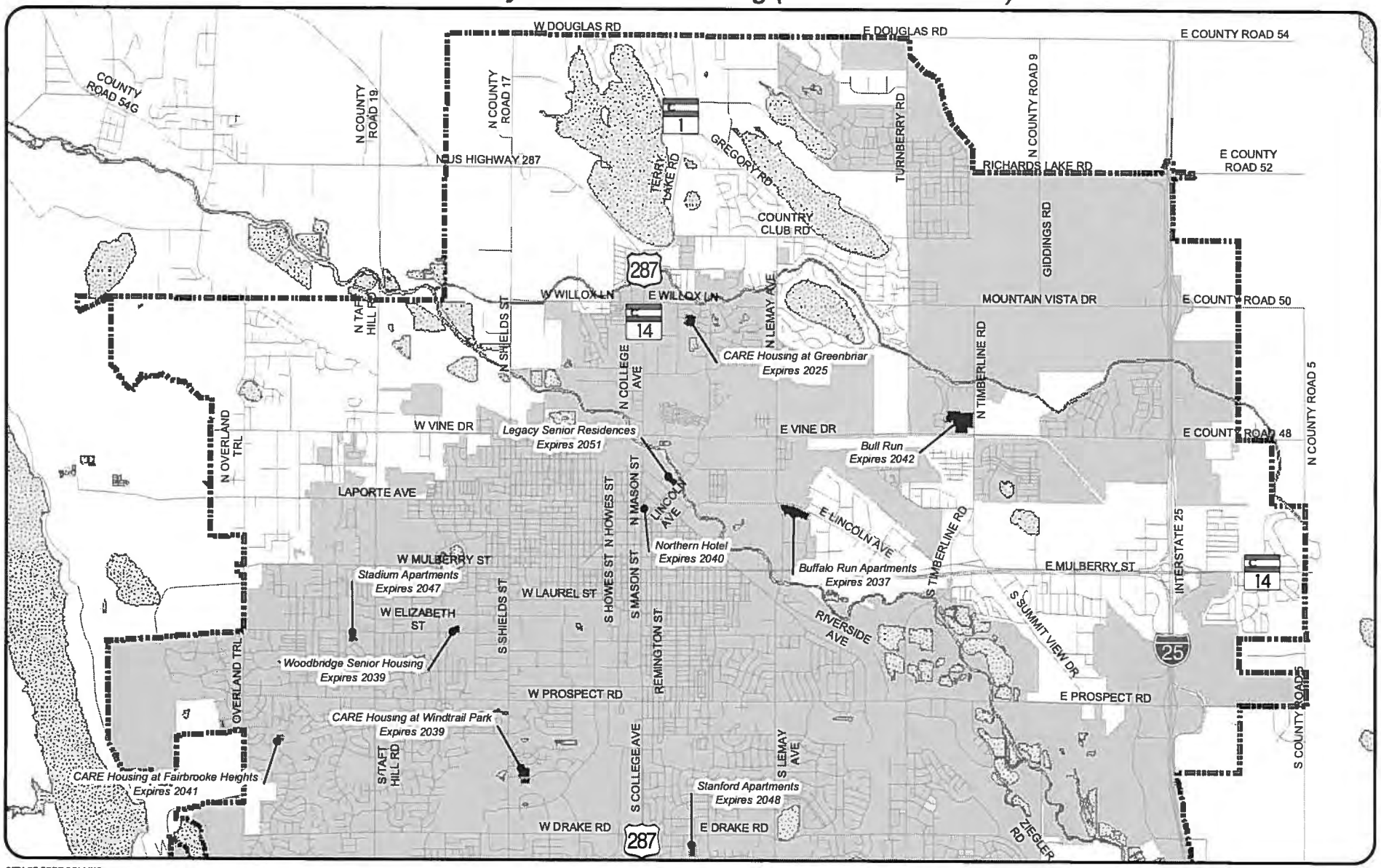
Park Name (Inside City Limits)	Assessor's Number of Units	Size in Acres	City Limits (CL) or GMA	Density (Uniys/Acre)	Contiguious to City Limits	Year Built	Number of Owner Units	Owner Percentage	Number of Renter Units	Renter Percentage	Current Zoning	Targeted Redevelopment Area	Former City Zoning District	Dirt (D) Streets	Wet Utilities Issues	Recreational Amenities	Ownership Location
Harmony MHP	451	68.78	CL	6.6		1972	352	78%	99	22%	LMN	Yes	MM			Pool	Chicago, IL
Skyline MHP	61	9.95	CL	6.1		1976	58	95%	3	5%	LMN		ML			Pool	Clearwater, FL
Skyline MHP	102	16.49	CL	6.2		1984	98	96%	4	4%	LMN		ML			Pool	Clearwater, FL
Northstar MHP	35	3.27	CL	10.7		1957	32	91%	3	9%	LMN		NCL				Golden, CO
Northstar MHP	15	1.08	CL	13.9		1957	12	80%	3	20%	LMN		NCL				Golden, CO
Cottonwood MHP	13	0.77	CL	16.9		1979	12	92%	1	8%	LMN		RM	D			Laporte, CO
(Meldrum/Cherry St.)	5	0.38	CL	13.2		1960	0	0%	5	100%	NCB	Yes	C	D			Fort Collins
Hickory Village MHP	205	32.11	CL	6.4		1972	146	71%	59	29%	LMN	Yes	MM		Sewer		Wheat Ridge, CO
North College MHP	96	8.98	CL	10.7		1964	35	36%	61	64%	CS	Yes	MM				Fort Collins
North College MHP	46	4.40	CL	10.5		1968	8	18%	38	72%	CS	Yes	MM				Fort Collins
North College MHP	166	19.40	CL	8.6		1972	148	89%	18	11%	LMN	Yes	MM				Fort Collins
Pleasant Grove MHP	106	12.97	CL	8.2		1970	76	72%	30	28%	M1				Sewer		Chicago, IL
Stonecrest MHP	25	1.91	CL	13.1		1960	0	0%	25	100%	CS	Yes	HB	D			Loveland, CO
Montclair Motel	10	1.25	CL	8.0		0	0	0%	10	100%	CS	Yes	HB	D			Fort Collins
	1336						976	73%	360	27%							

Park Name (Contiguous to City Limits)	Assessor's Number of Units	Size in Acres	City Limits (CL) or GMA	Density (Uniys/Acre)	Contiguous to City Limits	Year Built	Number of Owner Units	Owner Percentage	Number of Renter Units	Renter Percentage	Current Zoning	Targeted Redevelopment Area	Former City Zoning District	Dirt (D) Streets	Wet Utilities Issues	Recreational Amenities	Ownership Location
Timberridge North MHP	281	40.43	GMA	7.0	Yes	1972	228	81%	53	19%	M1				Sewer	Pool	Southfield, MI
Collins Aire North MHP	159	23.09	GMA	6.9	Yes	1972	111	70%	48	30%	O					Pool	Paauilo, HI
Collins Aire South MHP	121	28.75	GMA	4.2	Yes	1972	104	86%	17	14%	O					Pool	Paauilo, HI
(Spaulding Lane)	7	1.52	GMA	4.6	Yes	0	7	100%	0	0%	M1						Fort Collins
Poudre Valley MHP	332	39.22	GMA	8.5	Yes	1968	286	86%	46	14%	M1				Storm		Evergreen, CO
Highland Manor MHP	5	0.50	GMA	10.0	Yes	1969	5	100%	0	0%	M1						Fort Collins
Highland Manor MHP	30	3.18	GMA	9.4	Yes	1969	30	100%	0	0%	M1						Fort Collins
	935						770	82%	165	18%							

Park Name (Not Contiguous)	Assessor's Number of Units	Size in Acres	City Limits (CL) or GMA	Density (Uniys/Acre)	Contiguious to City Limits	Year Built	Number of Owner Units	Owner Percentage	Number of Renter Units	Renter Percentage	Current Zoning	Targeted Redevelopment Area	Former City Zoning District	Dirt (D) Streets	Wet Utilities Issues	Recreational Amenities	Ownership Location
Timberridge South MHP	293	40.62	GMA	7.2	No	1972	214	73%	79	27%	M1				Sewer	Pool	Southfield, MI
White's MHP	5	1.12	GMA	4.5	No	1989	0	0%	5	100%	R			D			Fort Collins
Aspen MHP	25	1.75	GMA	14.3	No	1970	14	56%	11	44%	M1				Sewer		Greenwood Village, CO
Parklane MHP	62	7.31	GMA	8.5	No	1958	44	71%	18	29%	C	Yes			Sewer		Boulder, CO
Mountainview MHP	30	4.34	GMA	6.9	No	1966	15	50%	15	50%	R-2						Watkins, CO
Equestrian Center MHP	3	9.52	GMA	0.3	No	0	1	33%	2	67%	O			D			Dublin, CA
Terry Lake MHP	27	4.30	GMA	6.3	No	1962	2	7%	25	93%	O			D	Septic		Fort Collins
Blue Spruce MHP	24	5.92	GMA	4.1	No	1966	24	99%	0	1%	FA						Fort Collins
Highland Manor MHP	17	3.34	GMA	5.1	No	1969	17	99%	0	1%	M1						Fort Collins
Terry Cove MHP	24	4.01	GMA	6.0	No	1970	3	12%	21	88%	R			D			Fort Collins
	510						333	65%	177	35%							

City of Fort Collins

Multi-Family Affordable Housing (North of Drake Rd)



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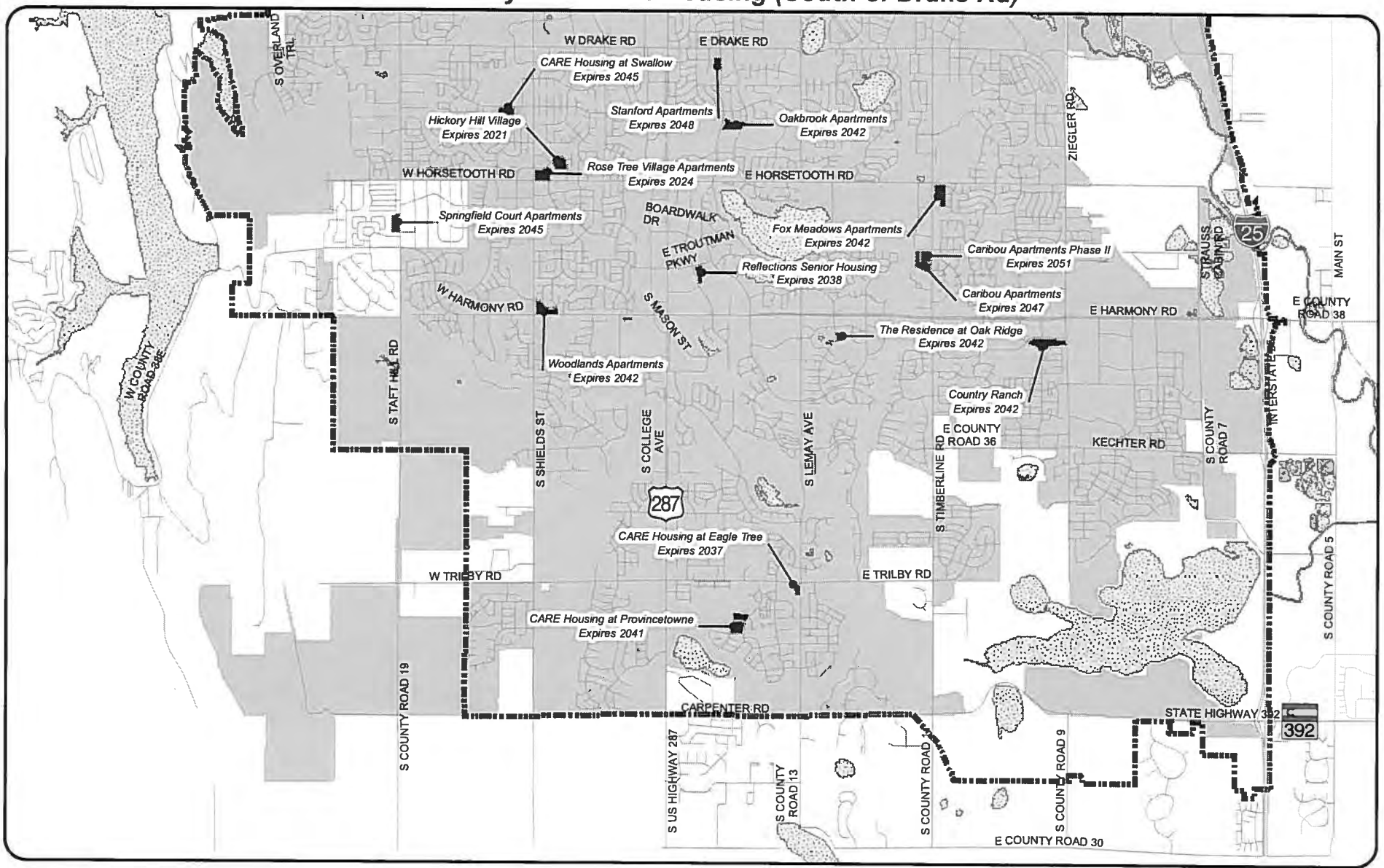
Printed: January 02, 2013

City of Fort Collins

Multi-Family Affordable Housing (South of Drake Rd)



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N W E S

0 0.5 1 Miles

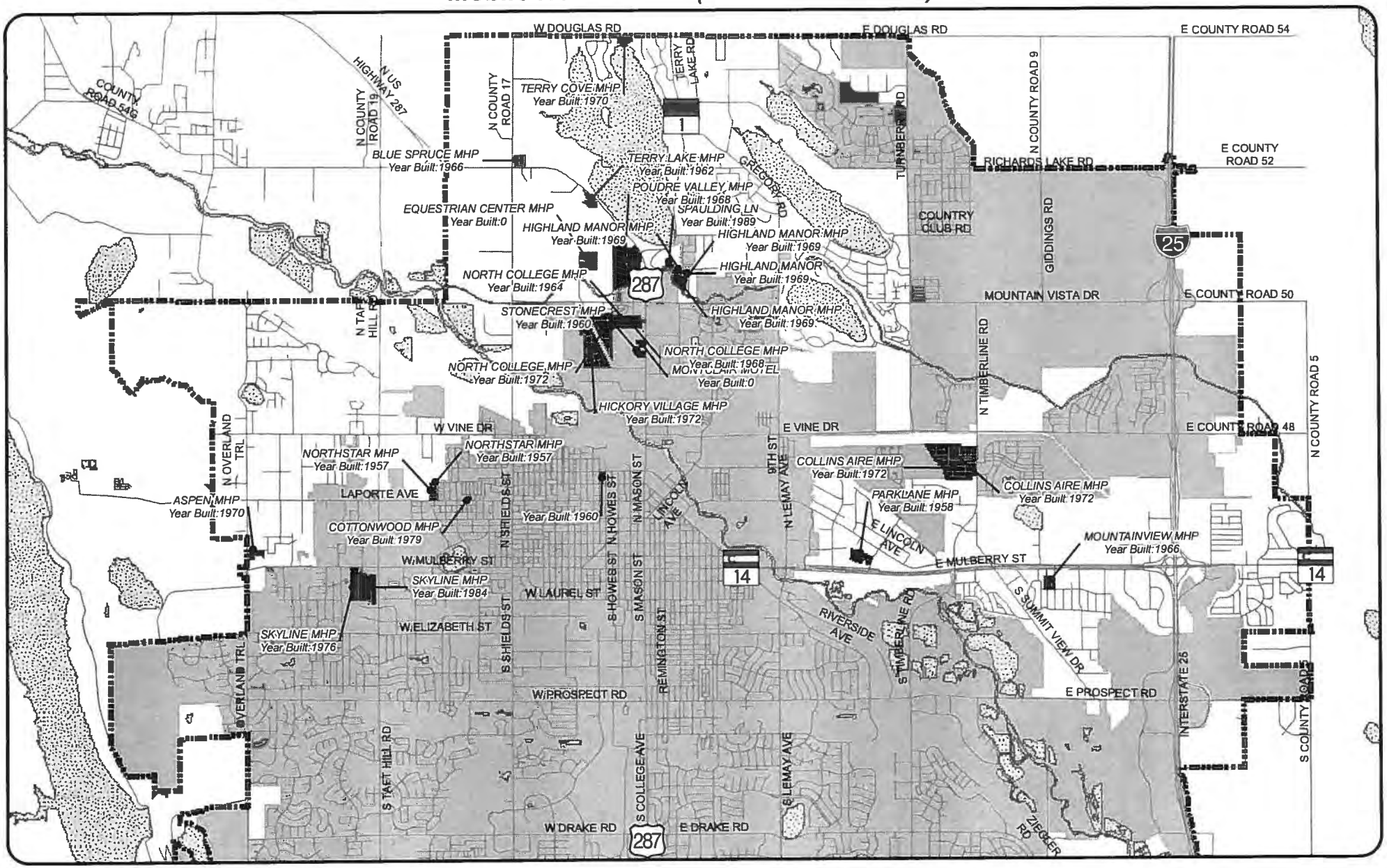
Streets
Affordable Housing Complexes
Water Features
GMA
City Limits

City of Fort Collins GIS

Printed: January 02, 2013

City of Fort Collins

Mobile Home Parks (North of Drake Rd)



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N W E S

0 0.5 1 Miles

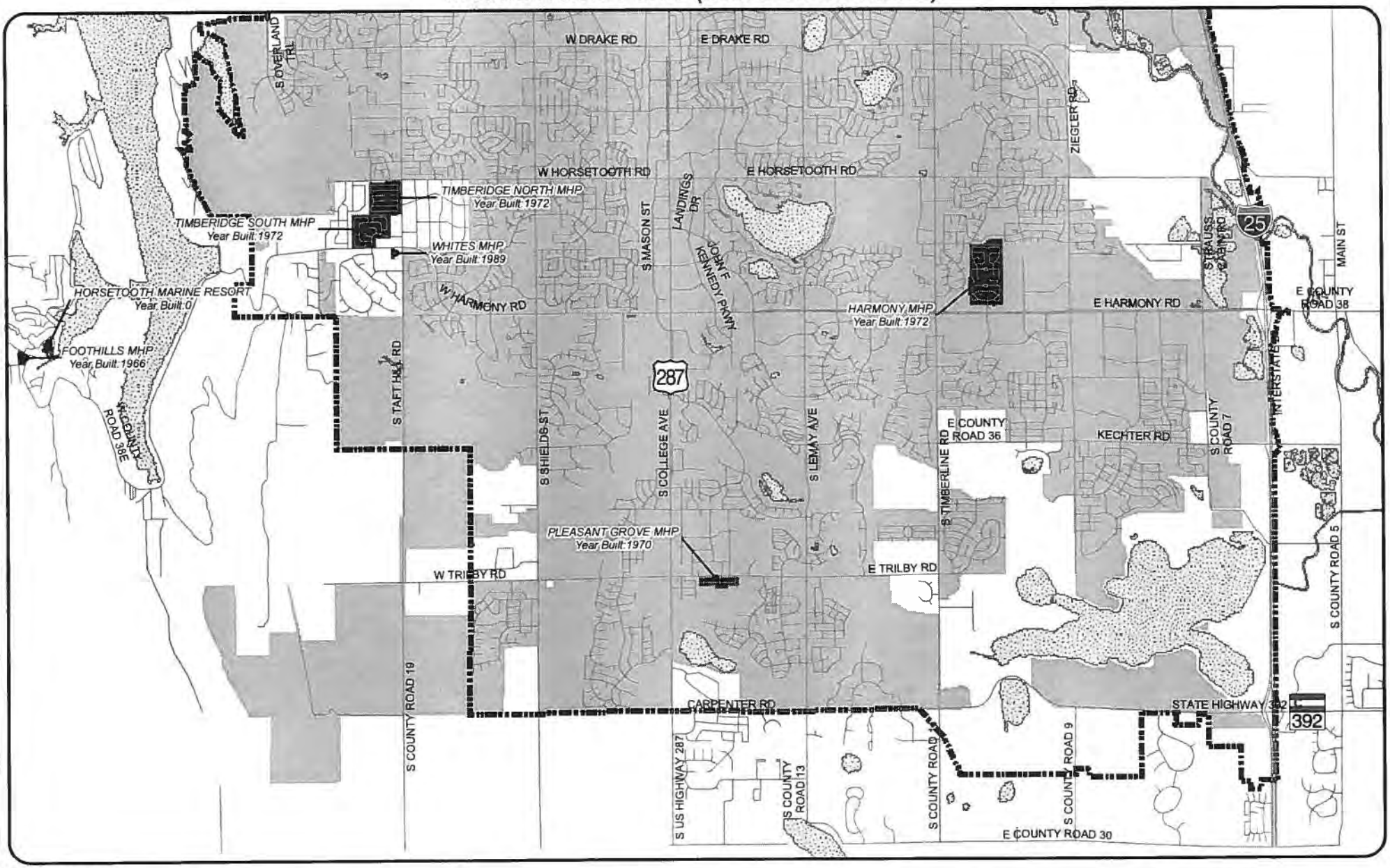
Mobile Home Parks
Streets
GMA
Water Features
City Limits

City of Fort Collins GIS

Printed: October 12, 2012

City of Fort Collins

Mobile Home Parks (South of Drake Rd)



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N W E S

0 0.5 1 Miles

Mobile Home Parks — Streets — GMA — Water Features — City Limits

City of Fort Collins GIS

Printed: October 12, 2012

ORDINANCE NO. 100, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LAND USE CODE TO ESTABLISH A MANUFACTURED HOUSING ZONE DISTRICT

WHEREAS, City Council acknowledges the significant contribution of manufactured housing communities to the City of Fort Collins and seeks to promote the preservation of the currently existing manufactured housing communities within Fort Collins; and

WHEREAS, the Council wishes to reduce the likelihood of resident displacement and loss of affordable housing units by encompassing the existing manufactured housing communities within a new zone district developed specifically for them; and

WHEREAS, to accomplish these purposes, the Council desires to adopt the new M-H Zone District to advance the City's efforts to preserve and support currently existing manufactured housing communities; and

WHEREAS, the new M-H Zone District includes a series of different standards that set a base level for development intensity, safety and compatibility within the district; and

WHEREAS, the creation of the M-H Zone District requires modifications throughout the Fort Collins' Land Use Code; and

WHEREAS, the Land Use Code changes would bring the City in closer alignment with the updated state and federal terminology relating to manufactured housing; and

WHEREAS, the Planning and Zoning Board met on July 16, 2020, and made a recommendation on the Land Use Code changes, voting 4-3 to recommend adoption of this Ordinance by City Council; and

WHEREAS, the modification of the Land Use Code to include the M-H Zone District serves the public purpose of preserving and maintaining current manufactured housing communities within the City and is in the best interest of the citizens of Fort Collins.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 1.3.1 of the Land Use Code is hereby amended to read as follows:

1.3.1 Establishment of Zone Districts

In order to carry out the purposes of this Code, the City is hereby divided into the following zone districts:

. . .

Manufactured Housing District (M-H)

. . .

Section 3. That Section 1.3.4(G) of the Land Use Code is hereby amended to read as follows:

1.3.4 – Addition of Permitted Uses

. . .

(G) *Zones Subject to City Council Addition of Permitted Use Review.* The City Council shall make all final determinations regarding any addition of permitted use under subsection (C)(3) with respect to a project located, in whole or in part, in any of the following zone districts:

. . .

9. Manufactured Housing District (M-H).

Section 3. That Section 2.3.2(H) of the Land Use Code is hereby amended to read as follows:

2.3.2 - Overall Development Plan Review Procedures

. . .

(H) ***Step 8*** (Standards): Applicable. An overall development plan shall comply with the following criteria:

. . .

(2) The overall development plan shall be consistent with the required density range of residential uses (including lot sizes and housing types) with regard to any land which is part of the overall development plan and which is included in the following districts:

. . .

(g) The Manufactured Housing District (M-H). See Section 4.11(D)(1).

(h) The Community Commercial - North College District (C-C-N). See Section 4.19(D)(1).

(i) The Harmony Corridor District (H-C). See Section 4.26(D)(4).

(j) The Employment District (E). See Section 4.27(D)(5).

. . .

Section 4. That Section 3.8.6 of the Land Use Code is hereby amended to read as follows:

3.8.6 Group Home Regulations and Shelters for Victims of Domestic Violence

(A) Residential group homes shall conform to the lot area and separation requirements specified in the following table:

Zone	*Maximum number of residents excluding supervisors, for minimum lot size*	*Additional lot area for each additional resident (square feet)*	*Maximum permissible residents, excluding supervisors*	*Minimum separation requirements between any other group home (feet)**
. . .	. . .	. . .	. . .	. . .
R-L, N-C-L, H-C, E, R-F, M-H	3	1,500	8	1,500
. . .	. . .	. . .	. . .	. . .

. . .

(B) Large group care facilities shall conform to the lot area and separation requirements specified in the following table:

Zone	*Maximum number of residents excluding supervisors, for minimum lot size*	*Additional lot area for each additional resident (square feet)*	*Maximum permissible residents, excluding supervisors*	*Minimum separation requirements between any other group home (feet)**

L-M-N, N-C-M, M-H R-D-R	6	750	15	1,000
. . .	. . .	. . .	. . .	. . .

Section 5. That Section 3.8.7.1(M) of the Land Use Code is hereby amended to read as follows:

3.8.7.1 Generally

. . .

(M) ***Sign Districts.***

Table (M) Sign Districts	
Sign District	**Corresponding Zoning Districts**
. . .	. . .
Multifamily	N-C-M; N-C-B; M-H
. . .	. . .

Section 6. That Section 3.8.17(A)(2)(c) of the Land Use Code is hereby amended to read as follows:

3.8.17 Building Height

(A) ***Measuring Building Height.***

. . .

(2) *Building Height Measured in Stories.* In measuring the height of a building in stories the following measurement rules shall apply:

. . .

(c) A maximum vertical height of twelve (12) feet eight (8) inches shall be permitted for each residential story. This maximum vertical height shall apply only in the following zone districts: U-E; R-F; R-L; L-M-N; M-M-N; N-C-L; N-C-M; N-C-B; R-C; C-C-N; N-C; ~~and~~ H-C; and M-H.

. . .

Section 7. That Section 3.8.23 of the Land Use Code is hereby amended to read as follows:

3.8.23 Manufactured Housing Regulations

Manufactured Housing Communities shall be developed in accordance with the applicable general development standards contained in Article 3, the applicable district standards contained in Article 4, and the regulations contained in Chapter 18 of the City Code.

Section 8. That Section 3.8.28 of the Land Use Code is hereby amended to read as follows:

3.8.28 Extra Occupancy Rental House Regulations

(A) Extra occupancy rental houses, not including multiple family and single family attached dwellings which shall be governed by Section 3.8.16(E)(2), shall conform to the occupancy limits and separation requirements specified in the following table:

Zone	*Maximum number of permissible residents, excluding occupant family*	*Maximum percentage of parcels per block face that may be used for extra occupancy houses*
. . .	. . .	. . .
M-M-N, H-M-N, N-C-B, M-H	One (1) tenant per three hundred fifty (350) square feet of habitable floor space, in addition to a minimum of four hundred (400) square feet of habitable floor space if owner-occupied.	No limit.
. . .	. . .	. . .

Section 9. That Section 3.8.31(C)(3) of the Land Use Code is hereby amended to read as follows:

3.8.31 - Urban Agriculture

. . .

(C) ***Standards.***

. . .

(3) *Notice.* At the time of an initial application for an urban agriculture land use within a residential zone (N-C-L, N-C-M, U-E, R-F, R-L, L-M-N, M-M-N, H-M-N, N-C-B, M-H, R-C and P-O-L) or if the urban agriculture land use exceeds one-half (0.5) acre in size, the Director shall determine whether the proposed urban agriculture land use presents a significant impact on the affected neighborhood, and, if so, the Director shall schedule a neighborhood meeting and provide mailed and posted notice for such meeting. Such notice and neighborhood meeting shall be conducted in accordance with Sections 2.2.2 and 2.2.6 of this Code.

Section 10. That Section 4.5(B)(3)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.5 Low Density Mixed-Use Neighborhood District (L-M-N)

. . .

(B) ***Permitted Uses.***

. . .

(3) The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:

(a) **Residential Uses:**

1. Manufactured housing communities.

. . .

Section 11. That Division 4.11 of the Land Use Code shall read in its entirety as follows:

Division 4.11 Manufactured Housing District (M-H)

(A) ***Purpose.*** The M-H Manufactured Housing District is intended for existing manufactured housing communities located throughout the City. This designation is designed to preserve and support existing manufactured housing communities as the predominant residential use alongside other complementary accessory and

nonresidential activities which primarily serve residents of manufactured housing communities.

(B) ***Permitted Uses.***

(1) The following uses are permitted in the M-H District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

(a) **Residential Uses:**

1. Shelters for victims of domestic violence for up to fifteen (15) residents.

(b) **Accessory/Miscellaneous Uses:**

1. Accessory buildings.

2. Accessory uses.

3. Urban agriculture.

4. Wireless telecommunications equipment.

(c) Any use authorized pursuant to a site specific development plan that was processed and approved either in compliance with Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site specific development plan.

(d) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; however, that such existing use shall constitute a permitted use only on such parcel of property.

(e) **Institutional/Civic/Public Uses:**

1. Neighborhood parks as defined by the Parks and Recreation Policy Plan.

(2) The following uses are permitted in the M-H District, subject to administrative review:

(a) **Residential Uses:**

1. Manufactured housing community.

2. Group homes for up to eight (8) developmentally disabled or elderly persons.

3. Extra occupancy rental houses with four (4) or more tenants.

(b) **Institutional/Civic/Public Uses:**

1. Places of worship or assembly.

2. Minor public facilities.

3. Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.

(c) **Commercial/Retail Uses:**

1. Child care centers.

2. Adult day/respite care centers.

(3) The following uses are permitted in the M-H District, subject to Planning and Zoning Board review:

(a) **Institutional/Civic/Public Uses:**

1. Community facilities.

2. Neighborhood support/recreational facilities.

3. Seasonal overflow shelters.

(C) ***Prohibited Uses.*** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Direction or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

(D) ***Land Use Standards.***

(1) *Density.* Residential development in the Manufactured Housing District shall have an overall minimum average density of six (6) dwelling units per

gross acre, and an overall maximum average density of twelve (12) dwelling units per gross acre.

(2) *Dimensional Standards.*

(a) Minimum front setback between any building and the property line shall be fifteen (15) feet.

(b) Minimum side and rear setbacks between any building and the property line shall be ten (10) feet.

(c) The minimum distance between manufactured homes or other buildings in a manufactured home park shall be ten (10) feet.

(3) *Building Height.* The maximum building height shall be three (3) stories.

(4) *Maximum Size.* The maximum building footprint for all nonresidential uses shall be five thousand (5,000) square feet.

(5) *Parking.* A minimum of one (1) off-street parking space shall be provided for each manufactured home in a manufactured housing community.

Section 12. That Section 4.27(B)(3)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.27 Employment District (E)

. . .

(B) ***Permitted Uses.***

. . .

(3) The following uses are permitted in the E District, subject to review by the Planning and Zoning Board:

(a) **Residential Uses:**

. . .

5. Manufactured housing communities.

. . .

Section 13. That Section 5.1.2 of the Land Use Code is hereby amended by the addition of a new definition "*Manufactured home*" which reads in its entirety as follows:

Manufactured home shall mean a preconstructed, transportable dwelling unit built on a permanent chassis and anchored at the site where it will be occupied as a dwelling unit. The term manufactured home shall also include mobile homes, which are similar transportable dwelling units constructed prior to federal manufactured home standards adopted in 1976.

Section 14. That Section 5.1.2 of the Land Use Code is hereby amended by the addition of a new definition "*Manufactured housing community*" which reads in its entirety as follows:

> *Manufactured housing community* shall mean a parcel of land that has been planned, improved, or is currently used for the placement of five or more manufactured homes. Manufactured housing communities may also contain accessory uses intended primarily for the use and benefit of their residents, including but not limited to clubhouses, playgrounds and recreational amenities, childcare, meeting and assembly spaces, retail, and personal and business services.

Section 15. That the definition "*Mobile home*" contained in Section 5.1.2 of the Land Use Code is hereby deleted.

Section 16. That the definition "*Mobile home park*" contained in Section 5.1.2 of the Land Use Code is hereby deleted.

Introduced, considered favorably on first reading, and ordered published this 4th day of August, A.D. 2020, and to be presented for final passage on the 18th day of August, A.D. 2020.

Mayor

ATTEST:

City Clerk

CITY OF FORT COLLINS SEAL COLORADO

Passed and adopted on final reading on this 18th day of August, A.D. 2020.

Mayor

ATTEST:

City Clerk

CITY OF FORT COLLINS SEAL COLORADO

Manufactured Housing Rezonings & Code Changes

Neighborhood Meeting Summary – 9.2.2020 & 9.12.2020

On September 2nd and September 12th the City of Fort Collins hosted two meetings to discuss the upcoming City-initiated proposal to rezone six manufactured housing communities to the Manufactured Housing (MH) zone district, as well as provide updates on recent State and local legislation and ordinances impacting manufactured housing. Both meetings took place remotely with online (Zoom) and telephone participants.

Documents & Resources:

- The presentation slides from the neighborhood meeting may be downloaded at: https://ourcity.fcgov.com/7246/widgets/21689/documents/14040

- The map of City and Growth Management Area manufactured housing communities may be downloaded at: https://ourcity.fcgov.com/7246/widgets/21689/documents/14038

- Standards and permitted land uses for the recently-adopted Manufactured Housing (MH) zone district may be downloaded at: https://ourcity.fcgov.com/7246/widgets/21689/documents/13271

- A flyer of recent local and state-level code changes related to manufactured housing may be downloaded at: https://ourcity.fcgov.com/7246/widgets/21689/documents/14039

Questions, Comments & Responses

The following Q&A summary has been compiled from questions at both neighborhood meetings:

Question: Will the rezoning require residents to move or relocate their homes? Will there be restrictions on the type or age of home that can be sold?

Response: The change in zoning does not require any units to be sold or relocated. The goal of the rezoning is to help keep existing manufactured housing communities to continue operating for current residents. The zoning also does not impact the age or place any restrictions on what units can be moved or sold within an existing park.

Question: What is the current moratorium that is in place? Is this related to the rezoning?

Response: The City currently has a moratorium in place that prohibits redevelopment applications that would result in a loss of units in manufactured housing communities. The moratorium was put in place to protect residents and the parks while the City studies and implements manufactured housing ordinances – including the possibility of rezoning.

Question: Will the rezoning impact parks and communities that are not within City limits?

Response: The proposed rezoning currently only impacts six parks within the City limits. Zoning for parks in the Growth Management Area (GMA) will remain the same. The City could

decide to zone a property in the GMA to the MH district if/when it is annexed into the City in the future.

Question: Are managers required to have certain qualifications or requirements. Can residents request a new manager?
Response: The hiring of a manager/operator is a decision made by manufactured housing community owners. The City does not enforce any requirements for managers. In the past there was a proposal at the State legislature to create a licensing system for mobile home park managers, but it was not passed.

Question: What are the six parks that will be rezoned?
Response: The City is planning to initiate rezoning for the following parks: Cottonwood, Harmony Village, Hickory Village, Pleasant Grove, North Star, and Skyline.
Follow-up: What about Poudre Valley and North College?
Response: Poudre Valley is currently located outside City limits and would not be included as part of any City rezoning effort. The other communities in Fort Collins such as North College may be considered for their own rezoning in the near future as well. The City is only proceeding with these first six communities first as they all share residential, LMN zoning.

Comment: The people in Poudre Valley feel like they are forgotten and don't feel represented.

Question: After rezoning occurs, does a park have to meet all of the new standards?
Response: The MH standards would primarily only be triggered if any changes or redevelopment is proposed. The standards for the zone district were set to match existing development patterns for manufactured housing, however, if a site doesn't meet the new standards it is grandfathered in.

Question: I'm an owner of the North Star property and it contains other uses than manufactured housing. Will those uses and anything that's approved before the rezoning be grandfathered in?
Response: Yes – already approved uses can continue to operate even if they are not a permitted use in the MH district. These would become legal nonconforming uses and they can be somewhat common when zoning changes occur.

Question: What are the formulas for how water utilities are billed? Are residents allowed to ask the office for that information? Are they required to provide that information?
Response: Yes – based on new state legislation, certain information is required to be provided about how water is billed. Information is now required about how much the entire mobile home park's monthly water bill is, the amount owed to the utility provider and the amount paid by park management to the utility provide. Property managers must also provide the formula used to calculate the amount each mobile home resident owes for water. No additional administrative fees for water utility billing are allowed.

Question: Is there the possibility to get water services outside of the home contract? Could the utility submeter themselves rather than through the park?
Response: There may be a possibility for this but conversations would need to occur with individual park owners, managers, and utility providers. Some parks also use private submetering

systems, however, there have been reports from some managers and residents of misidentified or tampered readings.

Question: Utility billing used to be per home but now it is a base rate – is this related to some of the state level changes?

Response: Some properties have had sub-meters in the past. FC Utilities prefers parks use sub-meters so each unit knows how much they are using. Some parks are discontinuing submeters and going to a blanket meter and rebill based on a formula. There were some concerns submeters could be misleading or that people were disabling their submeters. There were also some issues getting meter-reading into parks.

Question: If someone has a concern about the formula being used, who would be a good person to contact regarding the issue?

Response: Talk with Neighborhood Services about the issue, or you can speak with the State if there is an inconsistent or unreasonable formula being used. There have also been problems with people not getting the full disclosure for the park. You should have received one for July and August to disclose the formula on August 1st.

Question: What is the method used if parks are not using submetering?

Response: This is a master meter for all the water usage for the entire park, and then a formula is used to divide that usage and cost up amongst all of the parks' unit. The City is trying to come up with formulas to share with owners/managers on how best to divide up the entire usage for a community.

Question: What are the legal clinics that will start in October?

Response: The City is exploring the potential for legal clinics or representation for manufactured and residents through CARES act funding this fall. The program may provide opportunities for "know your rights" trainings, clinics, or to receive advisement for legal issues related to manufactured housing.

MEMORANDUM

TO: Memo to file

FROM: Peter Barnes

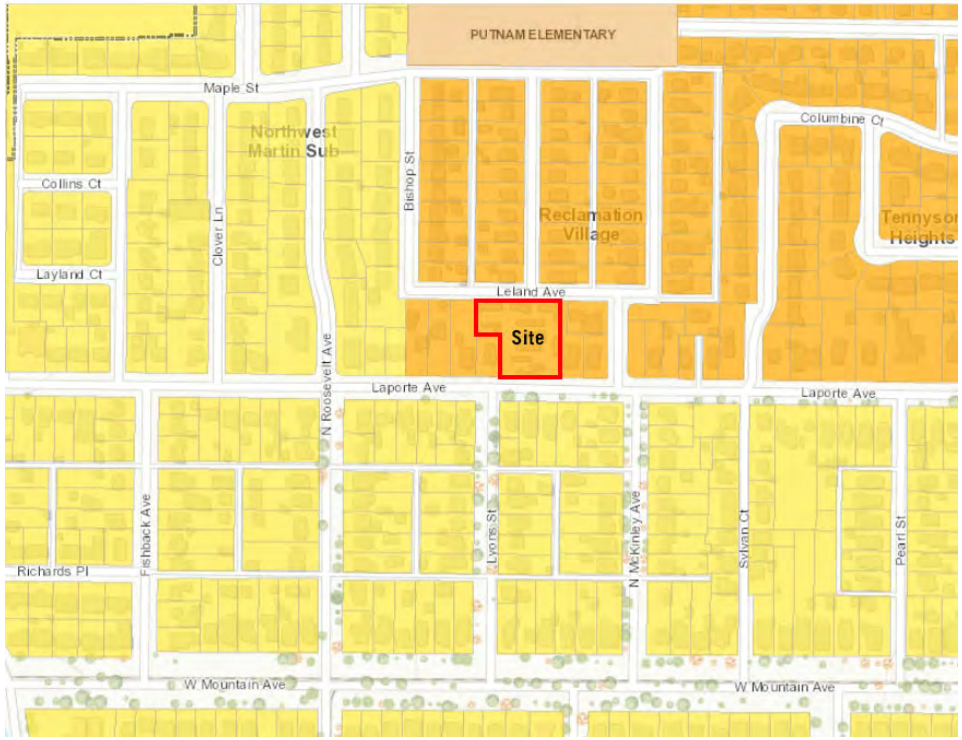
RE: Use classification of 1700 Laporte Avenue

DATE: May 5, 2008

The property at 1700 Laporte is zoned LMN. As of this date, the use of the property in the buildings fronting on Laporte Ave. is considered to be a Neighborhood Center. Changing from one allowed neighborhood center use to another does not constitute a change of use.

Peter

Structure Plan Context - Cottonwood



PLACE TYPES

Districts

- Downtown District
- Urban Mixed-Use District
- Suburban Mixed-Use District
- Neighborhood Mixed-Use District
- Mixed Employment District
- Research & Development/Flex District
- Industrial District
- Campus District

Other

- Parks and Natural/Protected Lands
- Community Separator

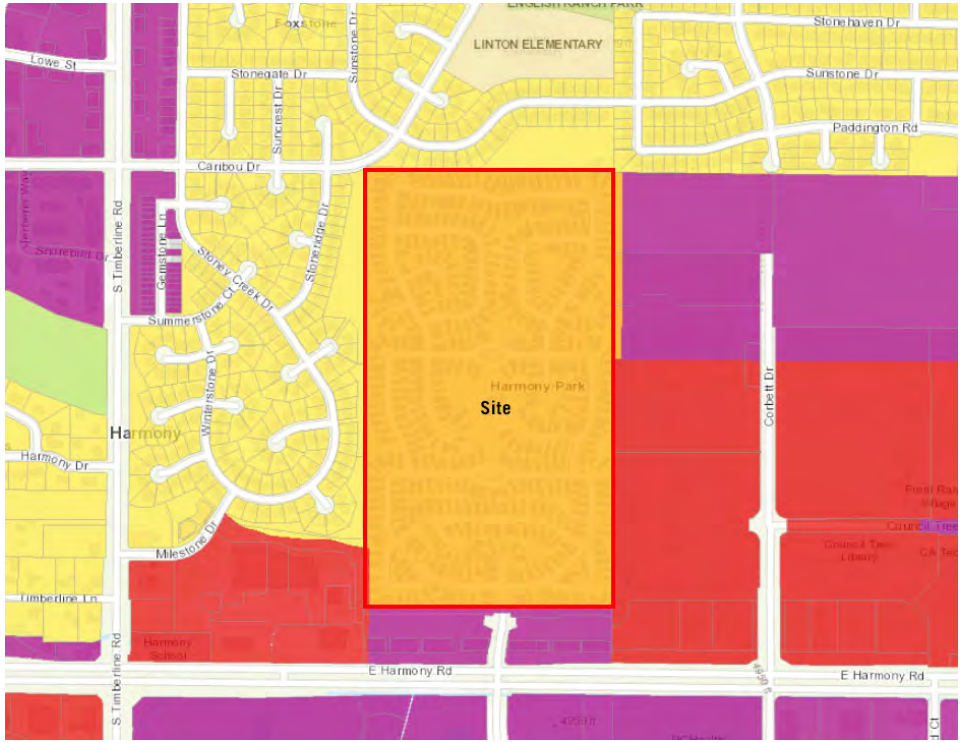
Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Structure Plan Context – Harmony Village



PLACE TYPES

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- Mixed Employment District
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- Industrial District
- Campus District

Other

- Parks and Natural/Protected Lands
- Community Separator

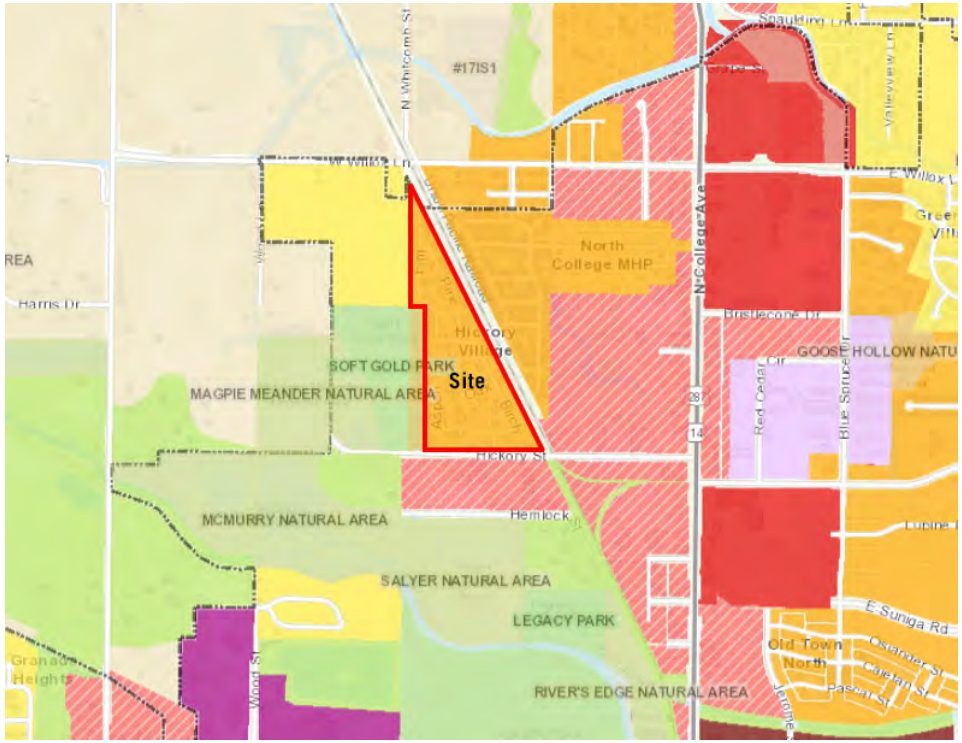
Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Structure Plan Context – Hickory Village



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- Industrial District
- Campus District

Other

- Parks and Natural/Protected Lands
- Community Separator

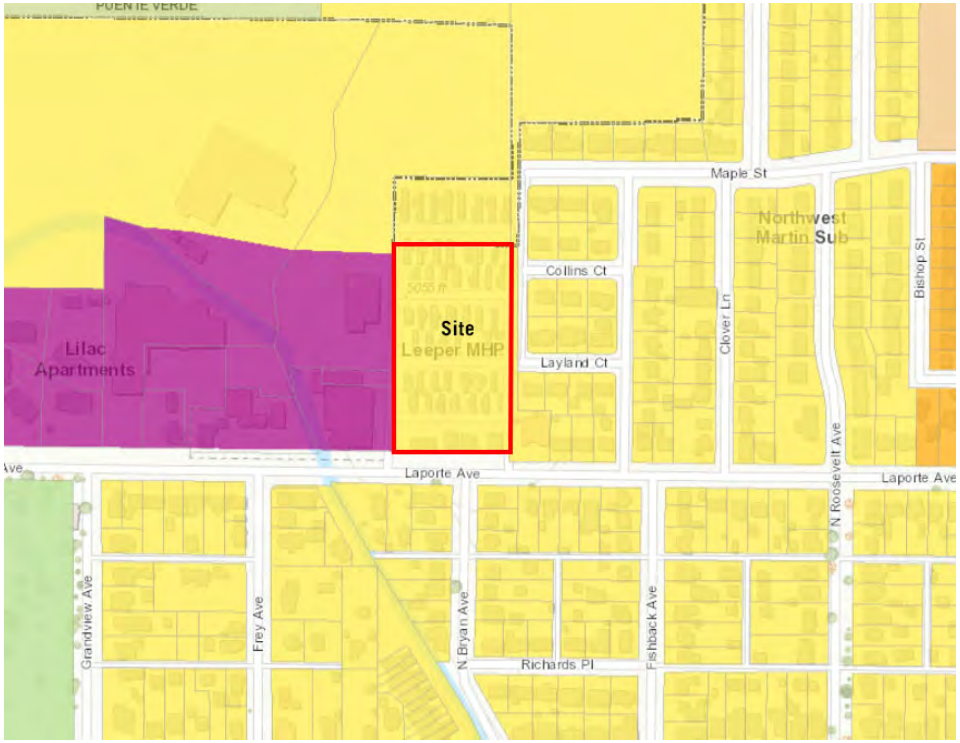
Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Structure Plan Context – North Star



PLACE TYPES

Districts

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- Neighborhood Mixed-Use District
- Mixed Employment District
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- Industrial District
- Campus District

Other

- Parks and Natural/Protected Lands
- Community Separator

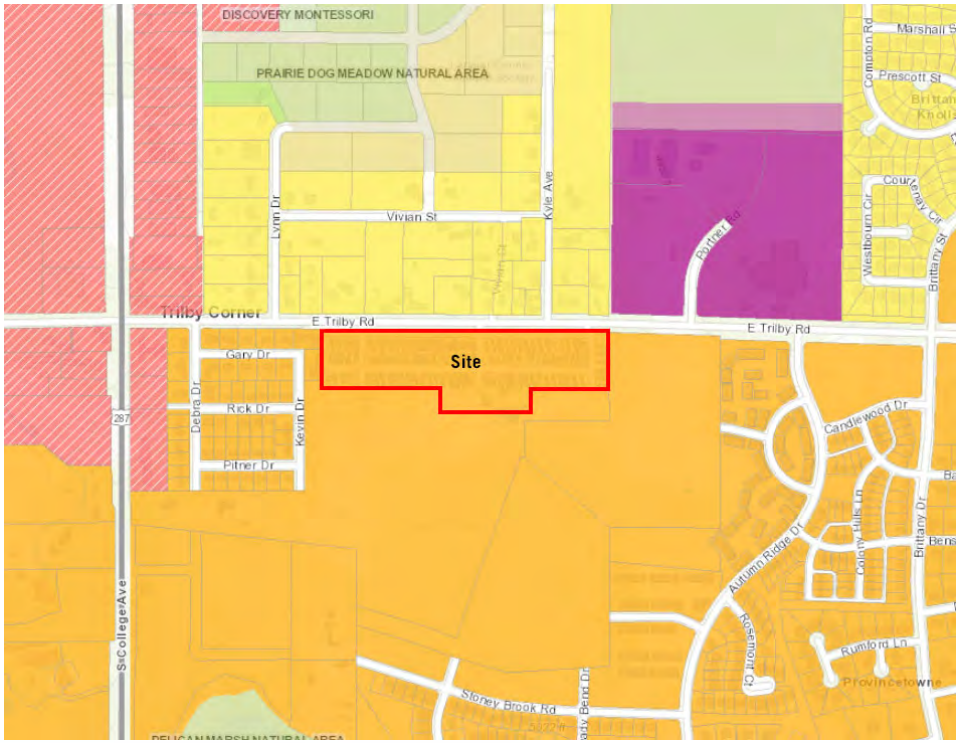
Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Structure Plan Context – Pleasant Grove



PLACE TYPES

Districts

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Other

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- Community Separator

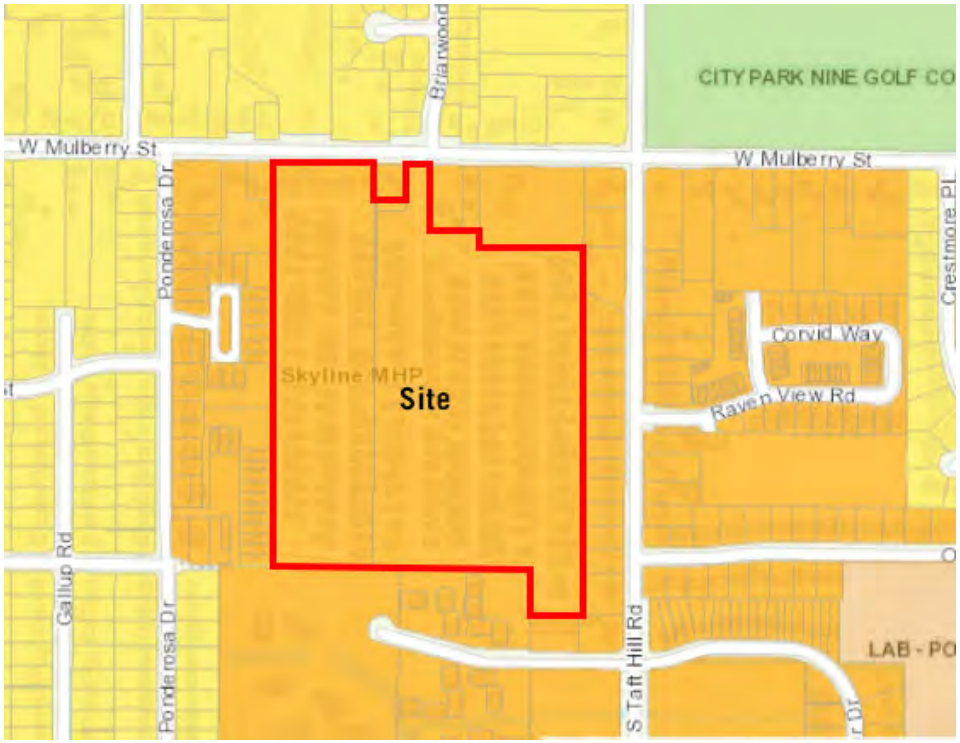
Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Structure Plan Context – Skyline



PLACE TYPES

Districts

- Downtown District
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- Suburban Mixed-Use District
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Other

- Parks and Natural/Protected Lands
- Community Separator

Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

Ryan Mounce

From: Lisa Felix <lfelix@suncommunities.com>
Sent: Thursday, October 1, 2020 11:09 AM
To: Ryan Mounce
Subject: [EXTERNAL] Proposed MH Rezoning Testimony

Dear Ryan,

I am not in favor of the proposed rezoning plan and it's affect on the Stakeholders at our MHC Skyline. It further restricts the owner's ability on a future sale (limits the number of buyers/developers), etc. Because our Skyline property also comprises of a Single Family Home and a Duplex, it's imperative that these two structures NOT be lumped in with the new rezoning proposal rather remain in the current LMN zoning. Ideally, I would like to see the entire property remain in the current zoning. But if it is to pass, consideration of the above two structures to remain is respectfully requested at this time.

Thank you,

Be Well… #BeCoolMaintainPressOn

Lisa M. Felix
Regional Vice President O/S
Sun Communities, Inc.
27777 Franklin Road, Suite 200
Southfield, MI 48034
C: 408.590.3145 | O: 248.327.8104
lfelix@suncommunities.com | NYSE (SUI)

Commitment **I**ntensity **E**mpowerment **A**ccountability **S**ervice

1

Overview

- Request for recommendation to City Council to rezone six properties containing manufactured housing communities (MHC)
- Rezoning initiated by the City
- Quasi-judicial rezonings

Rezonings are proposed as part of a series of City and State actions to preserve manufactured housing and improve resident protections and livability.

2

2

Rezoning Locations

Property / MHC	General Location	Size (acres)	Current Zoning	Proposed Zoning
Cottonwood	Laporte Avenue between Roosevelt Avenue & McKinley Avenue	.77	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Harmony Village	Harmony Road & Snow Mesa Drive	68.78	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Hickory Village	Hickory Street east of Soft Gold Park	32.11	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
North Star	Laporte Avenue & Forney Street	3.27	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH) & Low Density Mixed-Use Neighborhood (LMN)
Pleasant Grove	Trilby Avenue east of Lynn Drive	12.57	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH)
Skyline	Mulberry Street west of Taft Hill Road	25.42	Low Density Mixed-Use Neighborhood (LMN)	Manufactured Housing (MH) & Low Density Mixed-Use Neighborhood (LMN)

3

3

Cottonwood – 1336 Laporte Ave

Aerial Context

Zoning Map Context

- Annexed 1954
- Prior Zoning Designations:
  - "A" Residence
  - Low Density Residential
  - Medium Density Residential
  - LMN (current)

4

4

Harmony Village – 2500 E Harmony Rd

Aerial Context

Zoning Map Context

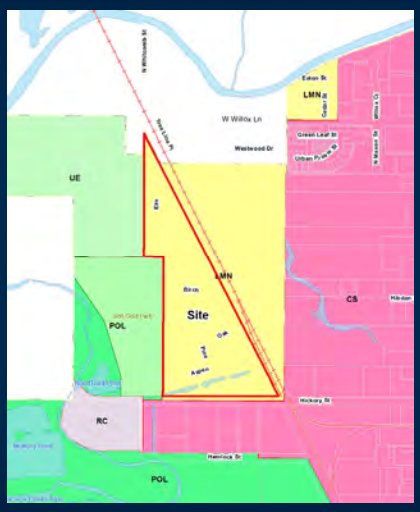
- Annexed 1977
- Prior Zoning Designations:
  - Medium Density Mobile Home
  - LMN (current)

5

5

Hickory Village – 400 Hickory St

Aerial Context



Zoning Map Context

- Annexed 1969
- Prior Zoning Designations:
  - Medium Density Mobile Home
  - LMN (current)

6

6

North Star – 1700 Laporte Ave

Aerial Context

Zoning Map Context

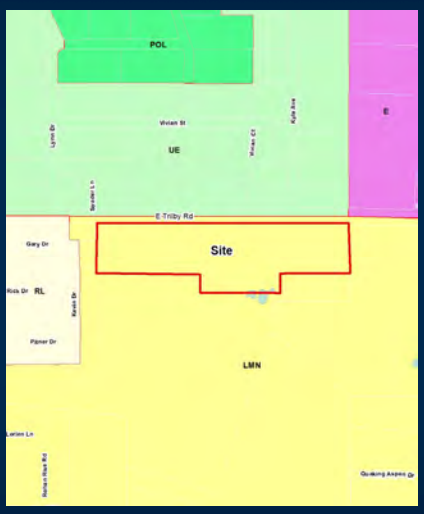
- Annexed 1957
- Prior Zoning Designations:
  - "D" Commercial
  - Medium Density Mobile Home
  - Limited Business & Neighborhood Conservation Low Density
  - Transition & LMN
  - LMN (current)

7

7

Pleasant Grove – 517 E Trilby Rd

Aerial Context



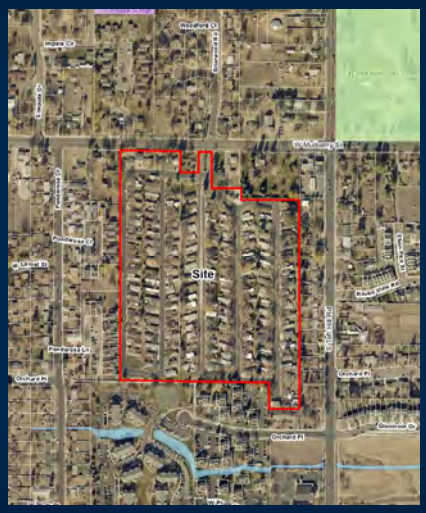
Zoning Map Context

- Annexed 2010
- Prior Zoning Designations:
  - LMN (current)

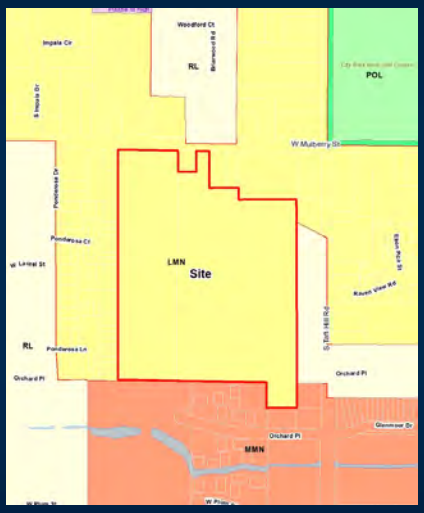
8

8

Skyline – 2211 W Mulberry St



Aerial Context



Zoning Map Context

- Annexed 1963, 1967
- Prior Zoning Designations:
  - Low Density Mobile Home & LMN
  - LMN (current)

9

9

City of Fort Collins

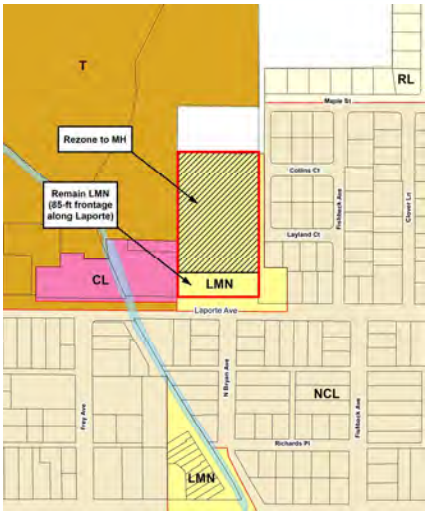
Rezoning Proposal

- Rezone all portions of four properties from Low Density Mixed-Use Neighborhood (LMN) to Manufactured Housing (MH) district:
  - Cottonwood
  - Harmony Village
  - Hickory Village
  - Pleasant Grove
- Rezone the majority of two properties from Low Density Mixed-Use Neighborhood (LMN) to Manufactured Housing (MH) district:
  - North Star
  - Skyline

10

10

Proposed Rezoning – North Star

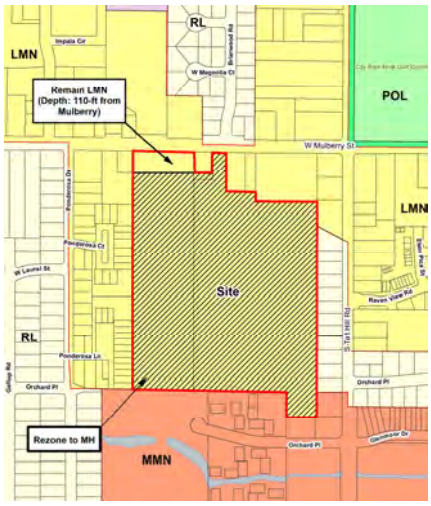


- North Star frontage proposed to remain LMN:
  - Existing commercial uses
  - Previously designated as an LMN neighborhood center
  - Any proposed redevelopment would not result in loss of manufactured housing units

11

11

Proposed Rezoning – Skyline



- Skyline frontage proposed to remain LMN
  - Existing single-family detached dwellings & two-family dwellings
  - Any proposed redevelopment would not result in loss of manufactured housing units

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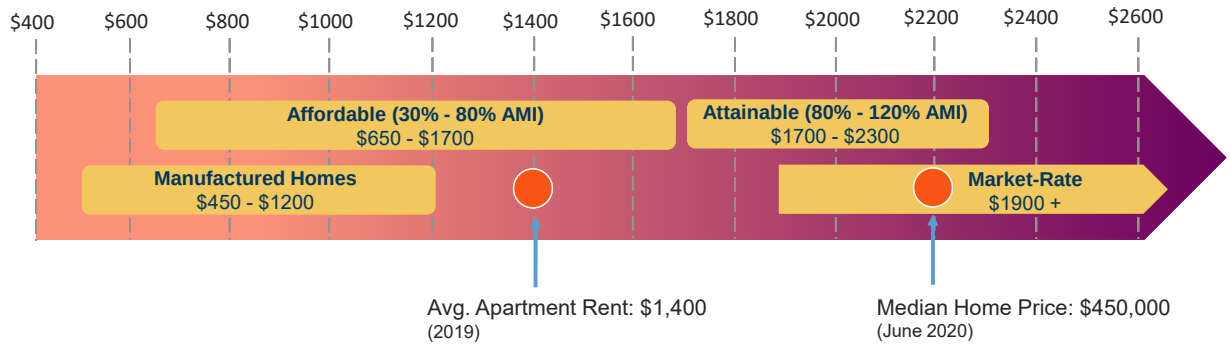
Monthly Housing Costs Spectrum



Notes:
General ranges, does not distinguish between rental/ownership, unit size, age, etc.
AMI – Area Median Income (Housing & Urban Development, 3-person household)

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Rezoning Criteria

- Quasi-judicial rezoning requests governed by LUC 2.9.4. Proposed rezonings must be:
  1. Consistent with the comprehensive plan; and/or
  2. Warranted by changed conditions within the neighborhood
- Additional factors which may be considered:
  3. Rezoning is compatible with existing and proposed uses; appropriate zone district for the land
  4. Adverse impacts on the natural environment
  5. Results in a logical and orderly development pattern

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (policies)

LIV 5.2 – Supply of Attainable Housing

Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.

- Rezoning encourages preservation of some of the most affordable housing options in the community
- Manufactured housing is limited and diminishing in Fort Collins. Represents fewer than 2% of the community's housing stock

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (policies)

LIV 5.5 – Integrate and Distribute Affordable Housing

Integrate the distribution of affordable housing as part of individual neighborhoods and the larger community.

- Rezoning for preservation helps protect limited options for manufactured home living in different areas of the community
- If a park closes it can create geographic gaps for this type of housing and price point in Fort Collins (especially south/southeast Fort Collins)

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (policies)

LIV 6.4 – Permanent Supply of Affordable Housing

Create and maintain an up-to-date inventory of affordable housing in the community. Pursue policy and regulatory changes that will encourage the rehabilitation and retention of affordable housing in perpetuity.

- New MH zone district and rezonings encourage the retention of manufactured housing, an important source for private affordable housing

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (policies)

LIV 6.9 – Prevent Displacement

Build the capacity of homeowner groups, affordable housing providers and support organizations to enable the purchase, rehabilitation and long-term management of affordable housing. Particular emphasis should be given to mobile home parks located in infill and redevelopment areas.

- Five MHCs have closed in Fort Collins in recent decades primarily to redevelopment. Lead to loss of hundreds of units and resident displacement.
- Rezoning provides an important policy signal that manufactured housing is supported and encouraged in the community. Rezoning may also encourage or facilitate future options, such as Resident Owned Communities (ROC).

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Land Use guidance provided by Structure Plan map 'place types'
- Place types provide general development characteristics for different areas of the community and are used to inform zoning decisions.
- Examples of guidance provided:
  - Principal and supporting land uses
  - Density/intensity
  - Access to services / transportation options

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Structure Plan place types for proposed rezonings:

Mixed Neighborhood Place Type:

- Cottonwood
- Harmony Village
- Hickory Village
- Pleasant Grove
- Skyline

Suburban Neighborhood Place Type

- North Star

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Mixed Neighborhood place type characteristics:
  - Primarily residential; encourages variety of housing types
  - Some neighborhoods have direct access to retail and services
  - Moderate intensity (5-20 dwelling units/acre)
  - Explicitly discourages redevelopment of existing manufactured housing communities

    "While reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not"
  - Commonly overlaps with LMN district on the Zoning Map

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Proposed MH rezoning closely matches key characteristics of the Mixed Neighborhood place type:
  - Mixed Neighborhood place type land uses are inclusive of MH land uses
  - MH intensity (6-12 units/acre) sits within the lower range of the Mixed Neighborhood density range
  - Mixed Neighborhood discourages MHC redevelopment – intent and goal of the MH zone district

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Suburban Neighborhood place type characteristics:
  - Primarily residential; mostly detached single family housing
  - Neighborhood centers may be located nearby or serve as focal points
  - Density of 2-5 dwelling units/acre
  - Commonly overlaps with NCL and RL districts on the Zoning Map

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Proposed MH rezoning match several characteristics of the Suburban Neighborhood place type:
  - Suburban Neighborhood place type land uses are inclusive of MH land uses
  - Suburban Neighborhood intensity (2-5 units/acre) is lower than the MH district (6-12 units/acre); however, existing development already exceeds this place type designation
  - Suburban Neighborhood may have access to services/retail as part of neighborhood centers. Existing site includes small-scale commercial uses and was previously designated an LMN neighborhood center.

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Rezoning Analysis

Criteria 1 – Consistency with comprehensive plan (Structure Plan)

- Additional factors from City Plan

  Future zone changes should generally adhere to the place-type boundaries depicted on the Structure Plan, but flexibility in interpretation of the boundary may be granted provided the proposed change is consistent with the principles, goals and policies contained in this Plan. Density ranges outlined for each place-type category are based on gross acreage and are intended to address overall densities for a particular area rather than for individual parcels.

- Strong consistency with City Plan principles and policies
- North Star represents a transitional property between mixed-use/commercial development to the west and more single family detached development to east which influenced its place type designation

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Rezoning Analysis

Criteria 2 – Changed conditions within neighborhood

- Rezoning proposed based on compliance with comprehensive plan and not any changed conditions within specific neighborhoods

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Rezoning Analysis

Criteria 3 – Compatible with existing / proposed uses

- Rezoning encourages continuation of existing development patterns:
  - Sites surrounded primarily by other low and moderate density residential development
  - MH district features similar or stricter standards for building height, nonresidential building size, and setbacks
  - MH encourages the continuation of established land uses

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Rezoning Analysis

Criteria 4 – Impact on natural environment

- Rezoning is not anticipated to have a significant impact on natural environment; additional redevelopment is not encouraged

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Rezoning Analysis

Criteria 5 – Logical and orderly development patterns

- Rezoning does not have a significant impact on development patterns
  - Sites and their immediate context are generally already developed
- Preserving manufactured housing and affordable housing options supports elements of Fort Collins growth framework to:
  - Prevent displacement & strengthen neighborhood and social ties
  - Provides affordable housing opportunities for a range of incomes
  - Balance opportunities jobs/housing and reduce and mitigate regional commuting due to housing costs

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Rezoning Process

Develop MH Zone District – Land Use Code Updates

- Resident, owner/manager & Board and Commission meetings (Spring/Summer)
  - MH district adopted by Council (August)

Rezoning Process

- Neighborhood meetings & notices – September
- Planning and Zoning Board Recommendation – October
- City Council – first & second reading
  - First reading (November 4 – tentative)
  - Second reading (November 18 – tentative)

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Rezoning Outreach

Land Use Code Updates – MH District (Spring/Summer)

- Spring/Summer virtual meetings, Board & Commission meetings, hearings
- Ongoing email/phone conversations with most property owners

Rezoning Outreach

- Ourcity webpage – rezoning resources & notices
- Ongoing email/phone conversations with most property owners
- First property owner/resident mailing – August 20th
- Neighborhood Meetings - September 2nd & September 12th
- Mi Voz Resident Group – September 9th
- Certified mail notices (select properties w/o direct communication) – September 18th
- NFCBA presentation – September 23rd
- Second property owner/resident mailing – October 1st

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Staff Findings

In evaluating the proposed Manufactured Housing Rezonings, #REZ200003, staff makes the following findings of fact:

A. The Rezonings comply with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration and Division 2.9.4 – Quasi-Judicial Rezonings

B. The Rezoning complies with the applicable review criteria for quasi-judicial requests in that:

1) The amendments are consistent with the Comprehensive Plan (City Plan)
2) The amendments are compatible with existing and proposed uses surrounding the subject land, and provides an appropriate zone district for the land;
3) The amendments would not result in significant adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment, and
4) The amendments would result in a logical and orderly development pattern.

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City of Fort Collins

Resource Slides

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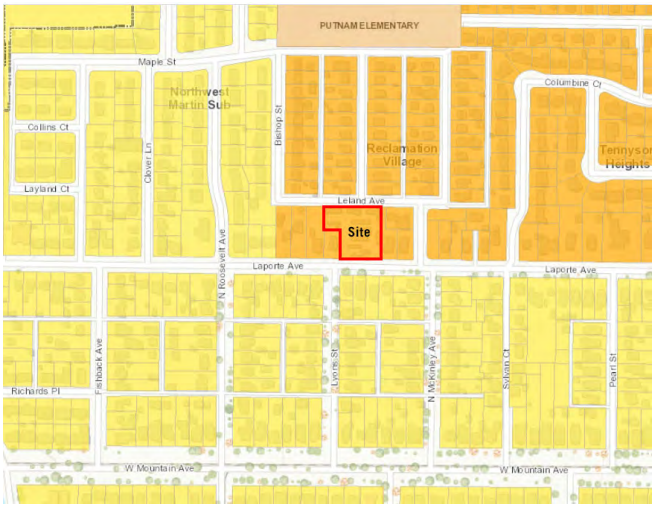
City of Fort Collins

Structure Plan Context - Cottonwood



PLACE TYPES

Districts
- Downtown District
- Urban Mixed-Use District
- Suburban Mixed-Use District
- Neighborhood Mixed-Use District
- Mixed Employment District
- Research & Development/Flex District
- Industrial District
- Campus District

Other
- Parks and Natural/Protected Lands
- Community Separator

Neighborhoods
- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES
- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

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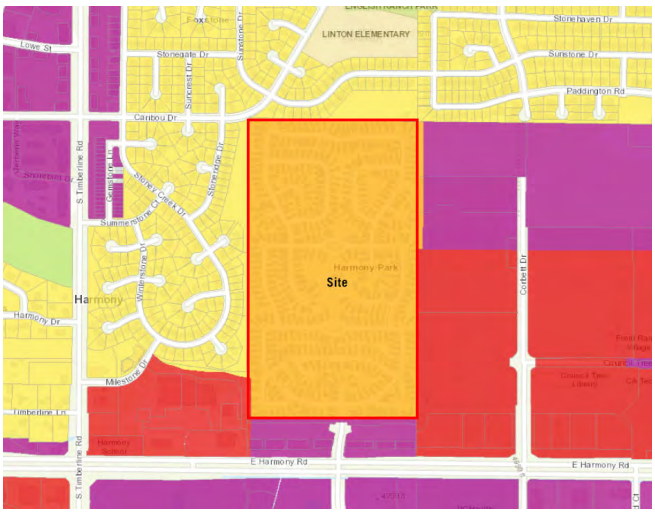
Structure Plan Context – Harmony Village



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35

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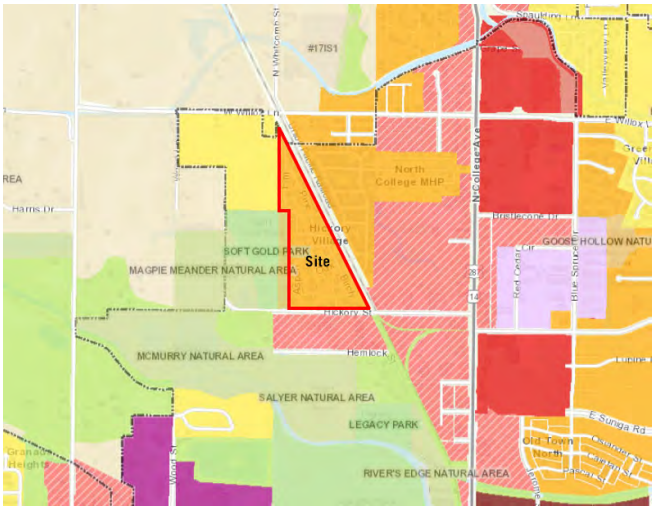
Structure Plan Context – Hickory Village



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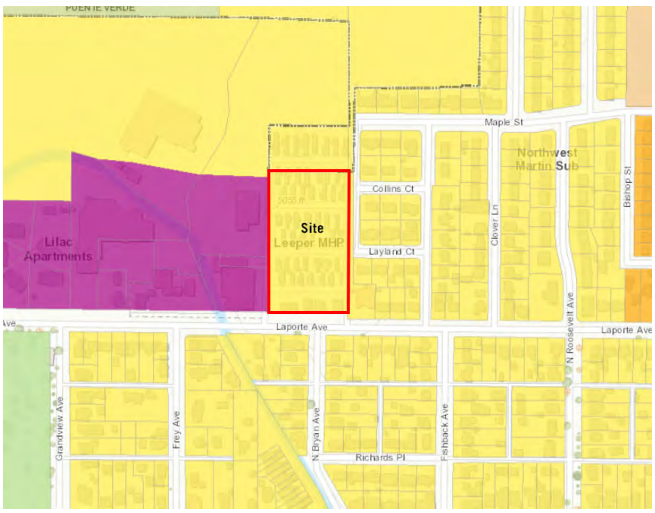
Structure Plan Context – North Star



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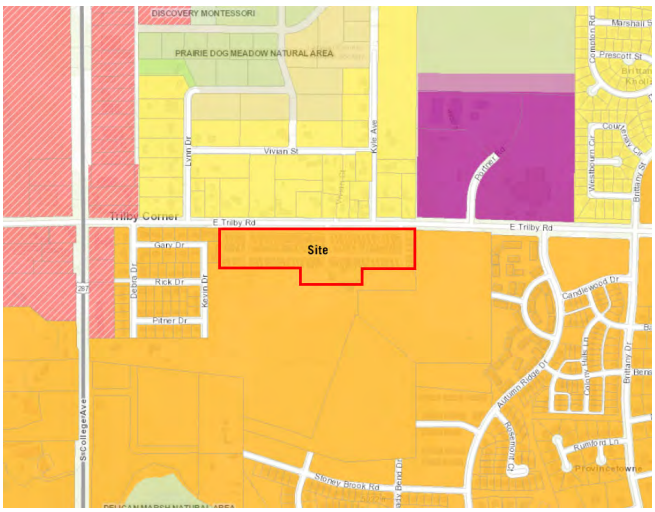
Structure Plan Context – Pleasant Grove



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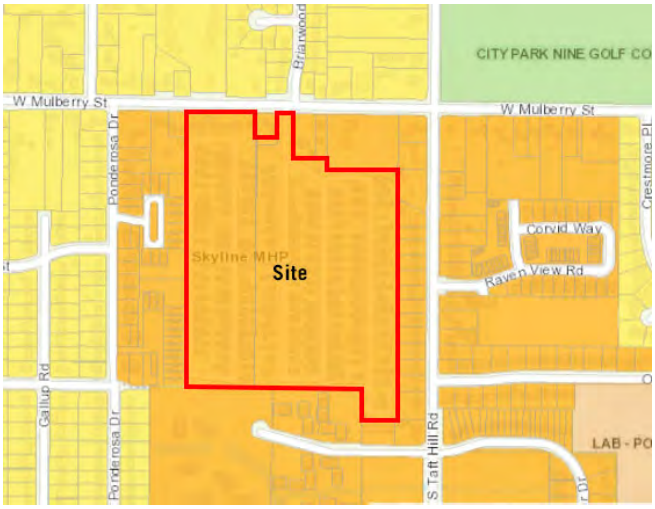
Structure Plan Context – Skyline



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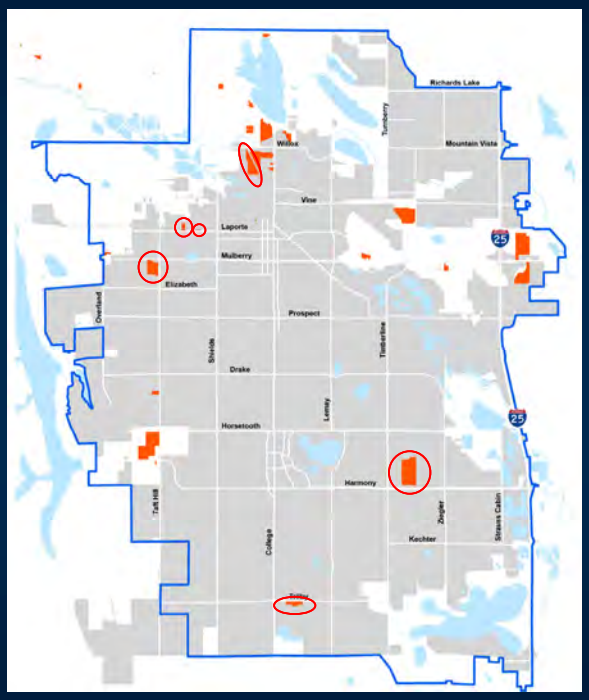
City & GMA Manufactured Housing Communities



Proposed rezonings (red circles)

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M-H Zone District

Permitted Land Uses

RESIDENTIAL	INSTITUTIONAL / MISC.	OTHER
Mfr. Housing Community	Places of worship	Accessory buildings
Group Homes	Childcare	Accessory uses
Domestic violence shelter	Adult day/respite center	Urban agriculture
Extra occupancy rentals	Community facilities	Wireless telecom. equipment
	Parks / Nbhd. Recreation	
	Seasonal shelters	

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M-H Zone District

Zone Standards

- Set base levels for intensity, compatibility, safety
- Designed to reduce nonconformities (match existing development)
- General Development Standards (Article 3) also apply

Density:	6 – 12 dwelling units per acre
Setbacks:	15’ front, 10’ side/rear, 10’ between units
Height:	3-stories max.
Footprint:	5,000 sf max. (nonresidential)
Parking:	1-space per unit in manufactured housing community

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Permitted Uses Comparison

M-H District

- Option A – 17 land uses; Option B – 20 land uses identified
- Density: 6 – 12 units/acre
- 3-story height limit

CS	LMN
▪ 95 permitted uses; mostly commercial ▪ No density maximum ▪ 3-story height limit	▪ 43 permitted uses; mostly residential ▪ Maximum density of 9 dwelling units/acre (12 if affordable) ▪ 3-story height limit

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Development Review Staff Report

Item 9

Planning and Zoning Board: October 15, 2020

Annual 2020, Revisions, Clarification and Organization to the Land Use Code

Summary of Request

This is a request for a Recommendation to City Council regarding an update to the Land Use Code. There are proposed revisions, clarifications and organization to the Code that address specific subject areas that have arisen since the last update in the Fall of 2019.

Next Steps

- ✓ July Planning and Zoning Board Work Session
- ✓ August Planning and Zoning Board Work Session
- ✓ September Planning and Zoning Board Work Session
- ✓ Launched Webpage
- October Planning and Zoning Board Work Session
- October Planning and Zoning Board Regular Meeting
- Council Regular Hearing to be scheduled

Applicant

City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

Staff

Noah Beals, Interim Development Review Manager

Contents

1. Introduction
2. Public Outreach
3. Attachments

1. Updates

The list of updates are summarized into 27 topics, see attached summary. These include changes to the following areas:

- Article 1 Section 1.4.9
- Article 2 Sections: 2.1.1, 2.2.10, 2.2.12, 2.11 and 2.18.3,
- Article 3 Sections: 3.2.1, 3.2.2, 3.3.2, 3.4.1. 3.5.2, 3.5.4, 3.6.2, 3.8.3, 3.8.7.1, 3.8.7.2, 3.8.16, 3.8.17 and 3.8.28
- Article 4 Sections: 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.16, 4.18, 4.19, 4.21, 4.22, 4.23, 4.24, 4.27, 4.28 and 4.29
- Article Section 5.1.2

2. Public Outreach

A webpage was launched in September dedicated to Land Use Code updates. This page allows a reader to view the updates and provide feedback on any of the changes. This page was published in the Development Review newsletter and linked from other city webpages. At the time of this report, we have not received feedback.

Additionally, an overview of the proposed changes have been shared with the Planning and Zoning Board during the July, August and September work sessions.

3. Attachments

1. Summary of 2020 Annual Land Use Code updates
2. Draft Ordinance LEGAL REVIEW PENDING

Annual Land Use Code Update 2020 Summary

Item Number	Topic	LUC Sections	Problem Statement	Proposed Solution
1	Delegation of authority by the Director	1.4.9(E)	The change to the Land Use Code of defining Director as the CDNS Director instead of the PDT Director has brought up the concern of duties that the PDT Director has delegated authority to staff outside of CDNS (such as the City Engineer) is now problematic as the CDNS Director can only delegate to sub-ordinate staff under this code section.	The proposed solution provides the CDNS Director the authority to delegate outside of CDNS.
2	Director clarification - Obsolete references	2.1.1	The current title of "Community Planning and Environmental Services Director" no longer exists within the City organization and needs to be updated.	The proposed solution is to delete the obsolete Director title.
3	Minimal standards or appeals of Minor Amendment and Basic Development Reviews	2.2.10(A)(5)	The basis of an appeal for a Type 1 or Type 2 decision are clear in the Municipal Code. The Land Use Code does not have minimum appeal standards for Minor Amendments and Basic Development Reviews. This would provide guidance for an appellant and the decision maker.	Provide a clear process for an appeal of a Basic Development Review and Minor Amendment
4	Landscaping-Artificial Turf	3.2.1(E)(2)	Staff has had inquiries and proposals about using artificial turf. One recent example was The Exchange, which has a central plaza space that was originally a lawn area. The Land Use Code does not recognize special use outdoor areas where artificial turf would be appropriate.	Edit Section 3.2.1(E)(2) with minor wordsmithing to recognize such special use outdoor areas, without any change to the intent of the landscaping section.

5	Landscape-Foundation Planting	3.2.1(E)(2)(d)	A numerical standard requires foundation planting strips along building walls: Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds at least five (5) feet wide placed directly along at least fifty (50) percent of such walls. Often, this is not the most appropriate treatment around commercial buildings, where walkways or plazas abutting the building are more appropriate. - Where space is limited between buildings and parking lots, it is often a better solution for walkway paving extend to the building, and use any landscape space for trees and any other landscaping in walkway cutouts to define the walkway as shaded pedestrian space alongside the building separate from the vehicle use area, rather than having the walkway framed by car bumpers on one side and shrubs on the other. As an example of this point, much of Downtown is characterized by this arrangement.	Acknowledge commercial walkway situations where a walkway abutting the building is a more a appropriate relationship.
6	Landscape Alternative Compliance	3.2.1(N)	Alternative compliance is an important part of Section 3.2.1 - Landscaping and Tree Protection. The criteria listed for a decision maker to consider are not the most important criteria that should be considered and are not pertinent in many situations where alternative compliance is appropriate. More important criteria are available in other subsections of 3.2.1.	Update the alternative compliance criteria with more applicable and important criteria, by referencing language in pertinent subsections.

7	Parking Lot Surfacing and Trail connections parking	3.2.2(D)(3)(c)	The LUC Parking Standards requires that parking lots be surfaced with asphalt, concrete or other material in conformance with city specifications. This requirement can be unecessary for park and trail connection parking lots where a crushed gravel or similar surfacing material would be more than sufficient for the use and capacity of the parking area.	Add specific language specifying that city-owned or other off-street parking lots which are use for parks or trail connections points may be paved with
8	Garage door setback from alley/private street based on additional vistor parking being provided (if no street-parking available)	3.2.2(K)(1)(a)	Residential developments that front onto open space instead of a street, do not provide near-by on-street parking. Eccessive parking then occurs in the private alleys, which are usually emergency access easements.	Indicate the number of required parking spaces that can be in garages, when the project does not front onto a public street.
9	Archival format of approved plans	3.3.2(A)(2)	This Section requires reproducible prints be provided to the City in physical (Mylar) format. The City is transitioning to these drawings being provided for approval in electronic format only.	The proposed solution removes the words “Mylar” and “prints” to not explicitly require a physical reproducible copy.
10	Wetlands	3.4.1(D)(2)	LUC Section 3.4.D.2 regarding Wetland Boundary Delineation references four different sets of standards and guidelines that may be used to establish wetland boundaries. However, the section goes on to state that all wetland boundary delineations shall be established in accordance with the U.S. Fish and Wildlife Service wetland classification system while The U.S. Army Corps of Engineers standards and guidelines shall be used to identify the boundaries of any "jurisdictional wetland." Clarity is needed for both developers and plan reviewers regarding which set of standards should be used for any and all projects in the future.	Removal of references to uncommonly used standard and guidelines and a consolidation of the language related to processes which would utilize the U.S. Army Corps of Engineers’ standard and guidelines.

11	Connecting Walkways for Carriage House Access	3.5.2(D)(1)(a)	Connecting walkways are required for all developments except detached single-family dwellings. This has allowed carriage houses to be built that are difficult to find and has created limited access to the public sidewalk for residents. Additionally, this is a concern for first responders, delivery personnel and other visitors.	Amend the exception for only one single-family detached dwellings and require addresses to be visible from the public right of way.
12	Setbacks for Alley Accessed garages	3.5.2(E)(3)	Residential developments that front onto open space instead of a street, do not provide near-by on-street parking. Eccessive parking then occurs in the private alleys, which are usually emergency access easements.	Clarify that the rear setback applies for developments that do front on a public street.
13	Second Kitchens	3.5.2(H)	The Land Use Code does not currently provide any guidance on when it is acceptable allow for more than one kitchen in a dwelling unit and there is a lack of clarity for pre-existing second kitchens. At times a second kitchen is allowed with an affidavit.	Create standards to clarify how a second kitchen may be integrated into a dwelling without creating a second dwelling unit
14	Large Retail Establishments	3.5.4	A plan graphic in this Section predates the vision and standards for incorporating large retail establishments into a more walkable town pattern, which have been developed since the original big box retail study and standards in 1995. A later plan graphic better illustrates the intended integration into a street and block pattern as opposed to a self-contained shopping center surrounded by large parking lots.	Replace the graphic.

15	Delete lot depth dimension in Section 3.6.2 - Streets, Streetscapes, Alleys and Easements	3.6.2(G)	Section 3.6.2 is an engineering-oriented section with requirements for street facilities. However it contains one standard requiring lots abutting arterial streets to be at least 150 feet in depth. This Section is an obscure location for a lot dimension standard. It is inconsistent with other standards that allow residential buildings to be as close as 15 feet from arterials. It could create complications and confusion with other building and site planning standards that address plan layouts, lot sizes, densities, and setbacks (e.g. residential building standards; supplementary regulations for setbacks and multi-family and single-family attached development; some zoning districts.) It could invite a subdivider to create a tract, presumably of any size, separating lots from the arterial right-of-way. Finally, it would intuitively involve single family residential lots with rear yards along arterials, but does not state that. It appears to be a vestige of past zoning codes.	Delete 3.6.2(G).

16	Update the term "Street Like Private Drive" to Private Streets	3.6.2(M)(2) and (N)	The code contains two terms for private streets serve the purpose of forming building sites. The distinction between the two terms is not useful and can lead to misunderstanding or create confusion. - The term 'Private Streets' is a longstanding term with standards in Section 3.6.2(M). It refers to streets built to City standards for public streets but retained in private ownership. It has been used extremely rarely, and appears virtually irrelevant and unlikely to be used going forward because it entails all of the cost of public streets without the benefit of City maintenance. - The term 'Street-Like Private Drives' is a more recent term with standards in subsection 3.6.2(N)(1)(c). It refers to street facilities that serve the public purposes of streets but with more flexibility to tailor design to the urban design context of development. This provision is used fairly often and is highly relevant in the City's development process.	Refer to all private streets as such -- eliminate the term 'Street-Like Private Drives' and incorporate those provisions under the term 'Private Streets'. This would be consistent with the whole intent for these facilities, which is to serve as streets for purposes of building orientation, multi-modal connectivity, and all other purposes of streets.
17	Home Occupations, signage	3.8.3(4)	The Home Occupation is prohibited exterior advertising, with the exception of the identification of the home occupation. The recent sign code update deleted the term Home Occupation identification sign and replaced it with residential sign. It has left the Home Occupation section of the code unclear as to what type of sign is allowed.	Replace the sign type in the Home Occupation section of the code.

18	Obsolete Sign reference	3.8.7.1(G)(2)(f)	In the prohibited signs and elements of the sign section, it includes an exception to certain type of sign. This type of sign was referenced by the code section. The sign type was not approved and the code section is not necessary.	Delete reference
19	Sign Code, Applied Wall-Still 75% Width of Tenant (max sign width)	3.8.7.2(B) Table (B)	In the sign section there are different types of signs that may attach to a building. Most of these sign types do not have a maximum width. In the Applied or Painted Wall sign table there is a maximum width. This restriction was left in place in error, as it was found that the maximum width for most signs was not necessary. The width of the sign is usually self-regulated based on other standards such as the allowed sign square footage and design of the building facade.	Delete the maximum sign width for the Applied or Painted Wall sign

20	Sign Section, Clarity on Primary and Secondary Freestanding Signs	3.8.7.2(G) Table (G)(1)	In the residential sign district there are two different types of freestanding permanent signs. The first type is a Primary that is allowed to be 32sf in size and 5ft in height. The other type is a Secondary and the code states it be 32sf in size and 6ft in height. The purpose of most sign standards is to reduce sign clutter. In this case it was recognized that a second freestanding sign was necessary. However, the intent of a primary and secondary sign was to have one be subordinate to the other. In error the secondary sign dimensions were equal size and greater in height. Additional clean up to the table is necessary to bring the freestanding signs in alignment with the lighting type in the Residential Neighborhood Sign district. The proximity of this district to residential uses would direct lighting sources to be less impactful, the current code allowed any lighting type.	Amend the Land Use standards to indicate that the secondary sign is smaller in both size and height to the primary sign and change the allowable lighting type in the residential sign district
21	Measuring Building Height.	3.8.17	The measurement of building height for purposes of height limits has involved some confusion, interpretation, and the need to refer to Article 5 Definitions for information that would be appropriate in this Section.	Add more-detailed information on determining height in stories and feet.
22	Extra Occupancy"Rental House" clarification	3.8.28	The Extra Occupancy Rental House regulations do not specify that the dwelling has to be used as a rental. The Land Use Code also does not define “house” and that term is not applicable to the use. The Extra Occupancy Rental House uses tenant and owner language in multiple sections of the code. However, we do not regulate whether it is occupied by owners or renters. The LMN zone district also has a contradiction as to what level of review four occupants would go through.	Remove “Rental” and “House” from the title of the Land Use Code designation and replace all “tenant” and “owner” language with “occupant”. A definition of occupant has also been proposed to be added to align the with existing definition of occupancy

23	Possibly R-L review of single family detached	4.4(B)(1)(a)1 4.4(B)(2)(a)1	Currently, there is confusion regarding what type of review is required when constructing Single-family detached dwellings in the Residential Low zone district. This is due to the fact that the use is included in the approved use list under both basic development review and administrative (Type 1) review processes.	Provide language under LUC 4.4. (B) (1) (a) which clarifies under what circumstances a basic development review is required Single-family detached dwellings. The proposed language more accurately reflects the instances under which basic development review would be necessary in the zone district (i.e. creation of a new lot that was not part of the originally approved site-specific development plan).
24	RL Accessory Building height	4.4(D)(2)(e)	LUC 4.4 (D) (e) states the following regarding maximum permitted building height in the Low Density Residential Zone District: “Maximum building height shall be twenty-eight (28) feet for a single-family dwelling, accessory building, group home or child care center and three (3) stories for all other uses.” Currently, this means that accessory building structures can either match the height, or in some cases, exceed the height of the primary building structure on the lot. This current allowance for height is in conflict with the definition for accessory buildings which states that is shall mean “a building detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot with such principal building.”	Indicate accessory buildings are not to be significantly taller than the primary building.

25	Carriage Houses and Accessory Building in the NCL, NCM, and NCB Zone District	4.7, 4.8, and 4.9	These Old Town Neighborhood zoning districts have detailed size limit standards for new construction of additional buildings in rear yards. Redundant language confuses the simple intent for this construction to be limited to 1½ stories (with any upper floor area underneath a sloping roof). The overall purpose is for neighborhood change and evolution to reflect historic neighborhood scale in careful balance with contemporary requirements and desires. The original zoning district standards have had revisions and additions over the years since they were first drafted in a special planning process in 1997, and it has become evident in recent projects that the resulting state of organization is very difficult to use and interpret.	The proposed solution consolidates reduntant standards.
26	Marijuana - Adding R&D use back into the Downtown Zone district	4.16(F)(2)(1)	Within a recent code change, the Downtown Zone district was expanded. This expansion created additional sub-districts. Some of these sub-districts were existing zone districts that included their own list of permitted uses. One of these new sub-districts is Innovation. Previous to the Inovation zone district this area included Medical Marijuana Research and Development. However, this use was left out inadvertently creating a nonconforming use.	Restore the Medical Marijuana Research and Development to the Downtown Innovation zone district
27	Clarifications to the PUD regulations	4.29	Council adopted the Land Use Code PUD regulations in 2018 and the PUD regulations have been utilized to approve one PUD, the Montava PUD, in 2020. During the extensive review process for the Montava PUD, several desired clarifications to the PUD regulations were noted.	At this time, minor edits correcting a title, grammar and punctuation

ORDINANCE NO. ___, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING VARIOUS AMENDMENTS TO THE
CITY OF FORT COLLINS LAND USE CODE

WHEREAS, on December 2, 1997, by its adoption of Ordinance No. 190,1997, the City Council enacted the Fort Collins Land Use Code (the "Land Use Code"); and

WHEREAS, at the time of the adoption of the Land Use Code, it was the understanding of staff and the City Council that the Land Use Code would most likely be subject to future amendments, not only for the purpose of clarification and correction of errors, but also for the purpose of ensuring that the Land Use Code remains a dynamic document capable of responding to issues identified by staff, other land use professionals and citizens of the City; and

WHEREAS, City staff and the Planning and Zoning Board have reviewed the Land Use Code and identified and explored various issues related to the Land Use Code and have made recommendations to the Council regarding such issues; and

WHEREAS, the City Council has determined that the recommended Land Use Code amendments are in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 1.4.9 of the Land Use Code is hereby amended to read as follows:

1.4.9 Rules of Construction for Text

. . .

(E) ***Delegation of Authority.*** Whenever a provision appears requiring the Director or some other City officer or employee to do some act or perform some duty, such provision shall be construed as authorizing the Director or other officer or employee to designate, delegate and authorize ~~professional-level subordinates~~another City employee to perform the required act or duty unless the terms of the provision specify otherwise. With respect to the review of development applications eligible for Type 1 review, in addition to or in substitution for delegation to ~~subordinates~~City employees as above authorized, the Director may engage the services of an attorney with experience in land use matters.

. . .

Section 3. That Section 2.1.1 of the Land Use Code is hereby amended to read as follows:

2.1.1 Decision Maker and Administrative Bodies

The City Council, Planning and Zoning Board, Zoning Board of Appeals and ~~Community Planning and Environmental Services Director (the "Director")~~ Director are frequently referenced in this Land Use Code. Reference should be made to Chapter 2 of the City Code for descriptions of these and other decision makers and administrative bodies, and their powers, duties, membership qualifications and related matters.

. . .

Section 4. That Section 2.2.10(A)(5) of the Land Use Code is hereby amended to read as follows:

2.2.10 Step 10: Amendments and Changes of Use

(A) ***Minor Amendments and Changes of Use.*** (1) Minor amendments to any approved development plan, including any Overall Development Plan, Project Development Plan, or PUD Master Plan, any site specific development plan, or the existing condition of a platted property; and (2) Changes of use, either of which meet the applicable criteria of below subsections 2.2.10(A)(1) or 2.2.10(A)(2), may be approved, approved with conditions, or denied administratively by the Director and may be authorized without additional public hearings. With the exception of PUD Master Plans, such minor amendments and changes of use may be authorized by the Director as long as the development plan, as so amended, continues to comply with the standards of this Code to the extent reasonably feasible. PUD Master Plan Minor amendments may be authorized by the Director as long as the PUD Master Plan, as so amended, continues to comply with the standards of this Code, as such standards may have been modified in the existing PUD Master Plan, and so long as the amendments are consistent with the existing PUD Master Plan. Minor amendments and changes of use shall only consist of any or all of the following:

. . .

(5) *Appeals.* Applicable pursuant to Section 2.2.12(C). ~~Appeals of the decision of the Director regarding the approval, approval with conditions or denial of, a change of use, or a minor amendment of any approved development plan, site specific development plan, or the existing condition of a platted property, shall be to the Planning and Zoning Board. Any such appeal shall be taken by filing a notice of appeal of the final decision with the Director within fourteen (14) days after the action that is the subject of the appeal. The decision of the Planning and Zoning Board on such appeals shall constitute a final decision appealable pursuant to Section 2.2.12 (Step 12).~~

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Section 5. That Section 2.2.12 of the Land Use Code is hereby amended to read as follows:

2.2.12 Step 12: Appeals/Alternate Review

(A) *Appeals.* Appeals of any final decision of a decision maker under this Code shall be only in accordance with Chapter 2, Article II, Division 3 of the City Code, unless otherwise provided in this Section or Division 2 ~~Divisions 2.3 through 2.11 and 2.16, 2.18, and 2.19 of this Code~~.

. . .

(C) *Appeal of Minor Amendment, Changes of Use, and Basic Development Review Decisions by the Director.* The Director's final decision on a minor amendment or change of use application pursuant to Section 2.2.10(A) or basic development review application pursuant to Division 2.18 may be appealed to the Planning and Zoning Board as follows:

(1) *Parties Eligible to File Appeal.* The following parties are eligible to appeal the Director's final decision on a minor amendment, change of use, or basic development review application:

(a) The applicant that submitted the application subject to the Director's final decision;

(b) Any party holding an ownership or possessory interest in the real or personal property that was the subject of the final decision;

(c) Any person to whom or organization to which the City mailed notice of the final decision;

(d) Any person who or organization that provided written comments to the appropriate City staff for delivery to the Director prior to the final decision.

(2) *Filing Notice of Appeal.* An appeal shall be commenced by filing a notice of appeal with the Director within fourteen (14) calendar days after the date the written final decision is made that is the subject of the appeal. Such notice of appeal shall be on a form provided by the Director, shall be signed by each person joining the appeal ("appellant"), and shall include the following:

(a) A copy of the Director's final decision being appealed;

(b) The name, address, email address, and telephone number of each appellant and a description why each appellant is eligible to appeal the final decision pursuant to Subsection (C)(1) above;

(c) The specific Land Use Code provision(s) the Director failed to properly interpret and apply and the specific allegation(s) of error and/or the specific

Land Use Code procedure(s) not followed that harmed the appellant(s) and the nature of the harm; and

(d) In the case of an appeal filed by more than one (1) person, the name, address, email address and telephone number of one (1) such person who shall be authorized to receive, on behalf of all persons joining the appeal, any notice required to be mailed by the City to the appellant.

(3) *Review of Notice of Appeal*. Within five (5) working days of the date of filing of the notice of appeal, the City Attorney shall conduct a completeness review for any failure to conform to the requirements of Subsection (C) above. Any notice of appeal that does not substantially conform to Subsection (C) shall be deemed incomplete. The City Attorney shall notify the appellant(s) in writing of any deficiency, which notice shall be mailed no more than eight (8) working days from the date of the filing of the notice of appeal. The appellant(s) shall have five (5) working days from the date of mailing of the notice of deficiency to cure such deficiency. If the appellant(s) does not cure the deficiency in the judgment of the City Attorney within said period of time, the appeal shall be deemed dismissed. Any decision of the City Attorney pursuant to this Subsection shall not be subject to appeal. The Director shall post any notice of appeal deemed complete on the City's website.

(4) *Scheduling of Appeal*. A public hearing shall be scheduled before the Planning and Zoning Board within sixty (60) calendar days of a notice of appeal being deemed complete unless the Planning and Zoning Board adopts a motion granting an extension of such time period.

(5) *Notice*. Once a hearing date before the Planning and Zoning Board has been determined, the Director shall mail written notice pursuant to Section 2.2.6(A). Notice requirements set forth in Section 2.2.6(B)-(D) shall not apply. The mailed notice shall inform recipients of:

(a) The subject of the appeal;

(b) The date, time, and place of the appeal hearing;

(c) The opportunity of the recipient and members of the public to appear at the hearing and address the Planning and Zoning Board; and

(d) How the notice of appeal can be viewed on the City's website.

(6) *Planning and Zoning Board Hearing and Decision.*

(a) The Planning and Zoning Board shall hold a public hearing pursuant to Section 2.2.7 to decide the appeal, and City staff shall prepare a staff report for the Planning and Zoning Board. The notice of appeal, copy of the Director's final decision, and the application and all application materials submitted to the Director shall be provided to the Planning and Zoning Board for its consideration at the hearing.

(b) The hearing shall be considered a new, or *de novo*, hearing at which the Planning and Zoning Board shall not be restricted to reviewing only the allegations of error listed in the notice of appeal, the Planning and Zoning Board shall not give deference to the Director's final decision being appealed, and the applicant shall have the burden of establishing that the application complies with all relevant Land Use Code provisions and should be granted. The applicant, appellant or appellants, members of the public, and City staff may provide information to the Planning and Zoning Board for its consideration at the appeal hearing that was not provided to the Director for his or her consideration in making the final decision being appealed.

(c) The Planning and Zoning Board shall review the application that is the subject of the appeal for compliance with all applicable Land Use Code standards and may uphold, overturn, or modify the decision being appealed at the conclusion of the hearing and may impose conditions in the same manner as the Director pursuant to Section 2.2.10(A) and Division 2.18. The Planning and Zoning Board decision shall constitute a final decision appealable to City Council pursuant to Section 2.2.12(A).

Section 6. That Section 2.11.1(A) of the Land Use Code is hereby amended to read as follows:

DIVISION 2.11 APPEAL FROM ADMINISTRATIVE DECISIONS TO THE ZONING BOARD OF APPEALS

2.11.1 Purpose and Applicability

(A) ***Purpose***. The purpose of this Division is to provide for appeals of certain administrative/city staff decisions to the Zoning Board of Appeals. Appeals to the Planning and Zoning Board of Minor Amendment and Change of Use and Basic Development Review decisions made by the Director are addressed in Section 2.2.12(C).

. . .

Section 7. That Section 2.18.3(L) of the Land Use Code is hereby amended to read as follows:

2.18.3 Basic Development Review and Minor Subdivision Review Procedures

An application for a Basic Development Review or Minor Subdivision shall be processed according to, in compliance with, and subject to the provisions contained in Division 2.1 and Steps

(1) through (12) of the Common Development Review Procedures (Sections 2.2.1 through 2.2.12, inclusive), as follows:

. . .

(L) ***Step 12*** (Appeals): Applicable pursuant to Section 2.2.12(C). ~~Applicable and in explanation thereof, appeals of the decision of the Director regarding approval, approval with conditions or denial of a Basic Development Review and Minor Subdivision shall be to the Planning and Zoning Board. Any such appeal shall be taken by filing a notice of appeal of the final decision of the Director within 14 days after the action that is the subject of the appeal. The appeal hearing with the Planning and Zoning Board shall be considered a new, or *de novo*, hearing. The decision of the Planning and Zoning Board on such appeals shall constitute a final decision appealable to City Council pursuant to Section 2.2.12 (Step 12).~~

Section 8. That Section 3.2.1 of the Land Use Code is hereby amended to read as follows:

3.2.1 Landscaping and Tree Protection

. . .

(E) ***Landscape Standards***. All development applications shall include landscape plans that meet the following minimum standards:

. . .

(2) *Landscape Area Treatment.* Landscape areas shall include all areas on the site that are not covered by buildings, structures, paving or impervious surface, or special use areas such as play areas, plaza spaces, patios, and the like. Landscape areas shall consist only of landscaping. The selection and location of turf, ground cover (including shrubs, grasses, perennials, flowerbeds and slope retention), and pedestrian paving and other landscaping elements shall be used to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating and directing circulation patterns, managing visibility, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area and with each other.

. . .

(d) Foundation Plantings. Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds at least five (5) feet wide placed directly along at least fifty (50) percent of such walls, except where pedestrian paving abuts a commercial building

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with trees and/or other landscaping in cutouts or planting beds along the outer portion of the pedestrian space away from the building.

. . .

(N) ***Alternative Compliance***. Upon request by an applicant, the decision maker may approve an alternative landscape and tree protection plan that may be substituted in whole or in part for a landscape plan meeting the standards of this Section.

. . .

In reviewing the proposed alternative plan for purposes of determining whether it accomplishes the purposes of this Section as required above, the decision maker shall take into account whether the alternative ~~preserves and incorporates existing vegetation in excess of minimum standards, protects natural areas and features, maximizes tree canopy cover, enhances neighborhood continuity and connectivity, fosters nonvehicular access or~~ accomplishes the functions listed in Subsection (C) (1) through (7) and Subsection (H) of this Section 3.2.1 and demonstrates innovative design and use of plant materials and other landscape elements.

Section 9. That Section 3.2.2(C), (D) and (K) of the Land Use Code is hereby amended to read as follows:

3.2.2 Access, Circulation and Parking

. . .

(C) ***Development Standards*** All developments shall meet the following standards:

. . .

(4) *Bicycle Facilities.* Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

. . .

(b) Bicycle Parking Space Requirements. The minimum bicycle parking requirements are set forth in the table below. For uses that are not specifically listed in the table, the number of bicycle parking spaces required shall be the number required for the most similar use listed. Enclosed bicycle parking spaces may not be located on balconies.

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Use Categories	*Bicycle Parking Space Minimums*	*% Enclosed Bicycle Parking/ % Fixed Bicycle Racks*
Residential and Institutional Parking Requirements		
. . .	. . .	. . .
Extra Occupancy ~~Rental Houses~~	1 per ~~bed~~ occupant	0%/100%
. . .		

. . .

(D) ***Access and Parking Lot Requirements.*** All vehicular use areas in any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles and emergency vehicles).

. . .

(3) *Location*. Only off-street parking areas provided to serve uses permitted in a zone district predominated by residential uses will be allowed in such district.

. . .

(c) Pavement. All open off-street parking and vehicular use areas shall be surfaced with asphalt, concrete or other material in conformance with city specifications with the exception of off-street parking and vehicular use areas for a park or trail connection point that may be surfaced with gravel or another similar inorganic material.

. . .

(K) ***Parking Lots - Required Number of Off-Street Spaces for Type of Use.****

(1) *Residential and Institutional Parking Requirements*. Residential and institutional uses shall provide a ***minimum*** number of parking spaces as defined by the standards below.

(a) Attached Dwellings: For each two-family and multi-family dwelling there shall be parking spaces provided as indicated by the following table:

Number of Bedrooms/Dwelling Unit	*Parking Spaces Per Dwelling Unit* *, **
One or less	1.5
Two	1.75

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Three	2.0
Four and above	3.0
* Spaces that are located in detached residential garages (but not including parking structures) or in attached residential garages, which attached garages do not provide direct entry into an individual dwelling unit, may be credited toward the minimum requirements contained herein only if such spaces are made available to dwelling unit occupants at no additional rental or purchase cost (beyond the dwelling unit rental rate or purchase price).	
** When public streets abutting the perimeter of the development site do not provide on-street parking then the percentage of garage parking spaces provided for the development site shall not exceed eighty (80) percent of the parking total.	

. . .

(j) Extra Occupancy ~~Rental Houses~~: For each extra occupancy ~~rental house~~, there shall be 0.75 (¾) parking space per ~~tenant~~ occupant, rounded up to the nearest whole parking space~~, plus one (1) additional parking space if the extra occupancy rental house is owner-occupied~~. If the lot upon which such parking spaces are to be situated has more than sixty-five (65) feet of street frontage length on any one (1) street or abuts an alley, then each such parking space shall have direct access to the abutting street or alley and shall be unobstructed by any other parking space. If such lot has less than sixty-five (65) feet of street frontage length on any one (1) street and does not abut an alley, then one (1) of the required parking spaces may be aligned in a manner that does not provide direct access to the abutting street.

. . .

Section 10. That Section 3.3.2 of the Land Use Code is hereby amended to read as follows:

3.3.2 Development Improvements

(A) *Approval of City Engineer.*

. . .

(2) No improvements shall be made until all required plans, profiles and specifications, including reproducible plans~~Mylar prints~~ for the same, have been submitted to and approved by the City Engineer.

. . .

Section 11. That Section 3.4.1 (D)(2) of the Land Use Code is hereby amended to read as follows:

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3.4.1 Natural Habitats and Features

. . .

(D) ***Ecological Characterization and Natural Habitat or Feature Boundary Definition***. The boundary of any natural habitat or feature shown on the *Natural Habitats and Features Inventory Map* is only approximate. The actual boundary of any area to be shown on a project development shall be proposed by the applicant and established by the Director through site evaluations and reconnaissance, and shall be based on the ecological characterization of the natural habitat or feature in conjunction with the map.

. . .

(2) *Wetland Boundary Delineation*. ~~In establishing the boundaries of a wetland, the applicant and the Director shall use soil samples, ecological characterization and hydrological evidence, to the extent that such are in existence or are requested of and provided by the applicant. The Director may also utilize the standards and guidelines and/or the professional recommendations of~~ Wetland boundary delineations of both a non-jurisdictional wetland and "jurisdictional wetland" shall be established in accordance with the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual and the appropriate Regional Supplement, and classified according to the U.S. Fish and Wildlife Service wetland classification system~~,~~. In establishing the boundaries of a wetland, the applicant and the Director shall use soil samples, vegetation analysis and hydrological evidence, to the extent that such are in existence or are requested of and provided by the applicant.~~the Colorado Natural Heritage Program, and/or the Colorado Division of Wildlife in establishing such boundaries~~. If at least one of the required criteria for wetland delineation is present (hydric soil, hydrophytic vegetation or hydrology), the criterion shall be communicated to the Director for consideration.~~Wetland boundary delineations shall be established in accordance with the U.S. Fish and Wildlife Service wetland classification system and shall be identified~~ The Director may also utilize the standards and guidelines and/or the professional recommendations of the U.S. Army Corps of Engineers or other organization, individual, or governmental entity in reviewing such boundaries. These shall be identified in the submittal documents for the review of the project development plan (if applicable, or if not applicable, the most similar development review) and prior to commencement of any construction activities. ~~The U.S. Army Corps of Engineers standards and guidelines shall be used to identify the boundaries of any "jurisdictional wetland."~~

. . .

Section 12. That Section 3.5.2 of the Land Use Code is hereby amended to read as follows:

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3.5.2 Residential Building Standards

. . .

(D) ***Relationship of Dwellings to Streets and Parking***.

(1) *Orientation to a Connecting Walkway*. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk and the address shall be posted to be visible from the intersection of the connecting walkway and public right of way. The following exceptions to this standard are permitted:

(a) Up to one~~two~~ (1~~2~~) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

. . .

(E) ***Residential Building Setbacks, Lot Width and Size.***

. . .

(3) *Side and Rear Yard Setbacks*. The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for ~~alley-accessed~~ garages accessed from alleys or private drive where the associated dwelling faces on-site walkways rather than street sidewalks~~,~~ for which the minimum setback from an alley or private drive shall be eight (8) feet. If a zero-lot-line development plan is proposed, a single six-foot minimum side yard is required. Rear yard setbacks in residential areas shall be a minimum of eight (8) feet from the rear property line, except for garages and storage sheds not exceeding eight (8) feet in height, where the minimum setback shall be zero (0) feet.

. . .

(H) ***Second Kitchen.*** A maximum of one additional kitchen may be established inside a dwelling unit without creating an additional dwelling unit if the Director determines:

(1) That both kitchens are accessible to all occupants of the dwelling unit;

(2) That neither kitchen is located in an accessory building; and

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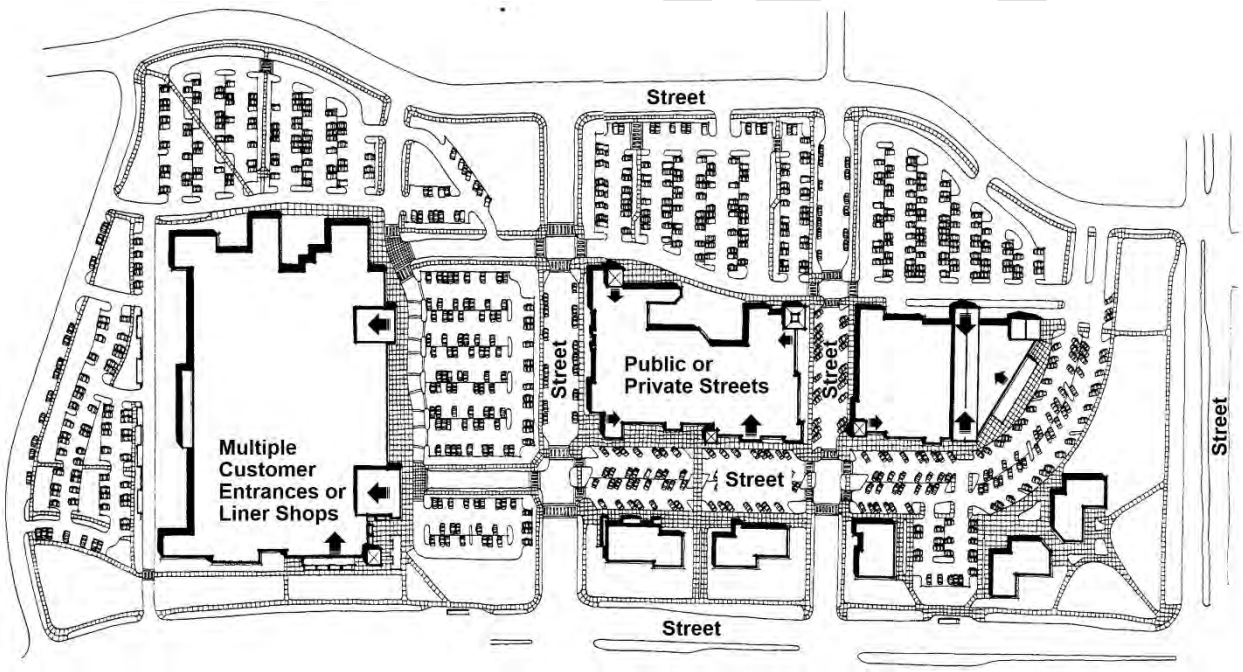
(3) That both kitchens have non-separated, continuous, and open access with no locked doors separating the kitchens from the rest of the dwelling unit.

The property owner of a dwelling unit in which a second kitchen is approved by the Director shall prior to issuance of a building permit sign and record with the Larimer County Clerk and Recorder a notarized affidavit stating that the second kitchen will not be used for a second dwelling unit and the property owner acknowledges and agrees that the dwelling shall only be used as a single-family dwelling.

Section 13. That Figure 14 in Section 3.5.4(D)(3)(a) of the Land Use Code is hereby replaced in its entirety with the following figure:

Figure 14
Building Entrances



. . .

Section 14. That Section 3.6.2 of the Land Use Code is hereby amended to read as follows:

3.6.2 - Streets, Streetscapes, Alleys And Easements

. . .

(G) Repealed and held in reserve ~~Lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of one hundred fifty (150) feet.~~

~~(1) *Alternative Compliance.* Upon request by the applicant, the decision maker may approve an alternative lot plan that does not meet the standard of this subsection if the alternative lot plan includes additional buffering or screening that will, in the judgment of the decision maker, protect such lots from the noise, light and other potential negative impacts of the arterial street as well as, or better than, a plan which complies with the standard of this subsection.~~

~~(2) *Procedure.* Alternative lot plans shall be prepared and submitted in accordance with the submittal requirements for streets, streetscapes, alleys and easements as set forth in this Section and landscape plans as set forth in Section 3.2.1. The alternative lot plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will equally well or better accomplish the purpose of this subsection than would a plan which complies with the standards of this subsection.~~

~~(3) *Review Criteria.* To approve an alternative lot plan, the decision maker must first find that the proposed alternative plan accomplishes the purpose of this subsection as well as, or better than, a lot plan which complies with the standard of this subsection. In reviewing the proposed alternative plan, the decision maker shall take into account whether the lot plan provides screening and protection of the lots adjacent to the arterial street from noise, light and other negative impacts of the arterial street equally well or better than a plan which complies with the standard of this subsection.~~

. . .

(M) ***Private Streets.*** Private streets shall be controlled by the following requirements:

(1) *When Allowed.* Private streets shall be allowed in a development, provided that their function will ~~only~~ be primarily to provide access to property within the development. Private streets shall not be permitted if (by plan or circumstance) such streets would, in the judgment of the City Engineer, attract "through traffic" in such volumes as to render ~~such~~ public streets necessary as connections between developments, neighborhoods or other origins and destinations outside of the development plan.

(2) *Design Requirements.* ~~Designs for private streets shall meet all standards for public streets in accordance with the *Larimer County Urban Area Street Standards* , as adopted by the City Council by ordinance or resolution. Optional treatments beyond the minimum city standards, such as landscaped medians or other decorative features, will not be approved unless the City determines that such treatments present no safety risk to the public and that the City's utilities will not incur maintenance or replacement costs for their utilities above normal costs associated with the City's standard design.~~ As with public streets, the design of private streets must be completed by or under the charge of a professional engineer licensed by the State of Colorado. The design for all private streets shall be included in the utility plans for the development. Designs for public streets shall be permitted if either:

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(a) The designs meet all standards for public streets in accordance with the *Larimer County Urban Area Street Standards*, as adopted by the City Council by ordinance or resolution; or

(b) The designs have customized treatments and features including travel lanes; parallel or diagonal street parking; tree-lined sidewalks with the sidewalks either detached or attached with trees in cutouts; and crosswalks. Other features such as bikeways, landscaped medians, corner plazas, custom lighting, bike racks, and identity signs may be provided to afford an appropriate alternative to a standard City street in the context of the development plan. Head-in parking may only be used in isolated parking situations where the effect on the character of the street is negligible. Customized treatments and features will not be approved unless the City determines that such treatments and features present no safety risk to the public and that the City's utilities will not incur maintenance or replacement costs for their utilities above normal costs associated with the City's standard design.

. . .

(N) ***Private Drives~~ and Street-Like Private Drives~~.***

(1) *When Allowed.*

. . .

~~(c) Street-Like Private Drives. A street-like private drive shall be allowed as primary access to facing buildings or to parcels internal to a larger, cohesive development plan, or for the purposes of meeting other requirements for streets. Street-like private drives shall be designed to include travel lanes, on-street parking, tree-lined border(s), detached sidewalk(s) and crosswalks. Other features such as bikeways, landscaped medians, corner plazas and pedestrian lighting may be provided to afford an appropriate alternative to a street in the context of the development plan.~~

~~On-street parking for abutting buildings may be parallel or angled. Head-in parking may only be used in isolated parking situations.~~

~~Such street-like private drives must be similar to public or private streets in overall function and buildings shall front on and offer primary orientation to the street-like private drive.~~

~~Street-like private drives may be used in conjunction with other standards, such as block configuration, orientation to connecting walkways, build-to-lines, or street pattern and connectivity.~~

(~~d~~c) ~~Neither a~~A private drive ~~nor a street-like private drive~~ shall not be permitted if it prevents or diminishes compliance with any other provisions of this Code.

. . .

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Section 15. That Section 3.8.3 of the Land Use Code is hereby amended to read as follows:

3.8.3 Home Occupations

A home occupation shall be allowed as a permitted accessory use, provided that all of the following conditions are met:

. . .

(4) There shall be no exterior advertising other than ~~identification of the home occupation~~the residential sign allowed in Section 3.8.7.1(D)(5)(a) of this Code.

. . .

Section 16. That Section 3.8.7.1(G)(2) of the Land Use Code is hereby amended to read as follows:

3.8.7.1 Generally.

. . .

(G) ***Prohibited signs and sign elements.***

. . .

(2) *Prohibited Signs.* The following signs are not allowed, whether temporary or permanent:

. . .

(f) Permanent off-premises signs~~, except as provided in Section 3.8.7.6~~;

. . .

Section 17. That Section 3.8.7.2(B) and (G) of the Land Use Code is hereby amended to read as follows:

3.8.7.2 Permanent Signs

. . .

(B) ***Wall Signs.*** Wall signs are allowed according to the standards in Table (B), Wall Signs.

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Table (B) Wall Signs						
Type of Sign Standards	**Sign District**					
	Outside of Residential Neighborhood Sign District [1]					
	Downtown	**Commercial/ Industrial**	**Mixed-Use**	**Multifamily**	**Single-Family**	**Within Residential Neighborhood Sign District [1]**
Applied or Painted Wall Signs						
. . .	. . .	. . .	. . .	. . .	. . .	. . .
Max. Sign Width	N/A	N/A	N/A	N/A	N/A	~~Tenant space 45,000 sf. or less: lesser of 40 ft. or 75% of width of tenant space; Tenant space is larger than 45,000 sf.: 55 ft.~~ N/A
. . .	. . .	. . .	. . .	. . .	. . .	. . .

. . .

(G) **Freestanding Permanent Signs.** Detached permanent signs are allowed according to the standards in Table (G)(1), Freestanding Permanent Signs.

Table (G)(1) Freestanding Permanent Signs						
Type of Sign Standards	**Sign District**					
	Outside of Residential Neighborhood Sign District [1]					
	Downtown	**Commercial/ Industrial**	**Mixed-Use**	**Multifamily**	**Single-Family**	**Within Residential Neighborhood Sign District [1]**
Primary Detached Signs						
. . .	. . .	. . .	. . .	. . .	. . .	. . .
Allowed Lighting	Any	Any	Any	Indirect only	None	~~Any~~Indirect only
. . .	. . .	. . .	. . .	. . .	. . .	. . .
Other Standards	Location may be established by approved development plan; Structure shall match primary finish and colors of associated buildings; Pole style signs shall contain no more than thirty (30) percent (or forty [40]					Structure shall match primary finish and colors of associated buildings; must be monument style

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	percent if located within the site distance triangle) of free air space between the top of the sign and the ground, vertically and between the extreme horizontal limits of the sign extended perpendicular to the ground. A base or pole cover provided to satisfy this requirement shall be integrally designed as part of the sign by use of such techniques as color, material and texture. Freestanding signs that existed prior to December 30, 2011, and that do not comply with this requirement shall be removed or brought into compliance by December 31, 2019, provided that such signs otherwise comply with Section 3.8.7.4, Nonconforming Signs.					
Secondary Detached Signs						
Max. #	1 per vehicular access point to nonresidential, mixed-use, or multifamily property	1 per vehicular access point to nonresidential, mixed-use, or multifamily property	1 per vehicular access point to nonresidential, mixed-use, or multifamily property	1 per vehicular access point to nonresidential, mixed-use, or multifamily property	1 per vehicular access point to nonresidential, mixed-use, or multifamily property	1 per street frontage of a ~~neighborhood service center or neighborhood commercial district~~nonresidential, mixed-use, or multifamily uses
. . .	. . .	. . .	. . .	. . .	. . .	. . .
Max. Sign Area	16 sf.	16 sf.	16 sf.	16 sf.	16 sf.	~~32~~20 sf.
Max. Sign Height	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.	~~6~~5 ft.
Allowed Lighting	Any	Any	Any	Indirect only	Indirect only	~~Any~~Indirect only
. . .	. . .	. . .	. . .	. . .	. . .	. . .

. . .

Section 18. That Section 3.8.16(D) and (E) of the Land Use Code is hereby amended to read as follows:

3.8.16 Occupancy Limits; Increasing the Number of Persons Allowed

. . .

(D) ***Definitions***. The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them below:

(4) *Occupant* shall mean a person who occupies a dwelling unit or any portion thereof for living and sleeping purposes.

(E) ***Increasing the Occupancy Limit***.

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(1) With respect to single-family and two-family dwellings, the number of persons allowed under this Section may be increased by the issuance of a certificate of occupancy allowing ~~for use as an~~ extra occupancy ~~rental house~~ in zones allowing such use.

(2) With respect to multiple-family and single family attached dwellings, the decision maker (depending on the type of review, Type 1 or Type 2) may, upon receipt of a written request from the applicant and upon a finding that all applicable criteria of this Code have been satisfied, increase the number of unrelated persons who may reside in individual dwelling units. The decision maker shall not increase said number unless satisfied that the applicant has provided sufficient ~~additional~~ amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, neighborhood centers, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services.

. . .

Section 19. That Section 3.8.17(A)(2) of the Land Use Code is hereby amended to read as follows:

3.8.17 Building Height

(A) ***Measuring Building Height.***

. . .

(2) *Building Height Measured in Stories.* In measuring the height of a building in stories the following measurement rules shall apply:

(a) A balcony or mezzanine shall be counted as a full story when its floor area is in excess of one-third ($^{1}/3$) of the total area of the nearest full floor directly below it.

(b) Half (1/2) story shall mean a space under a sloping roof which has the line of intersection of the roof and wall face not more than three (3) feet above the floor level, and in which space the possible floor area with head room of five (5) feet or less occupies at least forty (40) percent of the total floor area of the story directly beneath.

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(~~b~~c) No story of a commercial or industrial building shall have more than twenty-five (25) feet from the center of all walls to the eave/wall intersection or wall plate height if there is no eave, or from floor to floor, or from floor to eave/wall intersection or wall plate height as applicable.

(~~c~~d) A maximum vertical height of twelve (12) feet eight (8) inches shall be permitted for each residential story measured from average ground level at the center of all walls to the eave/wall intersection or wall plate height if there is no eave, or from floor to floor, or from floor to eave/wall intersection or wall plate height as applicable. This maximum vertical height shall apply only in the following zone districts: U-E; R-F; R-L; L-M-N; M-M-N; N-C-L; N-C-M; N-C-B; R-C; C-C-N; N-C; and H-C.

. . .

Section 20. That Section 3.8.28 of the Land Use Code is hereby amended to read as follows:

3.8.28 Extra Occupancy ~~Rental House~~ Regulations

(A) Extra occupancy ~~rental houses~~, not including multiple family and single family attached dwellings which shall be governed by Section 3.8.16(E)(2), shall conform to the occupancy limits and separation requirements specified in the following table:

Zone	***Maximum number of permissible residents, excluding occupant family***	***Maximum percentage of parcels per block face that may be used for extra occupancy ~~houses~~***
L-M-N	One (1) ~~tenant~~ occupant per three hundred fifty (350) square feet of habitable floor space, in addition to a minimum of four hundred (400) square feet of habitable floor space if owner-occupied	No more than twenty-five (25) percent of parcels on a block face may be approved for extra occupancy ~~rental house~~ use.
M-M-N, H-M-N, N-C-B	One (1) ~~tenant~~ occupant per three hundred fifty (350) square feet of habitable floor space, in addition to a minimum of four hundred (400) square feet of habitable floor space if owner-occupied.	No limit.
D, R-D-R, C-C, C-C-N, C-C-R, C-G, C-N, N-C, C-L-E, I	One (1) ~~tenant~~ occupant per three hundred fifty (350) square feet of habitable floor space, in addition to a minimum of four hundred (400) square feet of habitable floor space if owner-occupied.	No limit.
R-L, N-C-L, R-F, U-E, N-C-M, H-C, P-O-L, R-C	n/a	Extra occupancy ~~rental houses~~ not allowed.

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(B) In all zone districts allowing extra occupancy ~~rental houses~~ except L-M-N, an application for extra occupancy ~~rental house~~ use for five (5) or fewer ~~tenants~~ occupants shall be subject to basic development review.

(C) In all zone districts allowing extra occupancy ~~rental houses~~ except L-M-N, an application for extra occupancy ~~rental house~~ use for more than five (5) ~~tenants~~ occupants shall be subject to Type 1 administrative review.

(D) In the L-M-N zone district, an application for extra occupancy ~~rental house~~ use for more than four (4) ~~tenants~~ occupants shall be subject to Type 1 administrative review.

Section 21. That Section 4.4(B) and (D) of the Land Use Code is hereby amended to read as follows:

Division 4.4 Low Density Residential District (R-L)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the R-L District, subject to basic development review, provided that such uses are located on lots that are part of an approved site specific development plan:

(a) **Residential Uses:**

1. Single-family detached dwellings on lots created through the Minor Subdivision process pursuant to Section 2.18.2.

. . .

. . .

(D) ***Land Use Standards***.

. . .

(2) *Dimensional Standards*.

. . .

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(e) Maximum building height shall be twenty-eight (28) feet for a single-family dwelling, ~~accessory building,~~ group home, or child care center and three (3) stories for all other uses.

(f) Accessory buildings and structures shall not exceed the height of any existing or proposed principal building on the lot by more than two (2) feet.

. . .

Section 22. That Section 4.5(B)(2)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.5 Low Density Mixed-Use Neighborhood District (L-M-N)

. . .

(B) ***Permitted Uses***.

. . .

(2) The following uses are permitted in the L-M-N District, subject to administrative review:

(a) **Residential Uses:**

. . .

8. Extra occupancy ~~rental houses~~ with four (4) or more tenants.

. . .

Section 23. That Sections 4.6(B)(1)(e) and 4.6(B)(2)(a) of the Land Use Code are hereby amended to read as follows:

Division 4.6 Medium Density Mixed-Use Neighborhood District (M-M-N)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the M-M-N District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

. . .

(e) **Residential Uses:**

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1. Extra occupancy ~~rental houses~~ with five (5) or fewer tenants.

. . .

(2) The following uses are permitted in the M-M-N District, subject to administrative review:

(a) **Residential Uses:**

. . .

8. Extra occupancy ~~rental houses~~ with more than five (5) tenants.

. . .

Section 24. That Section 4.7(E) and (F) of the Land Use Code is hereby amended to read as follows:

Division 4.7 Neighborhood Conservation, Low Density District (N-C-L)

(E) ***Dimensional Standards.***

. . .

(5) Building Height. ~~Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings~~

(a) Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings, which shall be limited to one and one-half (1 ½) stories.

(b) Front porches shall be limited to one (1) story.

(c) The height of a carriage house or an accessory building containing habitable space shall not exceed twenty-four (24) feet.

(d) The height of an accessory building containing no habitable space shall not exceed twenty (20) feet.

(6) Eave Height.

(a) The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space. An eave of a dormer or

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similar architectural feature may exceed thirteen (13) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

(b) The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space. An eave of a dormer or similar architectural feature may exceed ten (10) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

(c) If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline (if extended downward) would intersect with the lower story's exterior wall (if extended upward).

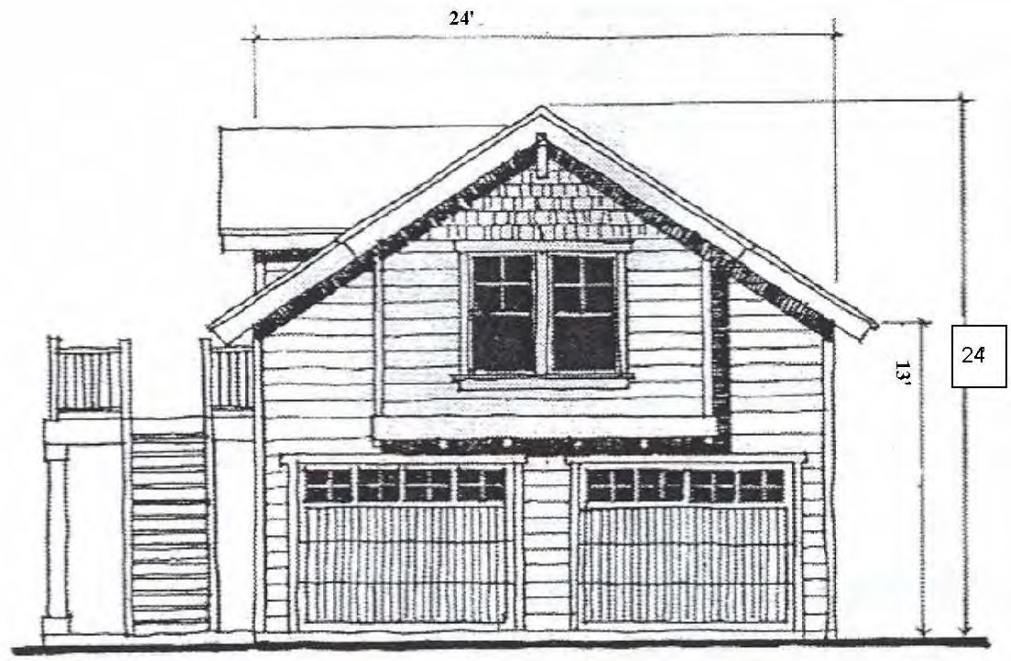

Illustration of Carriage House Roofline and Eave Heights

(F) ***Development Standards.***

(1) *Building Design.*

. . .

~~(e) Front porches shall be limited to one (1) story, and the front facades of all one- and two-family dwellings shall be no higher than two (2) stories, except in the~~

~~case of carriage houses and accessory buildings containing habitable space, which shall be a maximum of one and one-half (1½) stories.~~

(~~f~~e) In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street.

(~~g~~f) The minimum pitch of the roof of any building shall be 2:12 and the maximum pitch of the roof of any building shall be 12:12, except that new, detached accessory buildings and additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed 24:12 and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second-story deck.

(~~h~~g) *Front Facade Character*. When building construction results in:

. . .

(~~i~~h) *Side Façade Character*. When building construction results in:

. . .

~~(2) Bulk and Massing~~

~~(a) **Building Height.**~~

~~1. Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings.~~

~~2. The height of a detached dwelling unit at the rear of the lot or an accessory building containing habitable space shall not exceed twenty-four (24) feet.~~

~~3. The height of an accessory building containing no habitable space shall not exceed twenty (20) feet.~~

~~(b) **Eave Height.**~~

~~1. The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space. An eave of a dormer or similar architectural feature may exceed thirteen (13) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.~~

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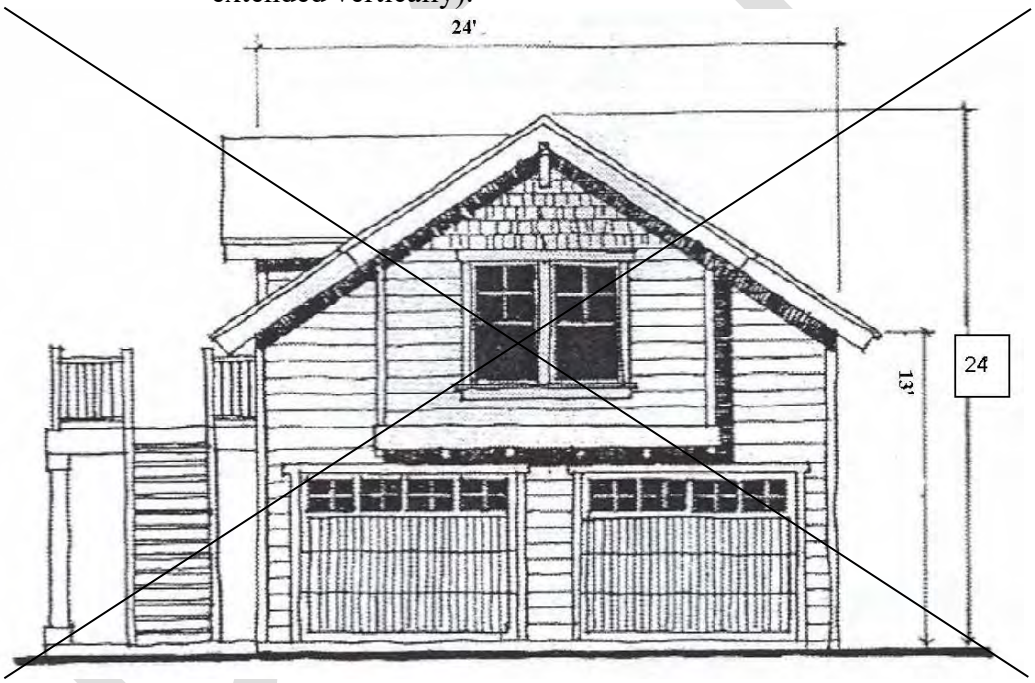
~~2. The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space. An eave of a dormer or similar architectural feature may exceed ten (10) feet if set back two (feet) from the wall below and does not exceed twenty-five (25) percent of the wall length.~~

~~3. The maximum eave height is measured at the minimum setback from an interior side-yard lot line and can be increased at a ratio of six (6) inches of additional building height for each one (1) foot of setback from the interior side property line.~~

~~4. If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline (if extended horizontally) would intersect with the lower story's exterior wall (if extended vertically).~~



~~**Illustration of Carriage House Roofline and Eave Heights**~~

(~~3~~2) *Carriage Houses and Habitable Accessory Buildings*.

. . .

Section 25. That Section 4.8(E) and (F) of the Land Use Code are hereby amended to read as follows:

Division 4.8 Neighborhood Conservation, Medium Density District

. . .

(E) ***Dimensional Standards.***

. . .

(5) *Building Height.* ~~Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings~~

(a) Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings, which shall be limited to one and one-half (1 ½) stories.

(b) Front porches shall be limited to one (1) story.

(c) The height of a carriage house or an accessory building containing habitable space shall not exceed twenty-four (24) feet.

(d) The height of an accessory building containing no habitable space shall not exceed twenty (20) feet.

(6) *Eave Height.*

(a) The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space. An eave of a dormer or similar architectural feature may exceed thirteen (13) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

(b) The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space. An eave of a dormer or similar architectural feature may exceed ten (10) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

(c) If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline (if extended downward) would intersect with the lower story's exterior wall (if extended upward).

Figure 17.5-1

Illustration of Carriage House Roofline and Eave Heights

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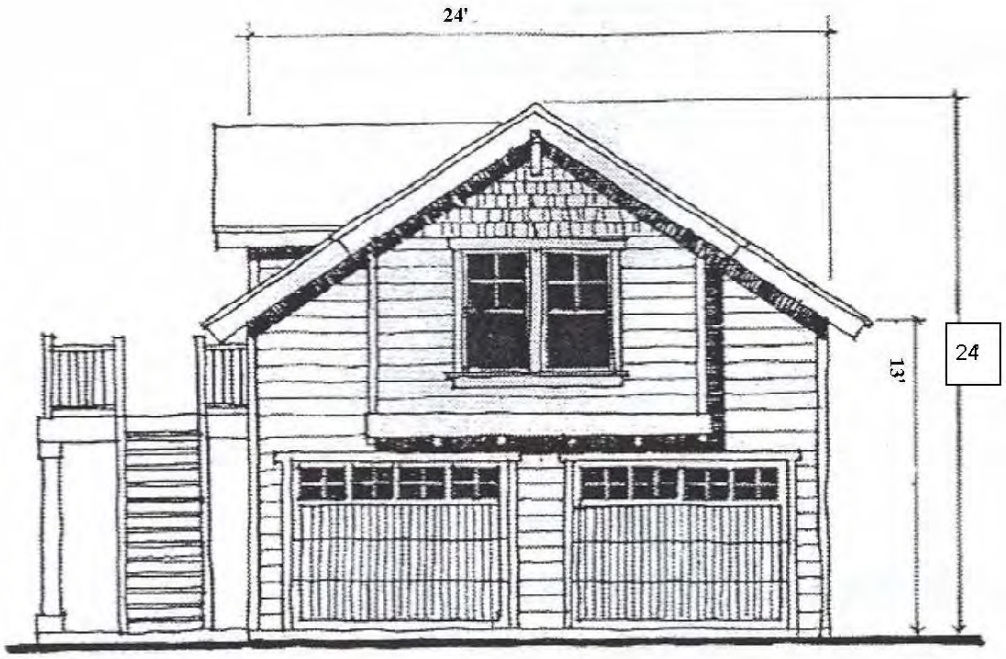

(F) ***Development Standards.***

(1) *Building Design.*

. . .

~~(e) Front porches shall be limited to one (1) story, and the front facades of all one- and two-family dwellings shall be no higher than two (2) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1½) stories.~~

(~~f~~e) In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street.

(~~g~~f) The minimum pitch of the roof of any building shall be 2:12 and the maximum pitch of the roof of any building shall be 12:12, except that new, detached accessory buildings and additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed 24:12 and the covered porch may be flat whenever the roof of such porch is also considered to be the floor of a second-story deck.

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(~~h~~g) *Front Facade Character*. When building construction results in:

1. a two (2) -story house where a one (1) -story house previously existed and where there is an abutting house on either side that is one (1) story, or

. . .

(~~i~~h) *Side Façade Character*. When building construction results in:

. . .

~~(2) *Bulk and Massing.*~~

~~(a) **Building Height.**~~

~~1. Maximum building height shall be two (2) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings.~~

~~2. The height of a detached dwelling unit at the rear of the lot or an accessory building containing habitable space shall not exceed twenty-four (24) feet.~~

~~3. The height of an accessory building containing no habitable space shall not exceed twenty (20) feet.~~

~~(b) **Eave Height.**~~

~~1. The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space. An eave of a dormer or similar architectural feature may exceed thirteen (13) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.~~

~~2. The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space. An eave of a dormer or similar architectural feature may exceed ten (10) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.~~

~~3. The maximum eave height is measured at the minimum setback from an interior side-yard lot line and can be increased at a ratio of six (6) inches of additional building height for each one (1) foot of setback from the interior side property line.~~

~~4. If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline (if extended~~

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~~horizontally) would intersect with the lower story's exterior wall (if extended vertically).~~

~~(See illustration contained in Division 4.7.)~~

(~~3~~2) *Carriage Houses and Habitable Accessory Buildings.*

. . .

Section 26. That Sections 4.9(B)(1)(a) and 4.9(B)(2)(a) of the Land Use Code are hereby amended to read as follows:

Division 4.9 Neighborhood Conservation, Buffer District (N-C-B)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the N-C-B District, subject to basic development review, provided that such uses are located on lots that are part of an approved site specific development plan:

(a) **Residential Uses:**

. . .

4. Extra occupancy ~~rental houses~~ with five (5) or fewer tenants.

. . .

(2) The following uses are permitted in the N-C-B District, subject to administrative review:

(a) **Residential Uses:**

. . .

7. Extra occupancy ~~rental houses~~ with more than five (5) tenants.

. . .

Section 27. That Section 4.9(E)(1)(b) of the Land Use Code is hereby amended to read as follows:

Division 4.9 Neighborhood Conservation, Buffer District (N-C-B)

. . .

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(E) ***Development Standards.***

(1) *Single-Family Dwellings.*

. . .

(b) *Bulk and Massing.*

1. **Building Height.**

~~1.~~a. Maximum building height shall be three (3) stories, except in the case of a detached dwelling unit at the rear of the lot and accessory buildings which shall be limited to one and one-half (1 ½) stories.

. . .

2. **Eave Height.**

~~1.~~a. The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space. An eave of a dormer or similar architectural feature may exceed thirteen (13) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

~~2.~~b. The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space. An eave of a dormer or similar architectural feature may exceed ten (10) feet if set back two (2) feet from the wall below and does not exceed twenty-five (25) percent of the wall length.

~~3.~~c. The maximum eave height is measured at the minimum setback from an interior side-yard lot line and can be increased at a ratio of six (6) inches of additional building height for each one (1) foot of setback from the interior side property line.

~~4.~~d. If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline

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(if extended horizontally) would intersect with the lower story's exterior wall (if extended vertically).

. . .

Section 28. That Section 4-10(B)(1)(e)1 and 4-10(B)(2)(a)4 of the Land Use Code are hereby amended to read as follows:

Division 4.10 High Density Mixed-Use Neighborhood District (H-M-N)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the H-M-N District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

. . .

(2) The following uses are permitted in the H-M-N District, subject to administrative review:

(a) **Residential Uses:**

. . .

4. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.

. . .

Section 29. That the table contained in Section 4.16(F)(2) of the Land Use Code is hereby amended to read as follows:

4.16 Downtown District (D)

. . .

(F) ***Permitted Uses.***

. . .

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(2) The following uses are permitted in the subdistricts of the Downtown District, subject to Basic Development Review (BDR), Minor Amendment (MA), Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review as specifically identified on the chart below:

Land Use	*Historic Core*	*Canyon Avenue/Civic/ North Mason*	*Innovation/ River*	*River Corridor*	*Campus North*	*Entryway Corridor*
. . .	. . .	. . .	. . .	. . .	. . .	. . .
~~EOR Houses~~ < 5 ~~tenants~~ occupants	BDR/MA	BDR/MA	BDR/MA	Not Permitted	BDR/MA	BDR/MA
~~EOR Houses~~ > 5 ~~tenants~~ occupants	Type 1	Type 1	Type 1	Not Permitted	Type 1	Type 1
Medical Marijuana Research and Development	Not Permitted	Not Permitted	BDR/MA	Not Permitted	Not Permitted	Not Permitted
. . .	. . .	. . .	. . .	. . .	. . .	. . .

Section 30. That Section 4.18(B)(1)(e) and B(2)(a) of the Land Use Code are hereby amended to read as follows:

Division 4.18 Community Commercial District (C-C)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the C-C District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

. . .

(2) The following uses are permitted in the C-C District, subject to administrative review:

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(a) **Residential Uses:**

. . .

5. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.

. . .

Section 31. That Section 4.19(B)(1)(e) and (B)(2)(a) of the Land Use Code are hereby amended to read as follows:

Division 4.19 Community Commercial - North College District (C-C-N)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the C-C-N District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

. . .

(2) The following uses are permitted in the C-C-N District, subject to administrative review:

(a) **Residential Uses:**

. . .

6. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.

. . .

Section 32. That the table contained in Section 4.21(B)(2) of the Land Use Code is hereby amended to read as follows:

Division 4.21 General Commercial District (C-G)

. . .

(B) ***Permitted Uses***.

. . .

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(2) The following uses are permitted in subdistricts of the C-G District, subject to Basic Development Review (BDR), Minor Amendment (MA), Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review as specifically identified on the chart below:

Land Use	*I-25/SH 392 (CAC)*	*General Commercial District (C-G)*
A. RESIDENTIAL		
Extra occupancy ~~rental houses~~ with 5 or fewer ~~tenants~~ occupants	Not permitted	BDR
. . .	. . .	. . .
Extra-occupancy ~~rental houses~~ with more than 5 ~~tenants~~ occupants	Not permitted	Type 1
. . .	. . .	. . .

Section 33. That Section 4.22(B)(1)(e) and (B)(2)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.22 Service Commercial District (C-S)

. . .

(B) ***Permitted Uses***.

(1) The following uses are permitted in the C-S District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.*

. . .

(2) The following uses are permitted in the C-S District, subject to administrative review:

(a) **Residential Uses:**

. . .

6. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.*

. . .

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Section 34. That Section 4.23(B)(1)(e) and (B)(2)(a) of the Land Use Code are hereby amended to read as follows:

Division 4.23 Neighborhood Commercial District (N-C)

. . .

(B) ***Permitted Uses.***

(1) The following uses are permitted in the N-C District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

(2) The following uses are permitted in the N-C District, subject to administrative review:

(a) **Residential Uses:**

. . .

5. Extra occupancy ~~rental houses~~ with more than (5) ~~tenants~~ occupants.

. . .

Section 35. That the table contained in Section 4.24(B) of the Land Use Code is hereby amended to read as follows:

Division 4.24 Limited Commercial District (C-L)

. . .

(B) ***Permitted Uses.***

. . .

(2) The following uses are permitted in subdistricts of the C-L District, subject to Basic Development Review (BDR), Minor Amendment (MA), Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review as specifically identified on the chart below:

Land Use	*Riverside Area*	*All Other Areas*
A. RESIDENTIAL		

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. . .	. . .	. . .
Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants	BDR	BDR
. . .	. . .	. . .
B. INSTITUTIONAL/CIVIC/PUBLIC		
Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants	Type 1	Type 1
. . .	. . .	. . .

Section 36. That Section 4.27(B)(1)(e) and (B)(2)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.27 Employment District (E)

. . .

(B) ***Permitted Uses.***

(1) The following uses are permitted in the E District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

. . .

(2) The following uses are permitted in the E District, subject to administrative review:

(a) **Residential Uses:**

. . .

2. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.

. . .

Section 37. That Section 4.28 (B)(1)(e) and (B)(2)(a) of the Land Use Code is hereby amended to read as follows:

Division 4.28 Industrial District (I)

. . .

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(B) ***Permitted Uses***.

(1) The following uses are permitted in the I District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:

. . .

(e) **Residential Uses:**

1. Extra occupancy ~~rental houses~~ with five (5) or fewer ~~tenants~~ occupants.

. . .

(2) The following uses are permitted in the I District, subject to administrative review:

(a) **Residential Uses:**

. . .

2. Extra occupancy ~~rental houses~~ with more than five (5) ~~tenants~~ occupants.

. . .

Section 38. That Section 4.29 of the Land Use Code is hereby amended to read as follows:

DIVISION 4.29 PLANNED UNIT DEVELOPMENT (PUD) OVERLAY*

. . .

(D) ***PUD Master Plan Review Procedure***.

. . .

(2) In order to approve a proposed PUD Master Plan, the decision maker must find that the PUD Master Plan satisfies the following criteria:

. . .

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(e) The PUD Master Plan is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G)~~ or are inconsistent with the PUD Master Plan.~~

(E) ***Permitted Uses.***

. . .

(2) Additional uses not permitted in the underlying zone district may be requested for inclusion in a PUD Master Plan along with the type of review for such use, whether Type I, Type II, or Basic Development Review. The application must enumerate the additional use being requested, the proposed type of review, and how the use satisfies below criteria (a) through (d). The decision maker shall approve an additional use if it satisfies criteria (a) through (d). For each approved additional use, the decision maker shall determine the applicable type of review and may grant a requested type of review if it would not be contrary to the public good.

. . .

(b) The use complies with applicable Land Use Code provisions regarding the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment;~~.~~

(c) The use is compatible with the other proposed uses within the requested PUD Overlay and with the uses permitted in the zone district or districts adjacent to the proposed PUD Overlay; and~~.~~

(d) The use is appropriate for the property or properties within the PUD Overlay.

. . .

(G) ***Modification of Densities and Development Standards.***

. . .

(3) In order to approve requested density or development standard modifications, the decision maker must find that the density or development standard as modified satisfies the following criteria:

(a) The modified density or development standard is consistent with the applicable purposes, and advances the applicable objectives of, the PUD Overlay as described in Sections 4.29 (A) and (B);

. . .

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(H) ***PUD Master Plan Non-Expiration***. PUD Master Plans do not expire but are subject to the amendment and termination provisions of Sections 4.29 (I) and (J).

. . .

Section 39. That the definition "*Dwelling unit*" contained in Section 5.1.2 of the Land Use Code is hereby amended to read as follows:

> *Dwelling unit* shall mean one (1) or more rooms and a single kitchen, or including a second kitchen pursuant to Section 3.5.2(H), and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Section 40. That the definition "*Extra occupancy rental house*" contained in Section 5.1.2 of the Land Use Code is hereby amended to read as follows:

> *Extra occupancy* ~~*rental house*~~ shall mean the use of a building or portion of a building ~~which is used~~ by a number of occupants that exceeds the occupancy limits set forth in Section 3.8.16 ~~to accommodate, for compensation, four (4) or more tenants, boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. The word *compensation* shall include compensation in money, services or other things of value~~.

Section 41. That Section 5.1.2 of the Land Use Code is hereby amended by the addition of a new definition "Kitchen" which reads in its entirety as follows:

> *Kitchen* shall mean a portion of a dwelling unit used for the purposes of cooking, preserving, or otherwise preparing food and contains a cooking appliance such as a stove, microwave, or hot-plate.

Section 42. That Section 5.1.2 of the Land Use Code is hereby amended by the addition of a new definition "Occupant" which reads in its entirety as follows:

> *Occupant*, as the term is used only in Section 3.8.28 and in relation to extra occupancy in other parts of this Code, shall mean a person who occupies a dwelling unit or any portion thereof for living and sleeping purposes.

Section 43. That the definition "*Story*" contained in Section 5.1.2 of the Land Use Code is hereby amended to read as follows:

> *Story, half* shall mean a space under a sloping roof which has the line of intersection of the roof and wall face not more than three (3) feet above the floor level, and in which

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space the possible floor area with head room of five (5) feet or less occupies at least forty (40) percent of the total floor area of the storye directly beneath.

Introduced, considered favorably on first reading, and ordered published this ___ day of ____, A.D. 2020, and to be presented for final passage on the ___ day of _____, A.D. 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Passed and adopted on final reading on this _____ day of ____, A.D. 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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