



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

September 15, 2015

Dear Property Owner or Resident:

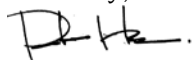
This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back of this letter.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com.

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. **We welcome and encourage your participation, as your input is an important part of the planning process.** If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:
<http://fcgov.com/otnp>

Downtown Plan Update:
<http://fcgov.com/downtown>

Sincerely,


Pete Wray, AICP, Senior City Planner
City of Fort Collins, (970) 221-6754
pwrap@fcgov.com

MEETING TIME AND LOCATION

Monday, October 5, 2015

6 - 7:30 p.m.

City of Fort Collins Streets Department
main facility building, 625 North Lemay
Avenue (also known as 625 East 9th
Street)

PROPOSAL NAME & LOCATION

Capstone Cottages – Student Oriented
Housing

1110 East Lincoln Avenue

(This site is located north of E. Lincoln
Ave. and east of N. Lemay Ave.)

(Please see project location map on the
back of this letter)

PROPOSAL DESCRIPTION

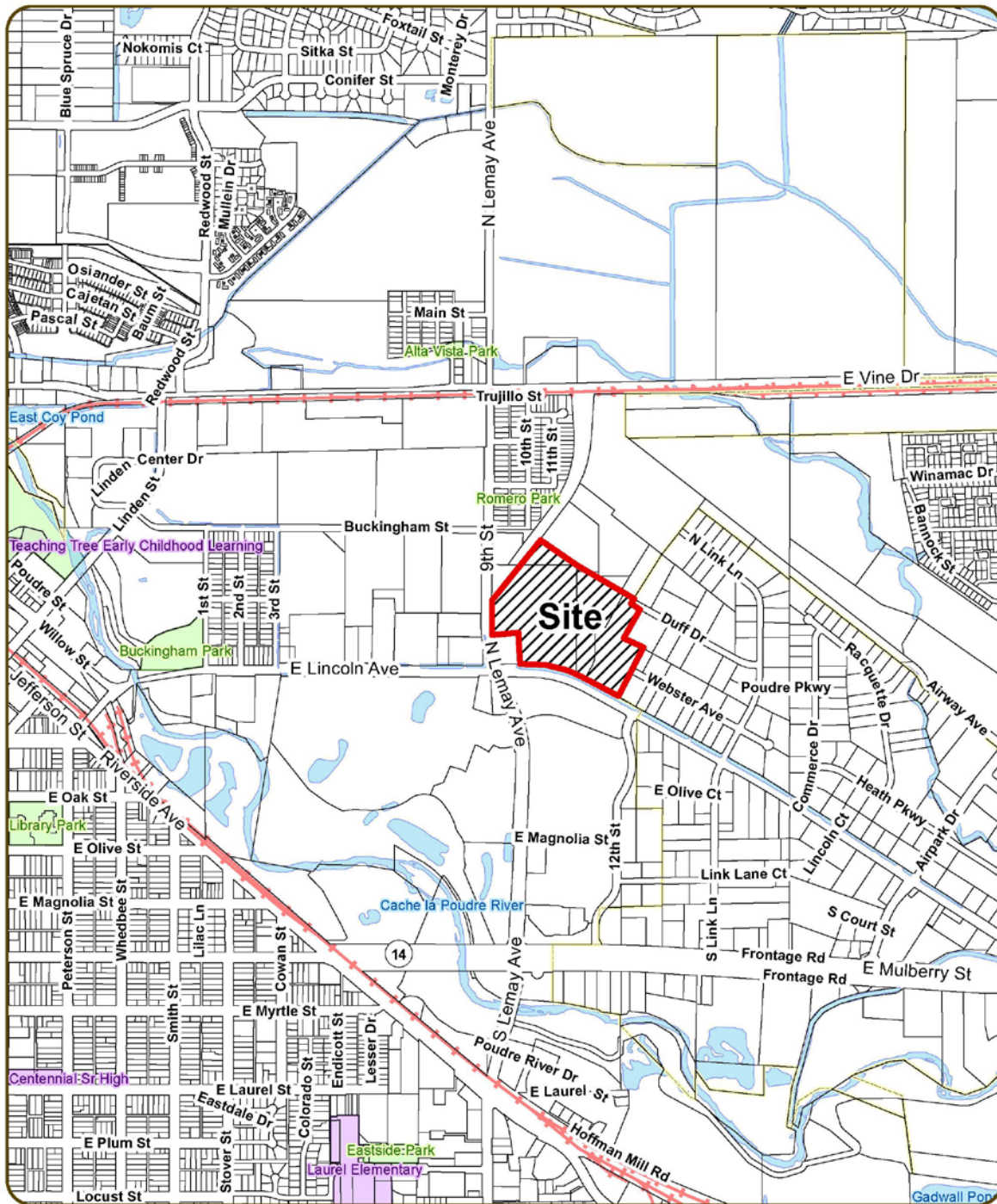
- Approximate 26 acre site
- Student-oriented housing
- Approximately 201 dwelling units with 888 bedrooms
- Approximately 739 parking spaces proposed
- Roundabout Intersection at Lincoln Ave/International Blvd.
- Proposed interim street/sidewalk connection from site to 10th & Buckingham Streets
- Proposed bus shuttle for students to CSU
- Plan Amendment/Rezoning from Industrial to Medium Density Mixed-Use Neighborhoods

MODIFICATIONS REQUESTED

- The proposal includes a modification to the City Land Use Code, requesting reduced density in the Medium Density Mixed-use Neighborhoods (MMN) zoning.

HELPFUL RESOURCES

- This letter and preliminary plans are available at:
fcgov.com/ReviewAgendas
- Check out the online guide about the review process and ways to participate:
fcgov.com/CitizenReview



Capstone Cottages

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.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.