



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

# NEIGHBORHOOD MEETING INVITATION

July 11, 2016

Dear Property Owner or Resident:

On Monday, July 25, 2016, from 6:30 to 8:30 p.m., in the Community Room at 215 North Mason Street, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a re-development proposal in your neighborhood. The project is referred to as **The Exchange**.

The project consists of re-developing and renovating multiple buildings within the 200 block of North College Avenue, with the exception of the Pine Street Lofts. These parcels are bounded by North College Avenue, Jefferson Street, Pine Street and Walnut Street. As proposed, the project includes re-purposing the existing buildings for restaurants, retail and office space. The interior parking lot would be converted to a landscape plaza that would feature a variety of flexible spaces, possibly renovated shipping containers, for food outlets. Existing parking spaces would be removed but new on-street diagonal parking would be added. Access would be limited to bikes and pedestrians only. Architectural features and exterior upgrades are planned. No existing buildings would be demolished. A new building, referred to as The Churn, is planned and would be shaped like an old fashion ice cream bucket.

We welcome and encourage your participation. Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 ([sburnett@fcgov.com](mailto:sburnett@fcgov.com)) who can assist residents who have questions about the review process.

Sincerely:

Ted Shepard  
Chief Planner  
221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

## MEETING TIME AND LOCATION

Monday, July 25, 2016  
6:30 - 8:30 P.M.  
City of Fort Collins Community Room  
215 N. Mason Street  
Fort Collins, CO

## PROPOSAL NAME & LOCATION

The Exchange – Commercial Re-development

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

## PROPOSAL DESCRIPTION

- 31,170 existing square feet
- 2,096 new square feet
- Interior parking removed
- New on-street diagonal parking
- New central plaza
- New facades, roofs and interiors
- Renovated patio along Walnut
- New building – “The Churn”

## ZONING INFORMATION

- D, Downtown – Old City Center Subdistrict

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## The Exchange

1 inch = 500 feet



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. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

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](mailto:translate@fcgov.com).