



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

September 16, 2019

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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Holland".

Jason Holland, City Planner
970-224-6126
jholland@fcgov.com

MEETING TIME AND LOCATION

Monday, September 30, 2019
6:00 - 7:30 P.M.
Development Review Center
Conference Rooms A-D
281 N. College Ave.
Fort Collins, CO 80524

PROPOSAL NAME & LOCATION

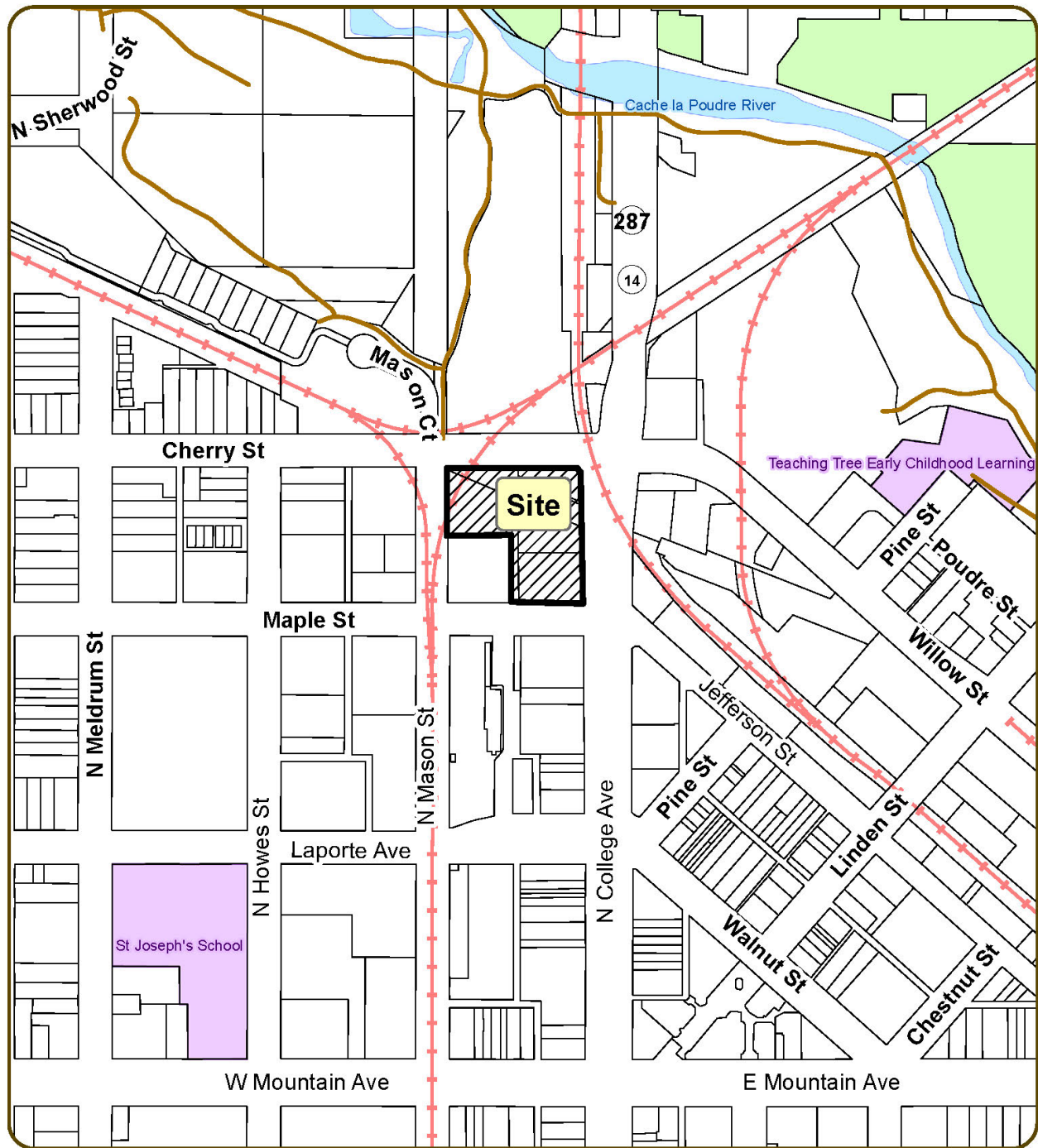
Block 23 Morning Star, PDR190001
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- This is a request to build a four-story mixed-use building at 300 N. Mason St., 303, 331 and 343 N. College Ave.
- The proposed building will contain approximately 20,000 sq. ft. of ground-floor retail. The rest of the building will contain memory care, assisted living and independent living dwellings.
- Project includes a four-story parking structure with approximately 400-500 spaces. Above the parking structure, there is a 24,000 sq. ft. planned office/residential space.
- The property will be accessed from the existing north-south alley and a shared private drive north of Old Town Flats. Pedestrian access will be from the public sidewalks and new pedestrian routes in the alleys.
- The site is located in the Downtown (D) Zone District.
- This proposal is subject to a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at:
fcgov.com/ReviewAgendas



Block 23 Morning Star Vicinity Map

1,000 500 0 1,000 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.