



Planning, Development and
Transportation
Current Planning
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July 30, 2013

Dear Resident or Property Owner:

On Wednesday, August 14, 2013, from 6:00 P.M. - 8:00 P.M. at 215 N. Mason St. in the Community Room, the City of Fort Collins Community Development and Neighborhood Services Department will conduct a neighborhood informational meeting to discuss two development proposals in your neighborhood:

Project 1 – Blue Ocean Headquarters

The proposed project consists of a 6 story, 42,000 square foot, office building at 111 S. Meldrum St.

Project 2 – Mixed-Use & Parking Structure

The proposed project consists of a 2 story, 30,500 square foot, mixed-use building, and a 4 story 148,000 square foot, 450 space, parking structure located directly south of Project 1 (Blue Ocean Headquarters) on Lots 1 – 5 of Block 81.

Both sites are zoned Downtown - Civic Center Subdistrict. Project 1 is subject to review and approval by an administrative hearing officer (Type 1). Project 2 is subject to review and approval by the Planning and Zoning Board. The projects' vicinity map, conceptual plans, and project narrative are available at <http://www.fcgov.com/developmentreview/agendas.php> under "Blue Ocean HQ – Mixed-use Parking Structure".

City Staff considers your input an important part of the development review process. At the neighborhood meeting, the applicant will be present to discuss the proposals, as will City Staff to answer questions about the City's Land Use Code and development review process. At this meeting, an official decision of approval or denial for the projects will not be reached. The purpose of this meeting is for the applicant to discuss the project and receive ideas and input regarding the proposal. If the project moves forward, you will have another opportunity to provide additional comments at a public hearing, and you will receive a similar notification two weeks prior regarding the date and time of the hearing. Additionally, please go to <http://www.fcgov.com/developmentreview/citizenreview.php> for more information about the City's development review process.

The list of affected property owners for this neighborhood meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting.

Thank you for your time and participation in the City's planning process. If you have any questions regarding this matter, please call me at 970-224-6189.

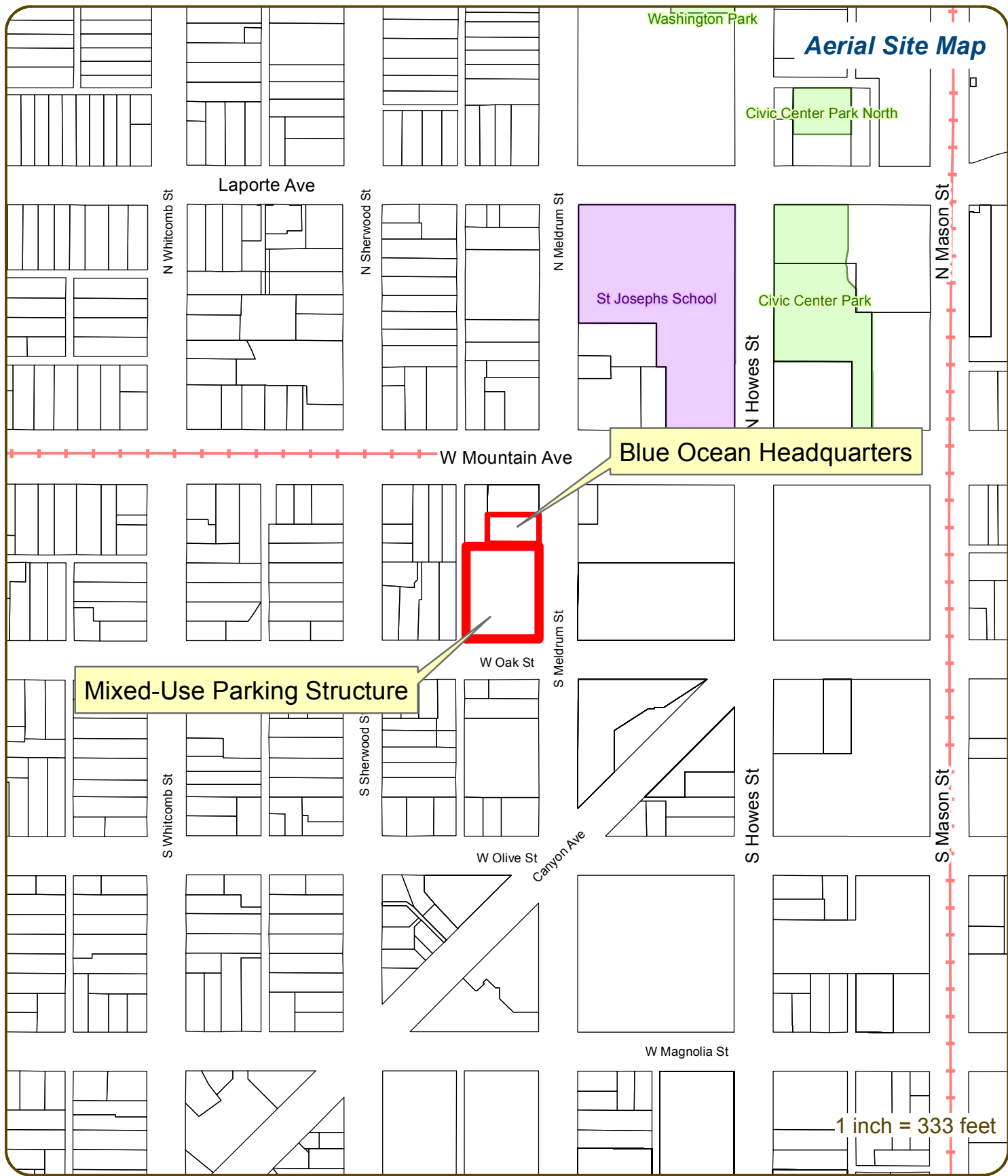
Sincerely,



Seth Lorson, AICP
City Planner

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-221-6750 for assistance.

Blue Ocean Headquarters & Mixed-Use Parking Structure



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1 inch = 333 feet