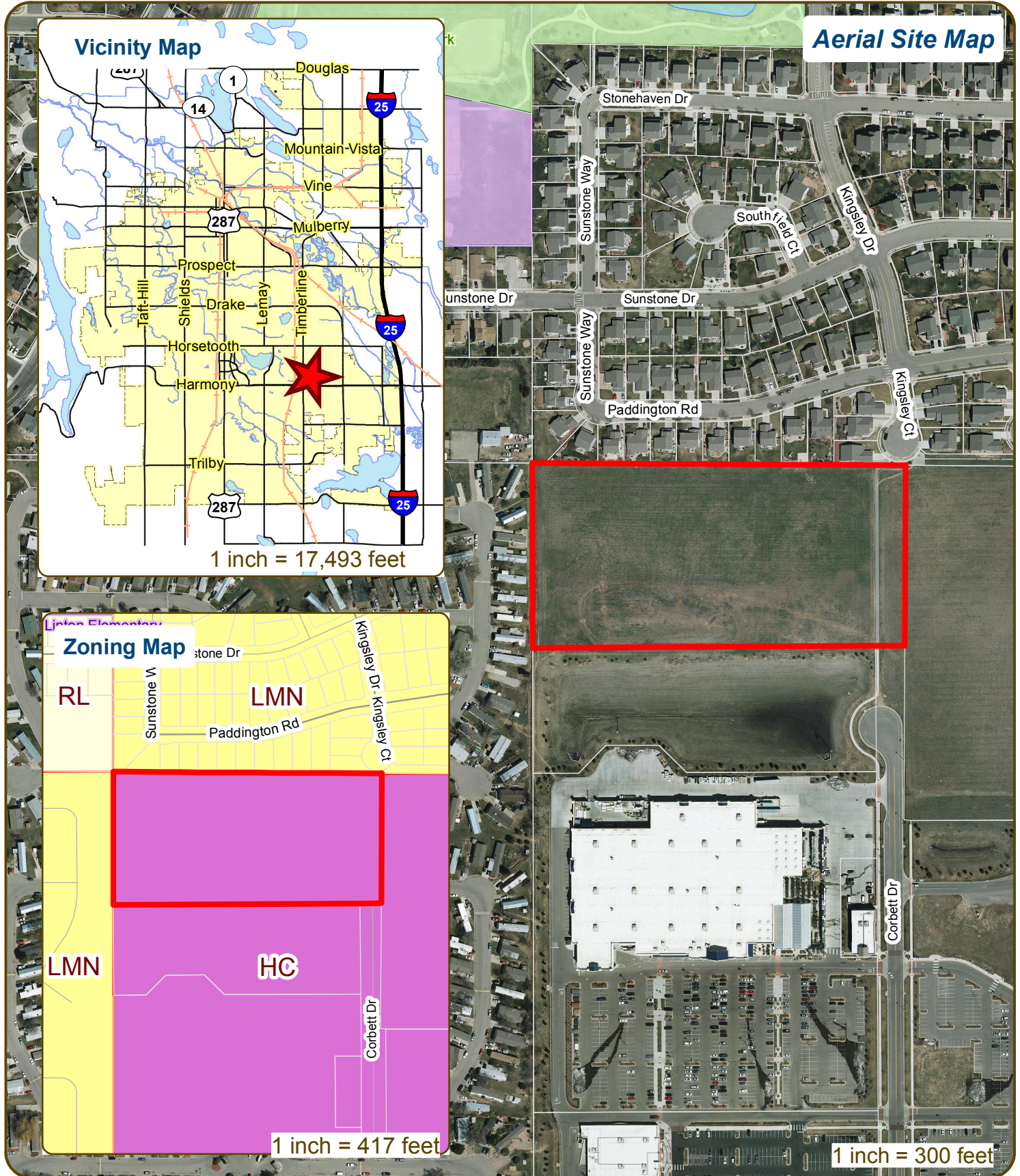


Front Range Village Senior Multifamily



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Mark Ossello - Owner

Business Name (if applicable) Inland Group

Your Mailing Address 1620 North Mamer Road Bldg B Spokane WA 99223

Phone Number 509-321-3215 Email Address marko@inlandconstruction.com

Site Address or Description (parcel # if no address) parcel # 87320-00-003

Description of Proposal (attach additional sheets if necessary) 153 unit senior apartment
- See attached site plan and project narrative

Proposed Use Multi Family - Senior Existing Use Vacant Land

Total Building Square Footage 167,538 S.F. Number of Stories 3 Lot Dimensions 776' x 420'

Age of any Existing Structures N/A

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 190,000 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Affinity at Fort Collins

The proposed Affinity at Fort Collins project is an age-restricted (55+) residential apartment project. The project will consist of 153 apartment units within a single 3-story wood framed building. Common amenities include a library, movie theater, lounge, game room, craft room, fitness center, Internet café, outdoor heated community deck and pub.

Affinity at Fort Collins will feature a separate pool building with a 20' x 40' saltwater pool, hot tub, woodshop, and fitness center. Outdoor common areas will include raised gardens, pickle ball court, covered BBQ area with outdoor kitchen, community fire pit, dog park, bike storage and a landscaped walking path. Ample parking is provided via reserved detached garages and carports or free surface parking.

Affinity senior living communities are designed for active seniors who are looking for a more sociable lifestyle with affordable amenities. Affinity does not offer assisted living, on-site nursing services, or commercial kitchen and food service. All units are equipped with full kitchens and individual washers and dryers. For more information about the specific product type, please visit www.affinityforliving.com

Although the proposed Affinity at Fort Collins project requires a land-use modification, the proposed product meets many goals defined in the Harmony Corridor Plan. Some examples are as follows:

TRANSITIONAL USE:

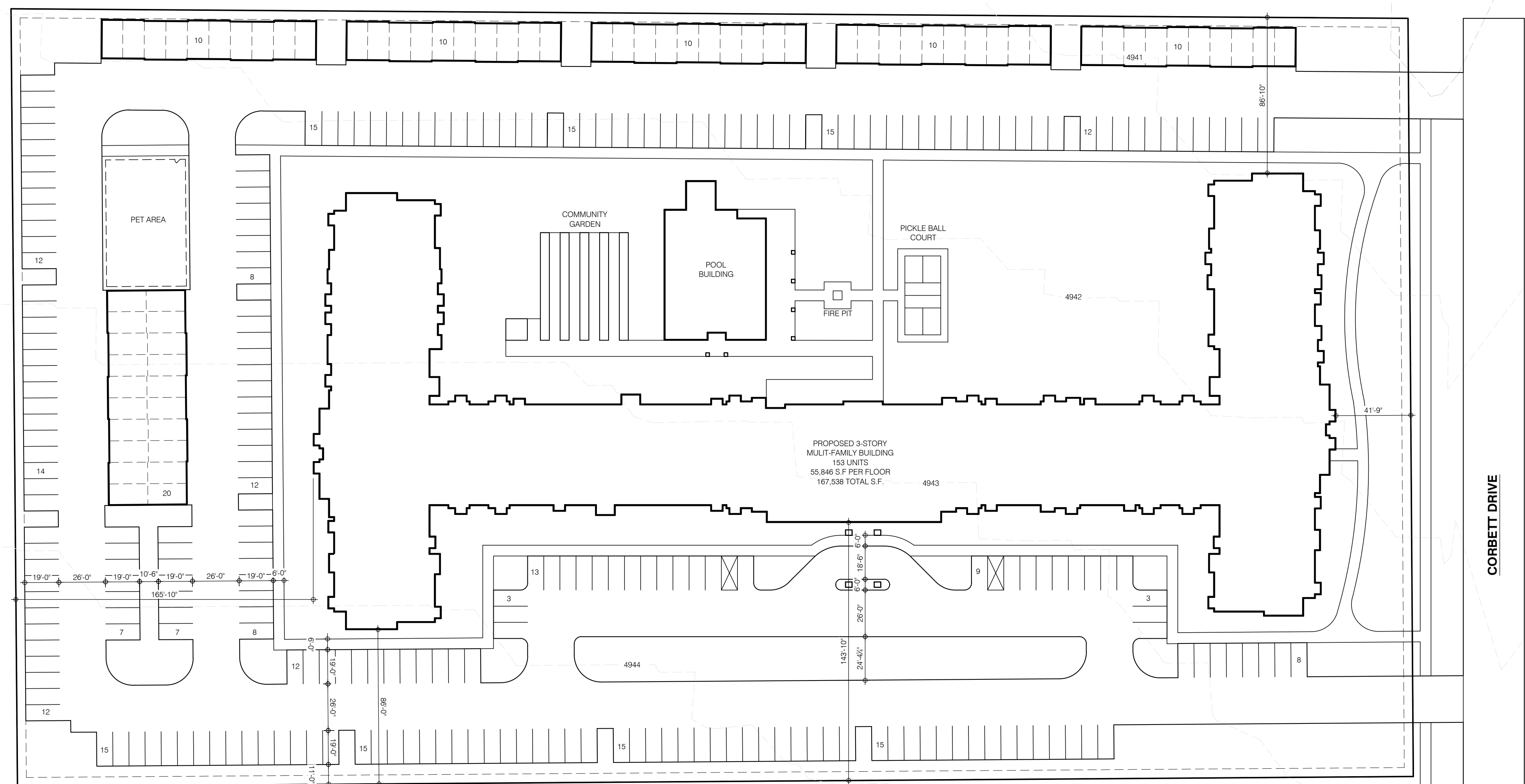
With single family development to the North, a mobile home park to the West and a shopping center to the South, Affinity at Fort Collins provides a high-density transitional use. Residents will utilize bike paths and sidewalks to access the multiple retail and entertainment options located in the Harmony Corridor. Affinity targets residents 55 years of age or older, so the impact of this specific type of high-density housing is less than conventional high-density multifamily. Affinity residents are seniors seeking an affordable, secure, high quality apartment home within a community that offers senior appropriate amenities, activities, and convenient access to local services (shopping, restaurants, entertainment, banks, health care, etc). The proposed site offers a unique opportunity to provide the perfect setting for a desired use, while providing an appropriate transition from single family uses to commercial uses.

VARIETY OF HOUSING OPTIONS:

Affinity at Fort Collins satisfies a significant need for seniors seeking rental housing -- offering residents an active and enriching retirement lifestyle at an **affordable** price. For many seniors, current rental options are either unaffordable (traditional retirement homes with meal service, housekeeping, etc., starting at over \$2,500 per month) or they do not offer the preferred senior oriented services and amenities (conventional multifamily rental housing without age restrictions, so the potential for noisy neighbors and most amenities focused on families). "Affinity" offers attractive apartment homes together with a variety of social services all at an affordable price.

NEIGHBORHOOD INTRUSION/DISRUPTION:

The proposed Affinity at Fort Collins will include a structure and site amenities that enhance the surrounding developments architecturally while also fostering communitarianism within the neighborhood. Additionally, the Affinity resident profile (active seniors aged 55 or older) mitigates some of the usual multi-family intrusions such as excessive auto use (fewer driving residents per unit compared to usual multi-family and many fewer trips during peak hours) and noise disruption (generally a quieter population than usual multi-family). Affinity's focus on "active" seniors also limits the unfortunate neighborhood disruptions (ambulances) that accompany more traditional senior housing communities made up of a much older and less active resident base.



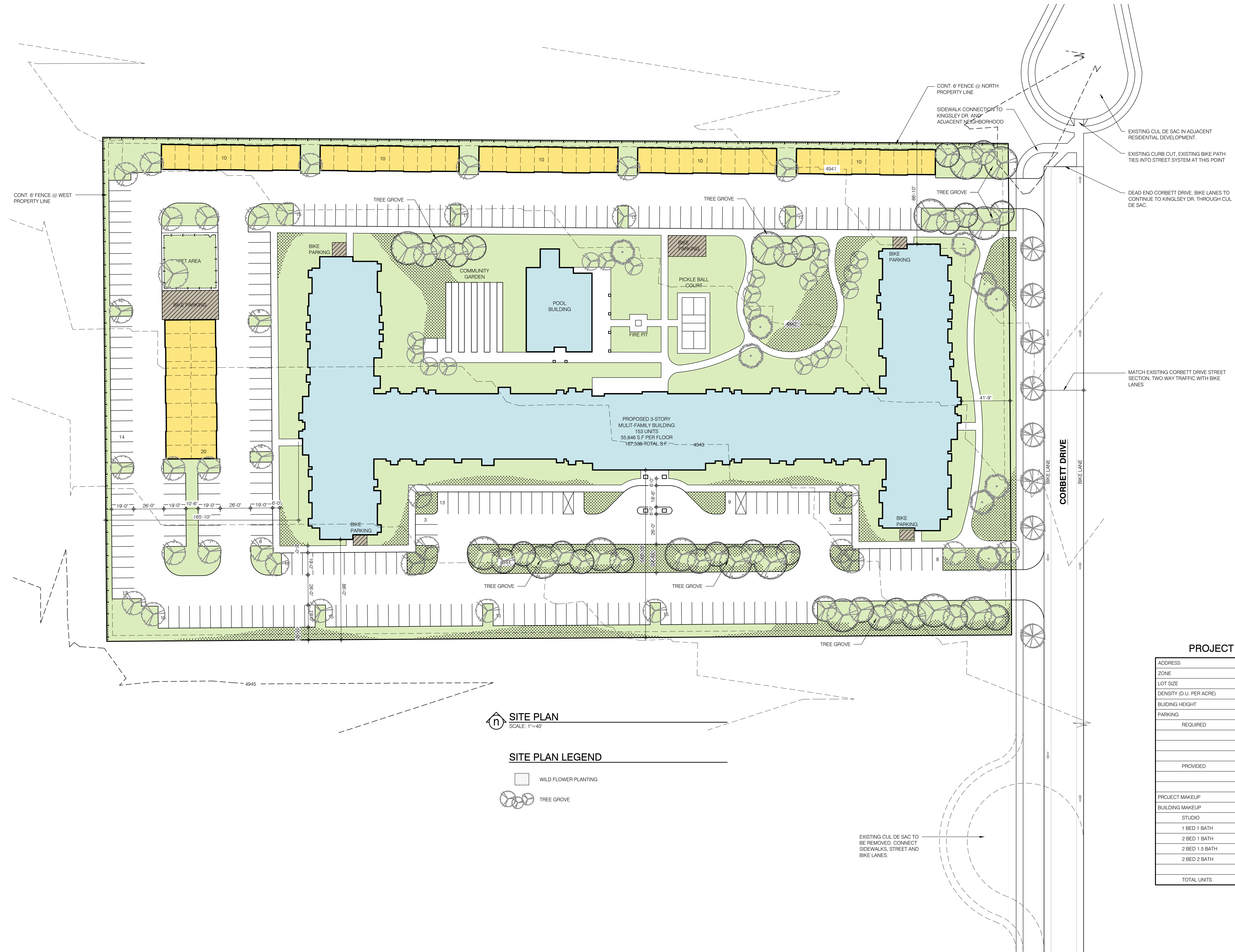
SITE PLAN
SCALE: 1"=40'

PROJECT INFORMATION	
ADDRESS	2600 E HARMONY ROAD
ZONE	HC - HARMONY CORRIDOR DIST
LOT SIZE	7.22 ACRES (314,503 S.F.)
DENSITY (D.U. PER ACRE)	NO MAX (7 D.U. MIN)
BUILDING HEIGHT	3 STORY
PARKING	
REQUIRED	0-1 BED (1.5) x 76 UNITS = 114 STALLS 2 BED (1.75) x 77 UNITS = 135 STALLS TOTAL STALLS REQUIRED = 248 STALLS
PROVIDED	SURFACE - 248 STALLS GARAGES - 70 STALLS TOTAL - 315 STALLS (2.05 - 1)
PROJECT MAKEUP	
BUILDING MAKEUP	
STUDIO	9
1 BED 1 BATH	67
2 BED 1 BATH	29
2 BED 1.5 BATH	24
2 BED 2 BATH	24
TOTAL UNITS	153

REVISIONS		
#	DESCRIPTION	DATE

PROJECT:
AFFINITY @ FORT COLLINS
CORBET DRIVE (PARCEL #8732000003)
FORT COLLINS, COLORADO

PROJ. # 14.36
DRAWN: CRO
CHECKED:
DATE: 05.27.2104



SITE PLAN
 SCALE: 1"=40'

SITE PLAN LEGEND

- WILD FLOWER PLANTING
- TREE GROVE

#	REVISIONS DESCRIPTION	DATE

PROJECT INFORMATION

ADDRESS	2600 E HARMONY ROAD
ZONE	HC - HARMONY CORRIDOR DIST
LOT SIZE	7.22 ACRES (314,503 S.F.)
DENSITY (D.U. PER ACRE)	NO MAX (7 D.U. MIN)
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AFFINITY @ FORT COLLINS
 CORBET DRIVE (PARCEL #8732000003)
 FORT COLLINS, COLORADO

PROJ. # 14.36
 DRAWN: CRO
 CHECKED:
 DATE: 06.11.2014

A1.01



SOUTHEAST AERIAL

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom + olson
a r c h i t e c t u r e
06.10.2014



SOUTHEAST ENTRANCE

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom + olson
architecture
06.10.2014



MAIN ENTRY

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom + olson
architecture
06.10.2014





SOUTHWEST AERIAL

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom + olson
architecture
06.10.2014

