

Morning Star Assisted Living Neighborhood Meeting

February 25, 2013

Development Review Overview:

Q: Where are we in the development review process?

A: Step 3, Neighborhood Meeting. No formal submittal yet. Still need site plan, drainage plans, landscape plans, etc. to get together for a formal submittal.

Q: Will we be notified of future public meetings?

A: The notification that you got for this neighborhood meeting, you will also get a letter for a public hearing if the applicant decides to go forward to the Planning & Zoning Board. Please pick up a business card in the back. The best way to give input to the P&Z Board is to send something in writing (either a letter or email). Anything sent in writing will be printed out and is given to the members of the P&Z Board. My email address is jholland@fcgov.com.

Applicant Presentation:

Visit morningstarseniorliving.com for more information on Morning Star and the company.

Building oriented to be 25 foot setback from Horsetooth per City Land Use Code build-to line. Land Use Code encourages entrances near the intersection and parking to the side/behind the building.

Two access points that line up with existing streets. Parking and drop-off spaces. Parking for 58 cars, for employees and visitors.

Continuous walkways and paths around the facility; sidewalk connections. Mostly open space to the north and stormwater detention.

Loading and service area near the parking lot.

Have visibility for people coming to the site (primarily from E. Horsetooth Rd).

Most service delivery coming from Lochwood and Horsetooth; service areas located near the entrance and away from existing condominiums.

Building fully equipped with sprinkler system. Other entrances for exit purposes, memory care wing to the north and west.

A total of 77 units. 23 proposed memory care suites; all on the first floor with direct access and interior courtyard area. Also assisted living suites on the first floor. Includes many amenity areas on the first floor. Dining/kitchen and activity rooms located on the first floor near the front entrance. An open, visual connection to the second floor.

On the second floor, it is comprised entirely of assisted living suites. Elevator and stairway located near the center of the building.

Elevation (on Horsetooth looking to the north). 2 story construction, using various materials (synthetic stone, lap siding, shake shingles, wood trim around windows, composition shingles to match residential neighborhoods, copper roof near some entrances) Roof peaks 6/6 or 6/12 slope. Incorporating different textures and colors. No vinyl siding, all high quality materials.

Q&A Session:

Q: What is memory care, what are memory care units?

A: For residents with some form of dementia (Alzheimer's or dementia related). A secured unit with their own courtyards, activity areas, dining areas.

Q: What will the fencing look like?

A: Generally wood, 7 feet high. A high-quality privacy fence with maybe lattice work.

Q: Outdoor lighting would be where?

A: There will be some specifically where the emergency exits are located. 4 exits (N, E, S, W). Lighting on the building will be cut off and by code cannot spill over the property line. A photometric analysis will be provided in the formal submittal. There is lighting for the parking and some landscape lighting. Parking lot lighting fully-shielded so you can't see the light-source itself.

Q: Will there be extra streetlights and a traffic light put anywhere?

A: Difficult question to answer at this point. Because Lemay and Lochwood are so close together, it may be problematic to install a second light; potential spacing issues. Timing of the two Lemay streetlights. Required to do a full traffic study to determine how much traffic increase the project will add to the street system. If a light is warranted, and they can make it work operationally, that is something to look at.

Q: What are the staffing hours, when does the staff come and go?

A: Three shifts, 7am-3pm, 3pm-11pm, 11pm-7am

Q: How close are the condominiums and the ditch? It looks like the D building is closest to the proposed structure. Will there be lighting next to these buildings? When there are heavy rains, the ditch backs up very quickly to the D building. Right now the land is absorbing the water, but with added pavement and walkways with more draining in, it needs to be widened, deepened or diverted.

A: C, D, E are the close buildings. 80 feet from the D building. The lights are only at the emergency exit and cut-off so no spillover to adjacent property.

A: A full drainage report of the area will be required for both minor and major storms. The drainage ditch will have to convey both minor and major storm events. Water not allowed to get up to buildings on either side.

Q: Will that also apply to buildings down the street?

A: Yes, water must be safely conveyed to downstream pond. Pond on the corner of lot and cannot release water on our site with any more frequency than with that is happening in current conditions. Look at how much water is coming off open grass field and release water slowly out so it mimics what is happening today.

Q: Why this location, what attracted you to Fort Collins?

A: We do market studies in many cities. We have 5 communities in Denver area, a new one in Co. Springs and a market firm told us there was a need in the Fort Collins area for assisted living and

memory care. They use a formula that X number of seniors of this age and Y percentage will need assistance in the near term.

A: Generally look for some drive-by traffic and for a residential feel that fits into a neighborhood. Similar when you building your house, you want other homes around; you don't build it next to skyscrapers. So seniors can feel at home.

Q: How long have you been with the City of Fort Collins.

A: Been with the City for over a year.

Q: What is the area planned for? It was planned as a Collingdale community area and tennis courts, this has never come to pass. I was shown plans of the original intent, and now we're being told another thing, can we believe this is going to happen now?

A: There is a process we have to go through with blessings by planners and the City. A significant amount of work going into the project. When the market study says this is where we should be, we will continue to move forward.

Q: Will the plans deviate very much?

A: There may be slight changes and details not looked at so far in this stage. We still need to do 3-dimensional studies. We know historically what size equipment room or elevator rooms we need, but each City may have unique requirements and some things may change, but minor deviations. The massing may change some; we won't change from 2 stories. Roof pitch may change.

C/Q: I have gone out with my tools/equipment and cleaned the ditch from Horsetooth all the way down to Shepardson Elementary and no one else would do it. During heavy rains or when the reservoir is full, there is constant leakage and always water flowing through. Ditch becomes a mess and has flooded in the past. Has flooded up to the patios of the condos and Shepardson is in the floodplain. I've had help cleaning the ditch out. Collingdale HOA management has never done anything about the ditch. I have contacted the City Councilwoman who got in touch with the City Manager with a response that it is not the City's problem; it is Collingdale's concern. To make it better for homeowners (floodwaters, seepage) and I believe it could be solved before the project is started and dug so there is an underground conveyance Shepardson. If that was done, where the ditch is could be landscape buffer and hopefully flood less. Can the ditch be dug out and put underground? Underground seepage as told by City Parks Manager.

A: Information that can be kept in mind. This sounds like more of an issue they may not be able to completely solve because the ditch is not completely on their property.

C: City has told me the properties edging on the ditch are responsible for certain parts. This project would be responsible for a certain part of the ditch. If the ditch is left without improvements, it is not good. The developers are responsible for their portion of the ditch.

C: I have a sump pump in my basement because the water table is so high. During a storm it has flooded and part of the fence came down. The water was above the concrete fence footings and the boards rotted out. Many issues with water causing street damage. City claims there is too much pressure underneath and street is again having issues. Please look into this and be aware for drainage.

A: Most of the drainage study issues we have not really begun except for preliminary discussions. A detailed report will be prepared for the City's engineering department. Still a lot of information to come, and we are aware of certain water issues, but not detailed analysis at this point.

Q: As the land lays today it is a small valley. Will dirt be brought in and leveled?

A: The portion in the rear will have to come up somewhat to comply with ADA requirements. Building has to be on a single plane. Still some studying to do.

Q: The northernmost entrance is not very far from the A building of the Cherry Hills Condo, is there any possibility for moving it south due to proximity to the buildings and many families, children, dogs and pool across the street -- population not good at paying attention.

A: We would like to move it further south, but the location of the access may move slightly. Most critical entrance is the one further south. The northern access may come down, but still need to work it out with Staff. Site line distances coming around the curve not looked at quite yet.

Q: Are they both entrances/exits?

A: Yes

C: Poudre Fire Authority requires 2 entrance/access to the site.

Q: At what point in the process will a dust control plan or vibration plans be completed? Many neighborhoods close by that will be distrubed.

A: Those plans will come near the completion of the project.

Q: Can we comment/input on that?

A: Not sure if you can comment but likely done before we pull a building permit. If there is a requirement to come up with mitigation plans, would come after P&Z hearing.

A: It is a requirement for a state permit that a contractor is required to pull after approval by the City showing erosion control measures. It doesn't mean there is no dust generated, but there are requirements.

Q: What is the site zoned now?

A: This is one of the uses that could go in this zone. This zone district is Low Density Mixed-Use zone and it is fairly restrictive. Parcel has been vacant for a long time. Uses could be neighborhood centers, such as a convenience store, daycare, offices like clinics, places of worship, vets, etc. A gas station cannot go in here because there is another too close by. If it wasn't this type of use, it would more than likely be multifamily.

C: Intersection of Horsetooth & Lochwood -- at this time it is already pretty dangerous, is there any consideration for putting a traffic light or turn lanes? During rush hour can't turn left or out of the golf course or Rolling Greens. City never planned for the traffic in the corridor. You can't walk or cross the street either. Traffic has increased with the new hospital and police buildings.

Q: How disruptive will it be with ambulances and sirens?

A: Generally two types, will use ambu-cap service and they come for non emergency situations and take them to the hospital (95%). If we tell them it's an emergency an ambulance will come with sirens, but not as common.

C: We hear plenty of sirens as it is.

Q: Memory care is not skilled nursing?

A: No; we don't have any skilled nursing. Skilled nursing and assisted living are two different things.

Q: What types of staff will you have? Are shifts equal?

A: Majority are care managers, who do hands-on care, the assistance of bathing, dressing, grooming, reminders, etc. Majority on day shift from 7am-3pm. Also dietary staff, dishwashers, cooks, housekeepers, maintenance, business office functions (sales and marketing), director -- roughly 20-25 people on the day shift.

A: Evening shift more care managers, nurse from 8am-8pm. About 10 people.

A: Night shift about 3-4 people overnight.

Q: Are care managers CNAs?

A: No, these are mostly for skilled nursing facilities.

Q: How many total residents?

A: 75-85, some vacancies and majority of room single-occupied, but some married couples or some may choose a roommate.

Q: Concerned about the detainment of water, can you do that in CO? and the bug issues with mosquitoes and the effect of nearby wetlands heading out towards the power trail. What is the scope?

A: Cannot capture water and use it for a different use in CO -- does not really apply to holding water temporarily and releasing downstream. This will be a detention pond (not holding water permanently) for a short period of time before releasing downstream. Pond will hold back a certain quantity, but also a water quality pond so contaminants settle out and water going out is cleaner; this is a requirement of the City of Fort Collins.

Q: Will the pond be covered? It could be a safety issue.

A: Safety concerns when it is deep or has steep slopes. Try to keep the slides sloped very gently and it will not be very deep and shallow because of water table issues. Will not likely be fenced in; no City requirement to fence it in. Water will stay for roughly 24-48 hours.

Q: What will it take to put a pipe in?

A: Issue is likely figuring out how far downstream would be required, looking at costs and easements -- difficult to answer.

C: Most properties getting flooded are down the line, exacerbating the problem with all the pavement being put in. When the Warren Lake area was developed and piping through it is seeping and the water is coming through the stormwater drainage of the City. Would like to see a solution besides just a bigger ditch. Can give the history of the ditch for the last 30 years.

C: Not all water comes from Warren. We have water standing on lawns after precipitation events. Cherry Hill is a hill, and when it rains or snows it drains down the hill like a river. Causes problem with mowing.

Q: Building footprint only using about half the land. Is this a prototype building that you are just trying to fit onto the land. Will there be a phase 2 later on that we have to worry about? Why not spread the building out throughout the rest of the site.

A: City development code has specific setbacks and orientations that help determine location/size/orientation of the building.

A: Certain requirements of State jurisdictional like the length of corridors, and certain distances you can't go over and can't get licensed. This layout tries to consolidate the corridors. Trying to make the facility work under state guidelines and requirements.

A: Building is totally different.

A: There will be no phase 2.

A: Try and keep the hallways shorter and have more open and green space, make it feel like a garden. Most residents will need some assistance and can't walk a long way.

A: Can design in many different ways and different unit compositions. There will be no road going back around the building. We have to provide a space yet to be determined by the fire department for a truck to pull in and have enough space and length for their hoses to get around the building. Only preliminary feedback from the City, no proposal submitted yet.

Q: Are local businesses used for this development?

A: All the consultants are local.

A: Architect from Kansas City.

C: Collingdale units will be looking into the memory care units; located very close to this development.

Q: Will you be putting in mature trees to look at rather than the building?

A: We haven't developed the landscape plan. They will be mature, but not likely to be 50'. Likely a 2" caliper tree. 10-12 feet in height.

Q: Is there a chance there will be a dirt access road for fire access?

A: No.

Q: Are you accepting veterans in the units?

A: Yes

Q: Do the assisted living have any facility in their rooms, microwaves or is it all in the dining room?

A: Each room has a kitchenette. Not independent cooking in their rooms; no stove or cooktop. Not available in the memory care units.

A: Sink/shower, storage in memory care.

C: I think it is an appropriate use of the land. Everything looks great, but my concern is the elevation to make the building level. As you level, the backyards are already flooding and swampy and this will exacerbate the runoff during flooding times as it currently flows into the empty field. The complex is squeezed to the back. Can you rotate and move the building slightly to help with the drainage/flooding issues.

C: Why does the west wing have to be there, or shortened up a bit? Truncate that wing?

A: In order to keep it 2-stories there has to be a certain footprint, or you have to go to 3 stories.

A: 3 stories not permitted.

A: If you cut off too many, financially it doesn't work.

Q: Is this the only piece of property you looked at in Fort Collins?

A: Looked at many areas. Market study indicated this site would be the strongest.

C: Looks like you need more space or larger property to build this. I don't see this is feasible with all the groundwater and drainage problems; being so close to the condos -- why choose this spot?

A: Looked at what works and what the market study says.

C: After you place your development here, you'll really congest the area. Traffic is backed up from the stoplight and if no stoplight can be put at Horsetooth/Lochwood, it is going to be very congested. How many no-votes do we need to stop the project. The other places in town they aren't put into the residential areas. On the westside of town, they have a lot of facilities with big open areas that is all that's there. Why this piece of property is so prime to put this facility into.

A: We don't know if a light is completely infeasible or off the table. Traffic operations and city-staff will look into this.

C: Can't get onto Horsetooth; 40mph speed limit but people are going faster.

A: This type of use has a lower traffic count than almost all other uses. Only a few residents will be driving and staff is off-peak hours. They get to work before rush hour. Sadly family members don't visit often and come during off-peak hours.

A: This kind of use generates about 200 trips per day. A bank or fastfood is more like 1200-1600 trips per day.

C: Getting in for an ambulance seems like it would be difficult to get in during rush hour if there is an emergency.

Q: Currently there isn't a bus that runs down Horsetooth; nearest on Lemay Ave. Are there plans for the City to expand the routes? To go all the way down to the high school?

A: Yes; but not sure on specific bus routing, but would be incorporated into an existing route. During preliminary meeting with City there is to be a pad for a bus stop yet to be determined. City aware there needs to be a bus.

Q: Will bus be expanded just for this development or for the City master plan as a whole?

A: Can't answer why they are asking for a bus pad. When a development comes in it is the City's opportunity to get certain improvements like a bus stop.

Q: We all pay HOA fees to maintain the neighborhood; will Morning Star help pay in dues?

A: Unlikely if you already have an established HOA.

A: Have a preliminary title report; we need this report first to fully answer. Need to get the information.

C: The owner of the land is the one that developed the nearby area. He built all of this. This land was supposed to be what I said earlier (tennis courts, amenities, etc.). Whoever owns the property is responsible for the ditch.

C: A very good use of the land compared to Drake/Lemay and Drake/Timberline -- those are going to be huge. The density and volume of traffic is a picnic compared to intersections on Drake. A nice project and a good use of the space. If you make it difficult for the developers your chances of getting high density apartments may be worse.

C: There are many not against assisted living types of service, but it looks like it needs a redesign for two parts and some City commitment to address water issues.

Q: Can anyone comment on how this might affect property values?

A: I'm not sure I am qualified to answer. If anything, what we have seen is that people between 40-65 generally like senior housing in their neighborhoods because it allows seniors to stay home and not move out of the areas they grew up in.

A: I have a mother-in-law that went into a building/facility built 7 years ago. One of the things these homes typically do is try to be in the community to have family close by and stay in the neighborhood

where they've been living. Won't be a multifamily apartment where things are going on at all hours of the night; it will be a quiet community. Trying to make sure we address your needs and concerns. The residents we're proposing are your neighbors now and providing quality housing and add to the community, not detract from it.

Q: What is the cost to be in one of the units per month?

A: It depends on the amount of care the person needs, but run from 3,000 - 4,500 per month.

Q: How long until you start building? How long to finish?

A: Probably about a year (next spring). Take a year to build.

Q: There are many similar facilities nearby, main difference is the memory care.

A: Memory fairly different.

C: Without Alzheimer units, patients wouldn't get adequate care and would walk out from other assisted living facilities.

Q: Where will the fences be?

A: Just around the memory care area. A 6' fence for the memory care portion.

Q: Will there be another meeting?

A: This is up to the applicant; we require for a project of this scope to have a neighborhood meeting, but only 1 is required. This may be the only neighborhood meeting.

Q: What about the public hearing?

A: This project is subject to a Planning & Zoning Board public hearing; they are the decision maker. You will get a notice as to the time/place of hearing -- you are able to attend and give feedback.

Q: What are you taking back from this meeting, Jason?

A: Taking detailed meeting minutes of questions and concerns. It sounds like the three major concerns are water and that drainage off the site are mitigated and not adding the problem, the proximity of the building to the western property boundary and traffic.

A: Same issues, also looking at the entrance and where this should be located. Look at the traffic study and see if there is need for additional mitigation. Need information out of the title report.

Q: Does the water include the pond and mosquitoes?

A: Yes.

Q: Can you notify us of any changes?

A: Best way to keep informed is be on the sign-up sheet and sign-up on the City's website to find out about development projects coming up. Anyone who wants more information can e-mail me and give you the links and latest information. Detailed plans are available online.