

Neighborhood Information Meeting

225 Maple St. (FoCo Café)
300 N. Howes St. (Eco-Thrift)

February 5, 2014

Agenda

1. Introductions
2. Meeting Purpose and Ground Rules
3. City – Plans for Area / Process
4. Applicants - Project Descriptions
5. Question and Answer
6. Summary and Wrap Up by 8:00 p.m

Introductions

Operation Services

- Ken Mannon, Helen Matson, Kayla Ballard

Zoning

- Peter Barnes

Police

- Capt. Jerry Schiager

Neighborhood Services

- Beth Sowder, Sarah Burnett, Amanda Nagl

Purpose of Meeting

Discuss two proposals:

- 225 Maple St. – FoCo Café
- 300 N. Howes St. – Eco-Thrift

Identify & seek solutions to any concerns

Explain two tracks:

- Develop lease
- Review to ensure compliance with zoning & land use codes

Aerial View of Sites



Guidelines for Communication

Information sharing focus

Please let us know if you cannot hear

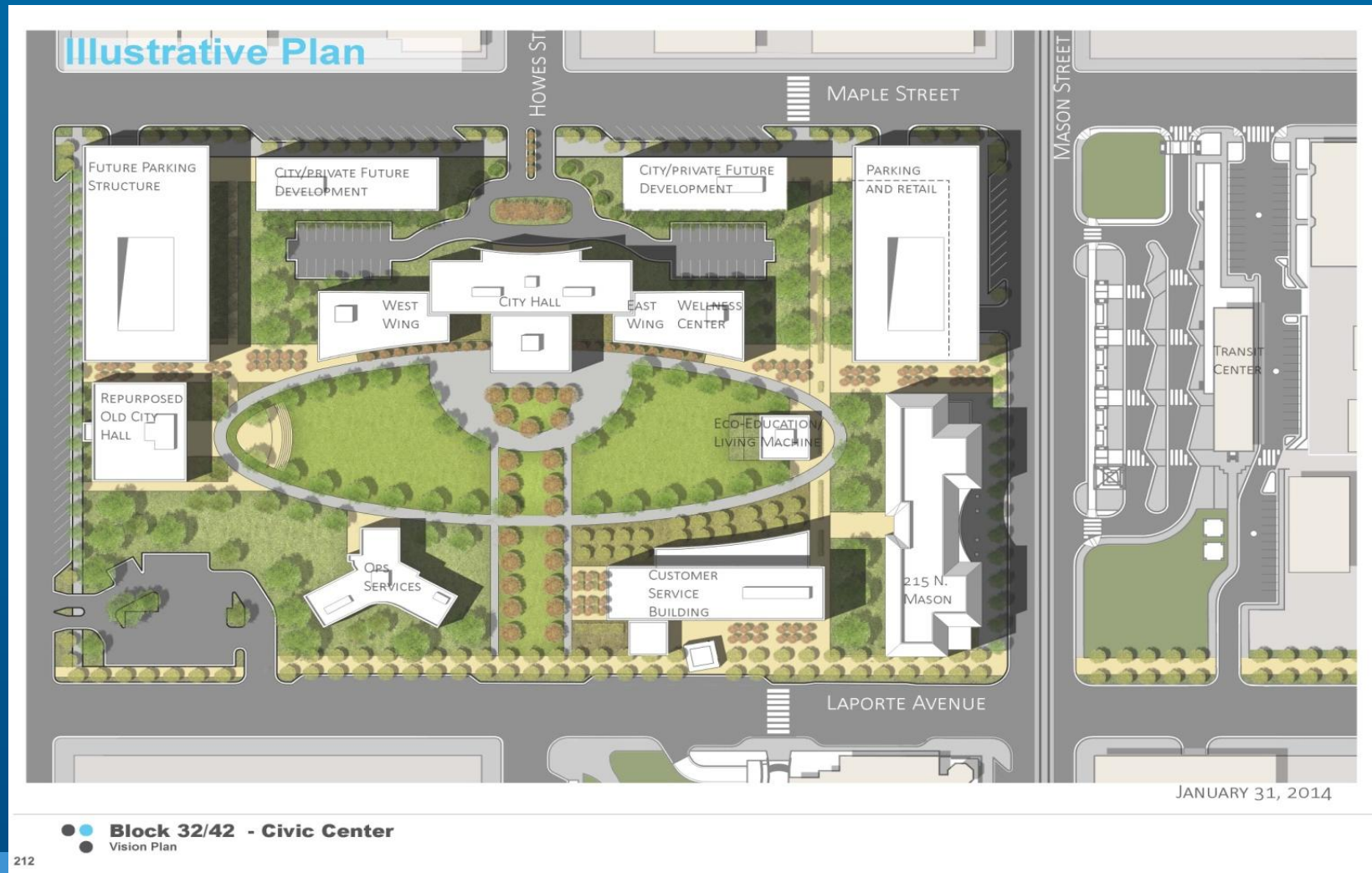
Be respectful

Facilitator will call on participants

Be brief so everyone has a chance to speak

Everybody gets an opportunity to speak prior to providing a second comment

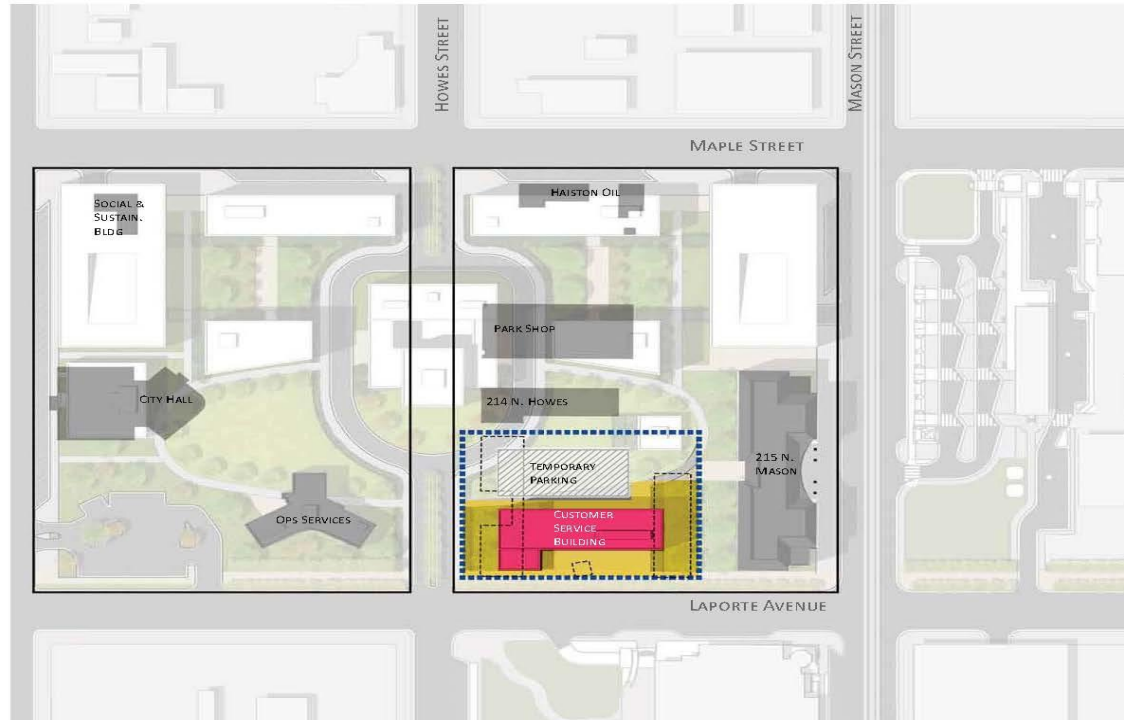
Context: Plans for City Facilities



Impact of Utilities Customer Service Building

PHASE 1 - CONSTRUCTION OF UTILITY CUSTOMER SERVICE BUILDING

DIAGRAM 9

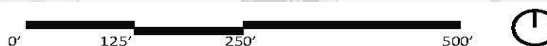


Phase 1 Plan

- Deconstruct Eco-Thrift, Wellness Annex, and Real Deals building
- Relocate Bike Library building
- Build 35,000 SF Customer Service Building
- Provide temporary parking between Customer Service Building and 214 N. Howes building
- Open space/public realm improvements around Customer Service Building

- Deconstructed Buildings
- Current Phase Building Construction
- Current Phase Public Realm Improvements
- Construction Area

● **Block 32/42 - Civic Center**
 ● Vision Plan



Lease Processes (Commercial or Non-Profit)

Process as of January 2014

- Advertise property for rent
- Screen applicants
- Negotiate lease agreement
- Present lease terms to City Council for approval
- Lease is signed by City and new tenant
- New tenant completes development process for their projected use

Lease Processes (Commercial or Non-Profit)

New process as of February 2014

- Advertise property for rent
- Screen applicants
- Negotiate lease agreement
- Initiate public outreach through neighborhood meetings, if applicable
- Prospective tenant completes development process for their projected use
- Present lease terms to City Council for approval
- Lease signed by City and new tenant

Zoning and Land Use Review

Properties are in the Downtown zone.

FoCo is classified as a restaurant use.

Eco-Thrift is classified as a retail use.

Both uses are permitted in the Downtown zone.

The 'change of use' process is a minor amendment.

The process usually takes 4 to 12 weeks

Next Steps

- Follow-up Neighborhood Meeting
 - **February 19, 6 pm, 281 N. College**
- 225 Maple Lease, 2nd Council Reading
 - **March 18 City Council Meeting**
- Submit Minor Amendments to City
 - **Not yet submitted (café or store)**
- 300 N. Howes St Lease
 - **Schedule for review?**



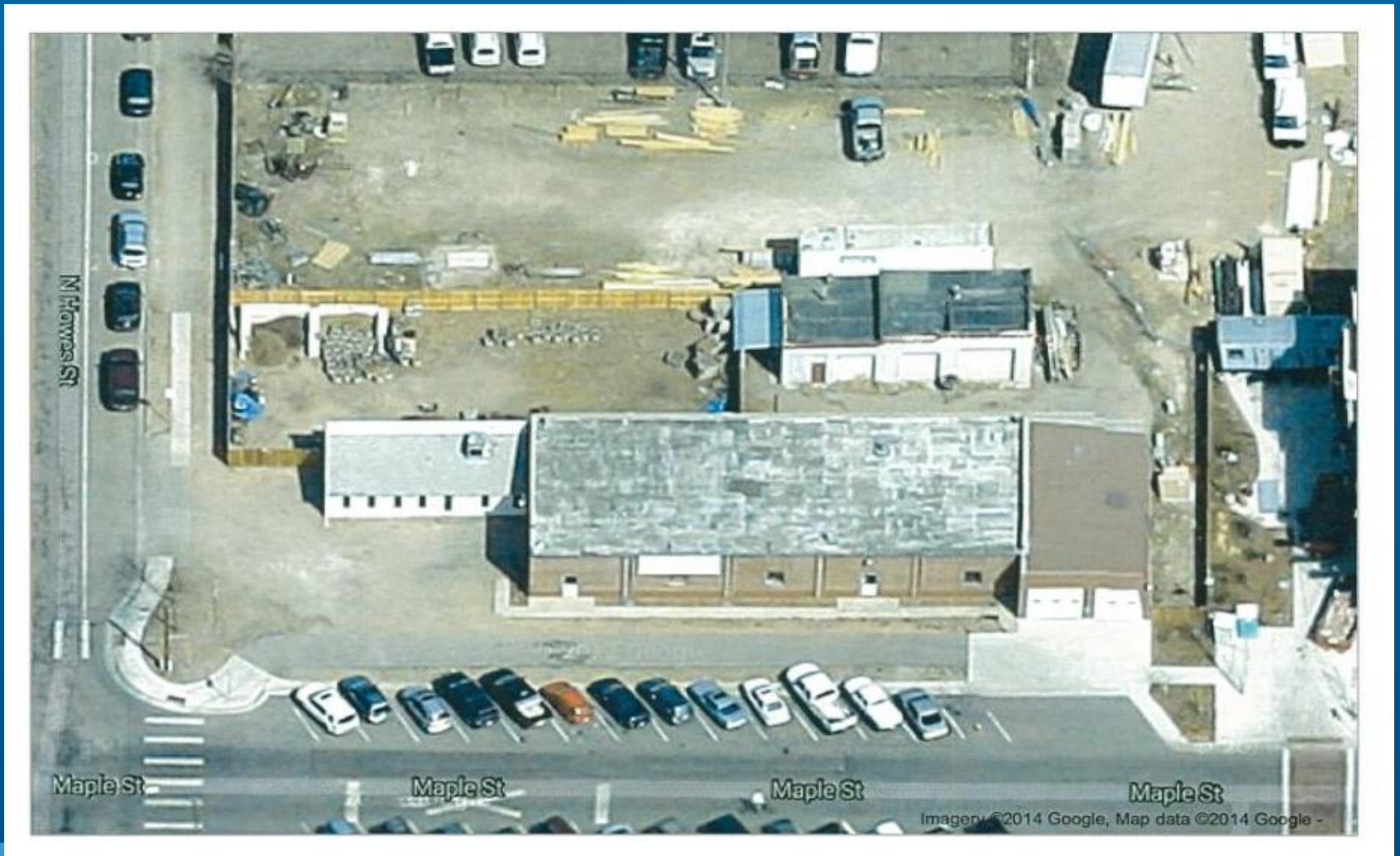
City Contact Information

Ken Mannon, Operation Services Director
970-221-6894

Peter Barnes, Zoning Supervisor
970-416-2355

Sarah Burnett, Neighborhood Development
Review Liaison
970-224-6076

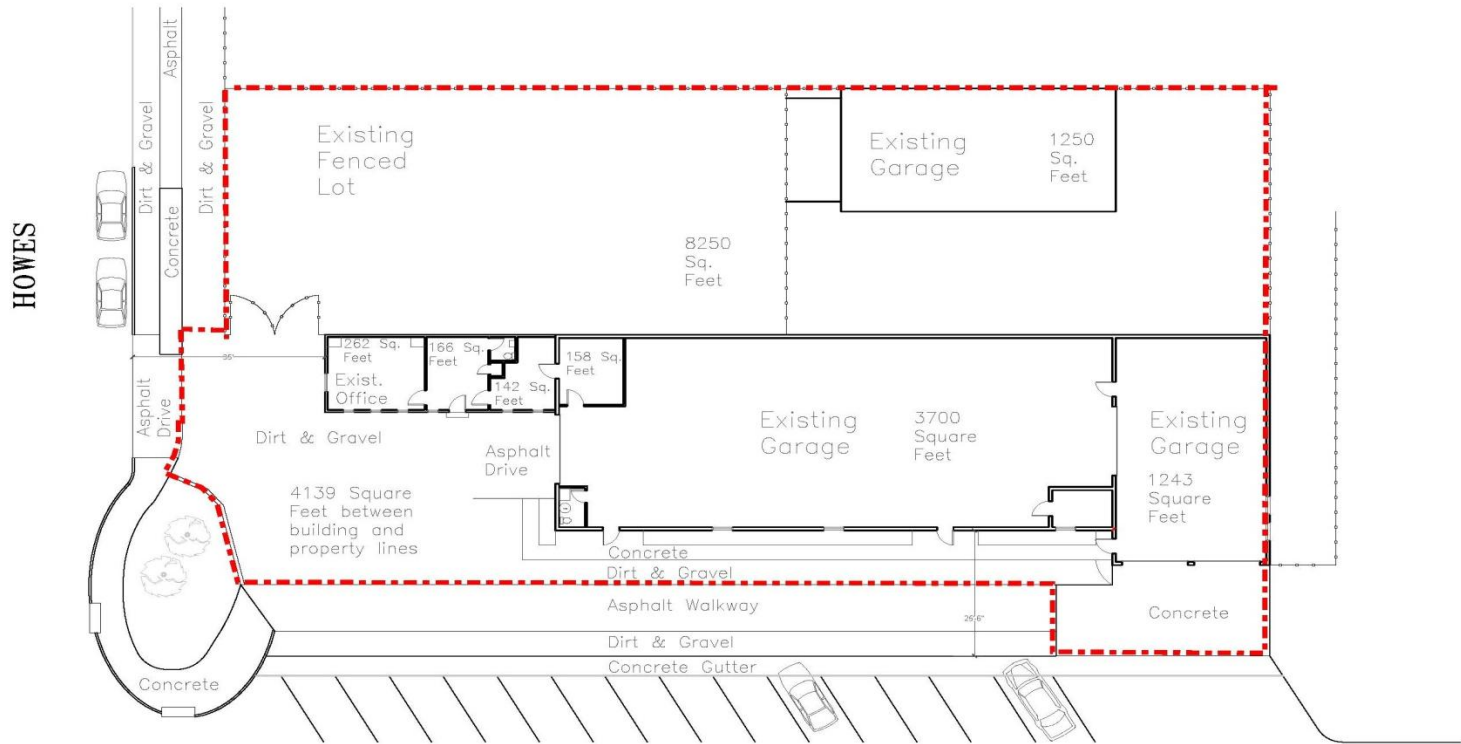
300 N. Howes Street – Eco-Thrift



300 N. Howes Street – Eco-Thrift



Lease Premises – Eco-Thrift



300 N. Howes



MAPLE STREET

01.30.14

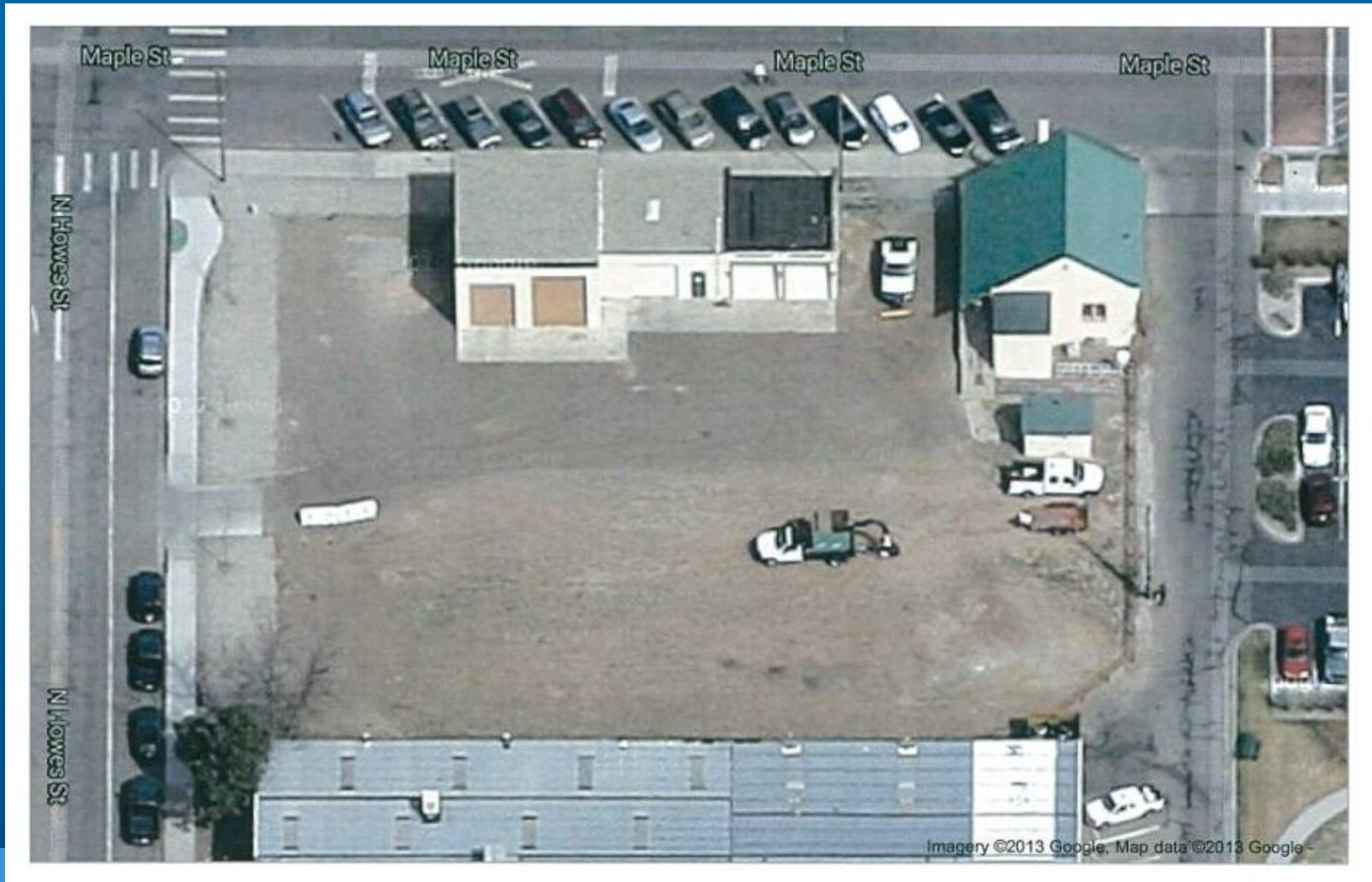
SCALE 1" = 250'

----- Leased Premises

Lease Premises – FoCo Cafe



225 Maple Street – FoCo Cafe



225 Maple Street – FoCo Cafe



Applicant Presentations

Eco-Thrift

FoCo Café

Questions, Answers, Comments