



Planning, Development and  
Transportation  
Current Planning  
281 North College Ave.  
P.O. Box 580  
Fort Collins, CO 80522-0580  
970.221.6750  
970.224.6134 - fax  
[fcgov.com/currentplanning](http://fcgov.com/currentplanning)

January 30, 2013

Dear Resident or Property Owner:

On Wednesday, February 13, 2013, from 6:00 P.M. - 8:00 P.M. at the Fort Collins Museum of Discovery, Markley Community Room at 408 Mason Court, the City of Fort Collins Community Development and Neighborhood Services Department will conduct a neighborhood informational meeting to discuss a proposal in your neighborhood. The project is referred to as 315 North Howes.

As proposed, the project consists of a four story building to containing 78 units in a mix of studio, one, and two bedroom apartments at 315 & 323 North Howes Street (please see map on reverse). One existing single-family residence (323 North Howes) and two out-buildings are proposed to be demolished. This site is zoned D, Downtown - Civic Center Subdistrict, and is subject to review and approval by the Planning and Zoning Board. The project's vicinity map, conceptual site plans, and project narrative are available at <http://www.fcgov.com/developmentreview/agendas.php> under "315 N Howes".

City Staff considers your input regarding this project an important part of the development review process. At the neighborhood meeting, the applicant will be present to discuss the multi-family proposal and 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 project 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 Planning and Zoning Board hearing. Additionally, please go to [www.fcgov.com/drg](http://www.fcgov.com/drg) 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 so all pertinent stakeholders may have the opportunity to attend.

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

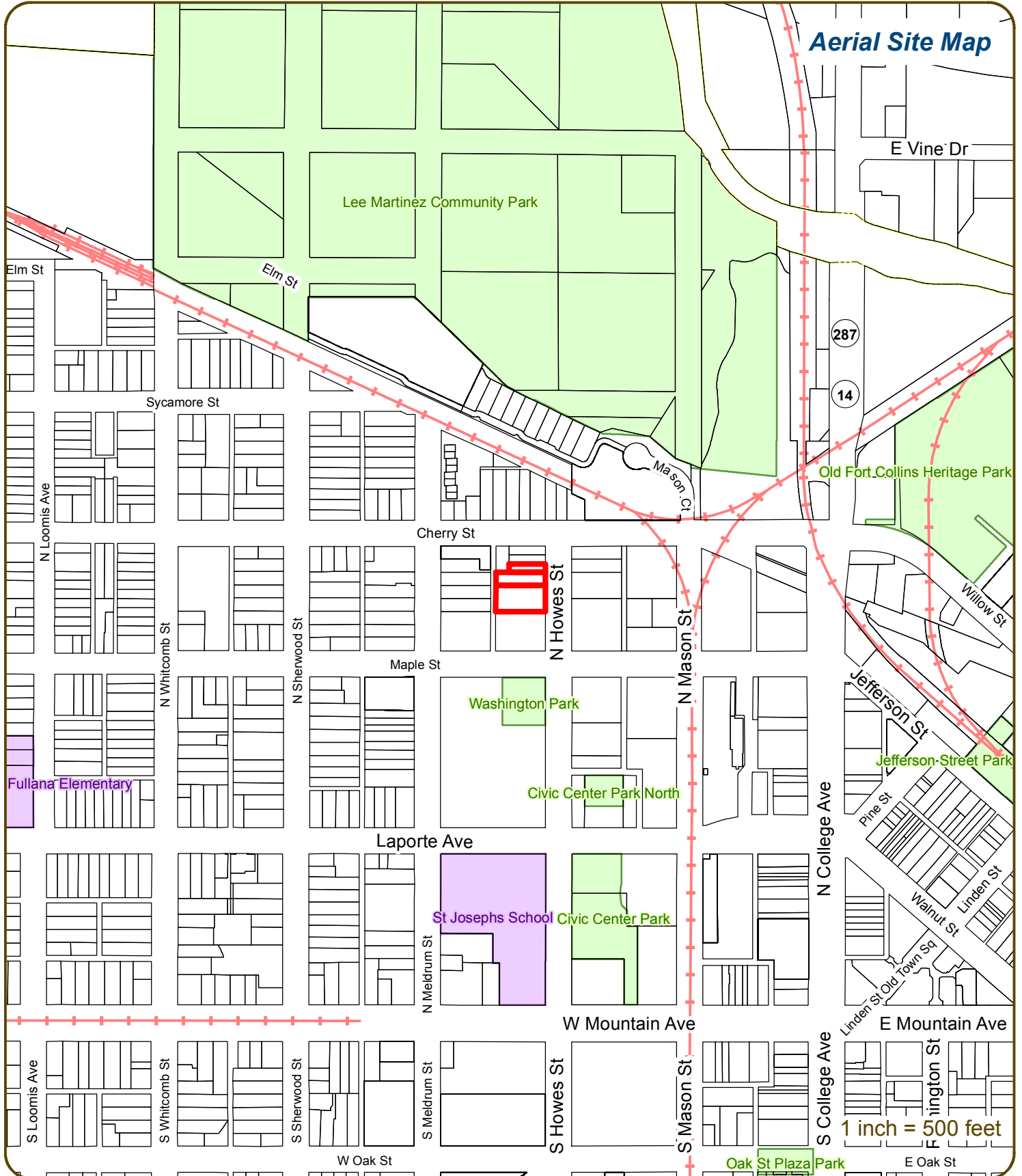
Sincerely,



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.

# Notice Map for 315 N. Howes



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



January 29, 2013

Seth E. Lorson, AICP  
City Planner  
City of Fort Collins  
281 N. College Avenue  
Fort Collins, CO 80522

Dear Seth:

Attached within this email are documents for the City of Fort Collins Conceptual Review process. The Neenan Company (TNC) is currently in the beginning stages of this development for a multi-family housing project to be located on the current lots of 315 & 323 Howes St. This site exists in the Downtown (D) district, Civic Center Subdistrict. This proposal is located in the Downtown Strategic Plan Subarea.

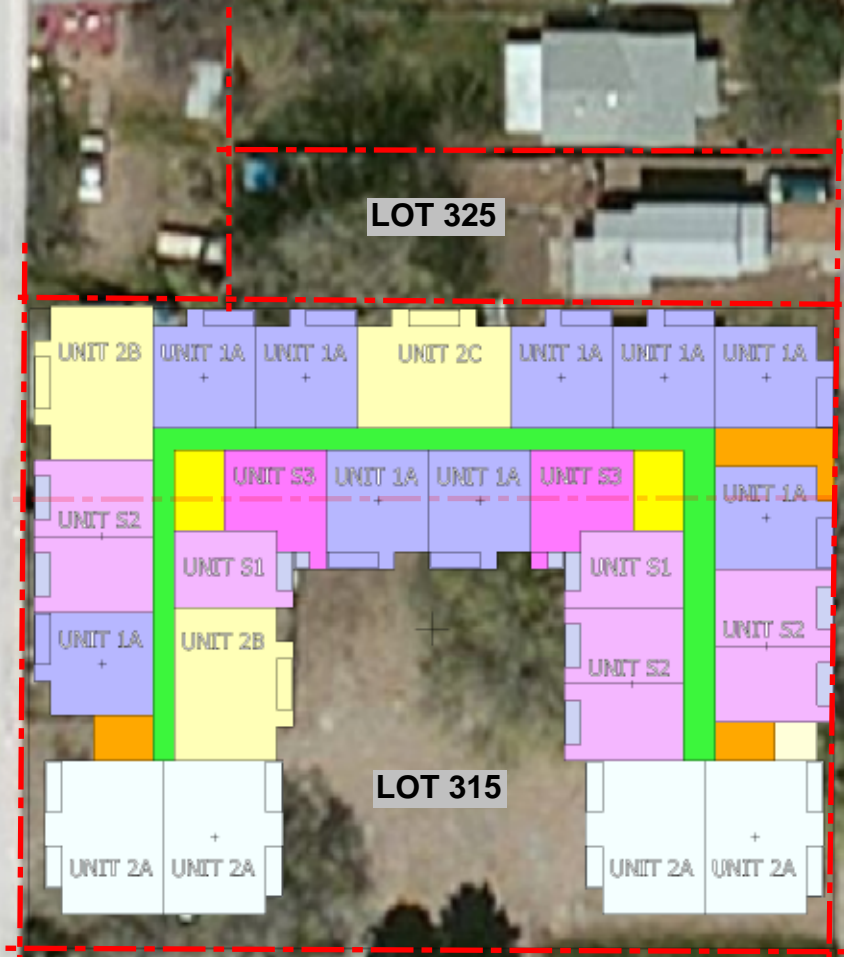
It is our intention to remove the existing structures on these lots for this development. At the time of this submittal we are proposing to build three stories of apartments above at grade parking. The current conceptual design includes 78 units in a mixture of studio, one bedroom and two bedroom apartments. The at grade parking lot will maximize the pervious area while attempting a parking ratio of one car per unit or less. Bike parking and storage will be maximized and be no less than the required minimum. The anticipated storm water will be collected in an underground water quality vault on site and released into the City's 48" storm sewer line in Howes St. TNC is proposing to connect to power utilities via the alley and connect at Maple St. No other utilities have been addressed at this time.

Sincerely,



Matt Brooksmith  
Design Manager

Enclosures: (2)



LOT 325

LOT 323

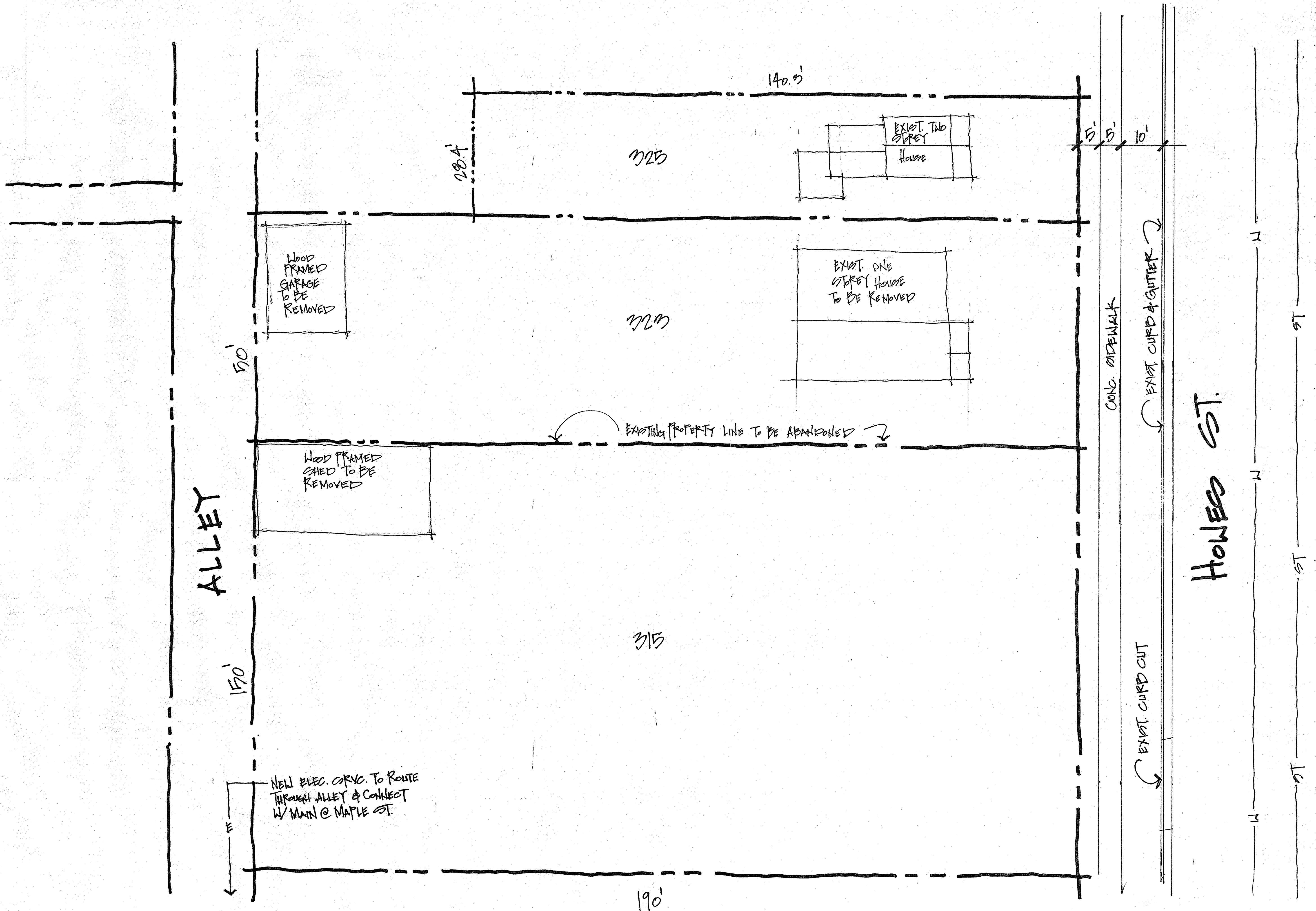
N Howes St

LOT 315

ORANGE = VERTICAL CIRCULATION  
 GREEN = HORIZONTAL CIRCULATION  
 PRIMARY YELLOW = STOR/ELEC

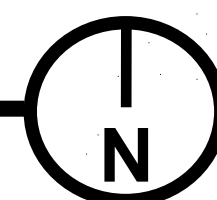
**HOWES MULTIFAMILY**  
 N.T.S. 





**HOWES MULTIFAMILY**

SCALE - 1" = 10'



315 N. Howes Lot looking West

Existing shed to be removed



Lot at 315 N. Howes looking NW

House & Garage at 323 N. Howes to be removed



Lot at 315 N. Howes Looking NE

House at 323 N. Howes to be removed or renovated.

House at 323 N. Howes to be removed.





Shed on 315 N. Howes lot to be removed



Lot at 315 N. Howes looking SW

Old Terracon building at 301 N. Howes



Lot at 315 N. Howes Looking East

Adjacent house at 325 N. Howes to be removed.

