

Oak 140

A purpose-driven mixed-use and affordable housing development created through an innovate partnership of community-focused organizations



Made possible through a partnership between Housing Catalyst and the Fort Collins Downtown Development Authority (DDA), Oak 140 will be the first Low Income Housing Tax Credit (LIHTC) project targeting the nearby workforce in downtown Fort Collins. Since identifying the significant need and desire for affordable housing for people working in and around downtown, the DDA and Housing Catalyst have worked to create a development that honors the vision to address this unique community demand.

This is a project driven by the missions of its two quasi-public partners. For Housing Catalyst, it is to create vibrant, sustainable communities throughout Fort Collins by building and managing safe and healthy affordable housing. For the Downtown Development Authority, it is to build public and private investment partnerships that foster economic, cultural, and social growth in the Downtown area. Providing much needed affordable housing is a key component in the DDA's vision to make Fort Collins a stronger, safer, and better community by creating living options for downtown employees that currently find it financially challenging to live and work in Fort Collins because of rising housing costs. The DDA has provided significant equity and land contributions that make this project possible.

Both Housing Catalyst and the DDA bring extensive experience and expertise to this project. Established in 1971, Housing Catalyst is the largest affordable housing developer and property management company in Fort Collins with 49 years of experience in housing development, property management, resident services, and successful administration of HUD grants and funding agreements. Housing Catalyst owns and manages over 1,000 units of public and affordable housing and administers over 1,100 Housing Choice Vouchers. The DDA brings its nearly 40 years of experience as a partner in downtown commercial real estate projects to the Oak 140 project.

In addition, this project is well-aligned with the City of Fort Collins' belief that one of the keys to a healthy community is the ability to house its residents in good quality, affordable housing. It also supports the City Council's priority on improving access to a broad range of quality housing that is safe, accessible, and affordable. The Downtown Plan adopted by the City Council in 2017 calls for increasing "the supply of housing in the Downtown area and encourage diverse housing types, including choices for a variety of income levels, demographics and lifestyles," encourages "increased density and intensity in strategic locations," and specifically identifies this site as having "High Potential for Infill/Redevelopment." The Oak 140 development will support the City of Fort Collins in fulfilling its housing, health, and quality of life goals.





August 28, 2020

Dear Fort Collins Planning and Zoning Board Members,

We are writing in support of Oak 140, the proposed mixed-use, affordable housing development at 140 E Oak Street. We are the owners of 112 S College Ave (Starry Night Café) as well as 130-134 S College Ave (The Crown Pub). Both of our buildings essentially back up to the Oak St project.

Housing Catalyst has a long history of successfully building, managing, and owning affordable housing in Fort Collins. They have played a critical role in building a healthy community by providing safe, high quality, and sustainable rental housing in our city.

Housing Catalyst's partnership with the Downtown Development Authority (DDA) is an innovative approach to bring together skills and resources to collectively meet a common goal. The DDA believes providing much needed affordable housing is a key component to make Fort Collins a stronger, safer, and better community by creating living options for downtown employees that currently find it financially challenging to live and work in Fort Collins because of rising housing costs.

The DDA's contribution of the land at the former Elks building site provides a rare opportunity to make building affordable housing in a highly desirable downtown location financially feasible. This site was specifically designated by the City of Fort Collins Downtown Plan as having high potential for infill/redevelopment. It is a prime opportunity to bring affordable housing into downtown while maintaining the district's distinctive urban and pedestrian characteristics with office space occupying the ground floor.

Housing Catalyst and the design team have met the difficult challenge of designing an infill project that respects the rich history and essence of Downtown Fort Collins, while also reflecting the evolving needs and character of the community. The final design incorporates feedback from neighboring residents and business owners and the Landmark Preservation Commission. It reflects the design team's diligent efforts to invite participation, listen to concerns, understand alternatives, and include responses, resulting in a widely supported project. The design integrates the surrounding design aesthetic and materials, which preserves the historical significance of other buildings and creates a seamless transition between buildings. The architecture is inspired by a number of features of the historic landmarks in its proximity, including masonry details, window designs, and color palettes. The result is a contextual, harmonious development that will appeal to potential residents and will add to the vibrant atmosphere of our growing downtown.

In addition, we believe this project appropriately meets the land use code standards for a project in the Downtown District, Historic Core Subdistrict, and TOD Overlay Zone. The proposed 5-story, mixed-use

building will be advantageous to the downtown neighborhood and beneficial to the entire Fort Collins community.

Sincerely,



Mike Guerriero



Bobby Khan

Katharine Claypool

From: Development Review Comments
Sent: Wednesday, September 2, 2020 9:09 AM
To: Katharine Claypool
Cc: Meaghan Overton; Kacee Scheidenhelm
Subject: FW: 140 East Oak mixed-use housing project

Categories: P&Z

Good morning!
See below for another letter of support for the Oak 140 project.

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
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From: Carey Hewitt <carey@thecupboard.net>
Sent: Tuesday, September 1, 2020 8:58 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: Meaghan Overton <moverton@fcgov.com>
Subject: [EXTERNAL] 140 East Oak mixed-use housing project

I am writing this letter to support the project at 140 East Oak between Housing Catalyst and the Fort Collins Downtown Development Authority.

This project is designed to provide affordable housing which is in short supply particularly for those in the service businesses downtown. It also will be an attractive improvement to the neighborhood as we have looked at the vacant lot where the Elks Club was for probably ten years.

I have been actively involved in downtown Fort Collins for almost 50 years and this partnership between Housing Catalyst and the DDA is truly unique and I applaud thier out of the box thinking to meet a need and enhance the downtown. I also appreciate the fact that they adjusted the height from six stories to five and incorporated the Diehl property so as to make a more harmonious project based on public input.

As a property owner adjacent to this location I look forward to having this project as a neighbor.

Sincerely, Carey Hewitt



September 3, 2020

Dear Fort Collins Planning and Zoning Board Members,

I am writing in support of Oak 140, the proposed mixed-use, affordable housing development at 140 E Oak Street.

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Housing Catalyst's partnership with the Downtown Development Authority (DDA) is an innovative approach to bring together skills and resources to collectively meet a common goal. The DDA believes providing much needed affordable housing is a key component to make Fort Collins a stronger, safer, and better community by creating living options for downtown employees that currently find it financially challenging to live and work in Fort Collins because of rising housing costs.

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In addition, I believe this project appropriately meets the land use code standards for a project in the Downtown District, Historic Core Subdistrict, and TOD Overlay Zone. The proposed 5-story, mixed-use building will be advantageous to the downtown neighborhood and beneficial to the entire Fort Collins community.

Sincerely,

Steve Kuehneman
Executive Director

1303 W. Swallow Road Bldg. 11, Fort Collins, CO 80526
www.carehousing.org (970)282-7522 or TTY (800)659-2656



Katharine Claypool

From: Alyssa Stephens
Sent: Thursday, September 3, 2020 3:15 PM
To: Katharine Claypool
Cc: Kacee Scheidenhelm; Meaghan Overton
Subject: FW: Oak 140 project

Categories: P&Z

Here's another one!

Best,

Alyssa Stephens ^{MA}

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

[Submit a public comment](#) | [Track Development Proposals](#)

From: Jim Hewitt <jim@thecupboard.net>
Sent: Thursday, September 3, 2020 3:10 PM
To: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Oak 140 project

Alyssa,

I am not sure if you are the correct person to email, but I am writing concerning the Oak 140 project located 140 E. Oak St. I have properties to the west and north of the proposed project. I am in favor of the project and feel that affordable housing is needed in Downtown Fort Collins. I was able to view the renderings and feel that the building will be a good addition to Downtown. Please reach out with any questions, or let me know if I should contact someone else. Thank you.

Best Regards,

Jim Hewitt
The Cupboard
970.493.8585