

**Conceptual & Entitled Multi-Family Development Projects**

Stage of Project	Project Name	Location	Proposal
Conceptual Review held January 2012	2300 West Elizabeth	2300 W. Elizabeth St.	This is a request to demolish the existing structures at 2260 and 2300 West Elizabeth Street, replat the lots and construct a new 3 story, 28 unit multifamily development on the new .6acre lot. The site is zoned Medium Density Mixed-Use Neighborhood District (M-M-N), and the use is permitted subject to an Administrative (Type 1) hearing.
Conceptual Review held February 2012	Landmark Apartments	920 Hobbit St.	This is a request to add 78, two bedroom units to the landmark apartment completed. The site is zoned MMN- Medium Density Mixed Use and the use is permitted.
Hearing Scheduled for June 26, 2012	1409 W. Elizabeth Lofts	1409 W. Elizabeth St.	Apartment lofts – convert existing fraternity into 40 unit Student Housing project
Type 1 hearing held on May 29, 2012	Spring Creek Farms North (The Trails at Timberline)	S. Timberline Rd. & W. Drake Rd	The applicant/developer (McWhinney, LLC) is proposing a 3 story multi-family project consisting of 314 dwelling units on 16 acres located on the corner of South Timberline Road and East Drake Road. The dwelling units would be distributed among twelve buildings and include 18 studio units, 144 one-bedroom units, 133 two-bedroom units and 19 three-bedroom units for a total of 485 bedrooms, leased by the unit and 536 on-site parking spaces. The project includes amenities such as a pool, fitness center, outdoor yoga room and community and kitchen gardens.
Conceptual held March, 2012. Not yet submitted	Yovanoff Property Multifamily	910 Hill Pond Road	The applicant (John Barnett and Associates) are proposing to remove the existing single family home and build a 24 unit multifamily development on 2.2 acres. The net density is 11 units per acre.
Conceptual held June, 2012		301, 315 North Howes	Remodel existing office building at 301 North Howes and construct at 50 unit, 4 story multifamily building directly to the north at 315 North Howes. The multifamily site is .44 acres and located in the Downtown district (civic center subdistrict) This is a Planning and Zoning Board (type 2) review and public hearing.

Under Construction	Choice Center	1609-1717 S. College, near SW corner of College & Prospect	Existing 58,252 sq ft strip retail buildings along S. College proposed to be remodeled and updated. Two new four-story buildings proposed, one on the west side and one at NW corner of Stuart & College – total of 219 student housing units.
Under Construction	Pura Vida	518 W. Laurel St.	52 units – 6 studio, 14 one bedroom, 16 two bedroom, 16 three bedroom.
Under Construction	The Grove	SW corner of Centre Ave & Rolland Moore Drive	218 units
Hearing to be held May 2012	Penny Flats Building 3	311 N. Mason	19 units
Under Construction	Penny Flats Building 4	311 North Mason	30 units
Building Permits Pulled July 2011	Presidio Apartments	North of Rock Creek Drive between Lady Moon and Cinquefoil	240 unit multi-family complex divided among three-story buildings, located on 13.6 acres. A 4,500 sq ft two-story clubhouse with pool is included along with eight mixed-use dwelling units. There would be 436 parking spaces.
Administrative Hearing held April 23, 2012, Appealed	The District at CSU	W. Plum St, from City Park to Aster also Scott Ave.	193 unit student housing development on approximately 4.48 acres. The project consists of Building 1 – a 5-story, multi-use building that steps down to 4 stories on the north side, to contain dwelling units and the clubhouse with outdoor pool. Building 2 – a 4-story parking structure with 3-story townhome-type dwelling units. Building 3 – a 5-story residential building with interior courtyard. Two dead-end streets, Columbine and Daisy, will be vacated and removed as part of the development of this project.
Development Construction Permit issues 5/9/12 -Under Construction	Ram's Crossing K2	914 W. Lake	Addition of a new 3-story, 40 unit student housing apartment with ground level connection to the existing NW stair access. Phase II – new 2 or 3 story student housing with 20-30 units.

3 <sup>rd</sup> Neighborhood Meeting held April 2012, submittal pending	Regency at Parkwood Lake	2700 S. Lemay Ave.	New request for an addition of a permitted use for a new 238 unit, 3-story, multi-family development. The site is zoned R-L, Low Density Residential District and this would be a Type 2, Planning and Zoning Board Review and Public Hearing.
Pulling Building permits April 2012	Phase Two Caribou Apartments	Southwest corner of Horsetooth Rd and Caribou Drive	Three new buildings – total of 96 units. The units will be divided between 60 two-bedroom units and 36 one-bedroom units for a total of 156 bedrooms.
Conceptual May 2012	615 W. Lake St.	615 W. Lake St.	The project proposes a 3 ½ story multi-family apartment building with 91 units containing 113 beds and 71 parking spaces. The site is on 3 parcels between W. Lake St and W. Prospect Rd: 615 W. Lake, 626, 628 and 634 W. Prospect Rd. The current site is single-family rental houses two of which are more than 50 years old. The proposed site is zoned High Density Mixed-Use Neighborhood (H-M-N) in which multi-family dwellings are a permitted use subject to an administrative review (Type I).
Approved	Aspen Heights	South of Conifer Street, west of Redwood Street and north of Old Town North subdivision.	This is a request to develop a student housing complex on 31 acres south of Conifer Street, west of Redwood Street and north of Old Town North subdivision. The development features 221 dwelling units divided between 81 single family detached units; 62 two-family dwellings (duplexes); and 78 multi-family units ("row houses"). All single family detached dwellings would include 4-5 bedrooms and would be classified as Extra Occupancy Rental Houses. For the two-family dwellings, there would be a mix of two and three bedroom options. The multi-family row houses will have two and three bedroom options, as well. There would be a total of 712 bedrooms, each of which would be individually leased to students in Fort Collins. All buildings would be two stories. All internal drives are proposed to be private.
Preliminary Design Review (Conceptual) Held May	Lincoln and Lemay Apartments	Lincoln and Lemay	As proposed, the applicant (McWhinney) is looking to rezone three parcels located along Lincoln Avenue, between Lemay Avenue and 12th Street, from Industrial Zone to Medium Density Mixed-Use

2012			Neighborhood Zone District. The three parcels, approximately 14 Acres, are adjacent to a 15.79 Acre MMN parcel. The applicant is proposing a multifamily development with 540 units total with 889 parking spaces (including garages).
Major Amendment Approved, extended to July 2012	Hellenic Plaza	Northwest corner of Shields St. and Birch St.	This project is a major amendment requesting a change in use to convert 7 of the 9 retail units into two bedroom apartments similar to the apartments on the 2 <sup>nd</sup> floor located north west of CSU campus. 46 units proposed.
<b>Project totals</b>			<b>Unit totals</b>
20			2,741 units