

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

11/9/2023 11:15 AM

Project Name

Multifamily at 1900 Laporte
CDR230087

Applicant

Sue Beck-Ferkiss
970-221-6753
sbeckferkiss@fcgov.com

Planner: Katelyn Puga

Engineer: John Gerwel

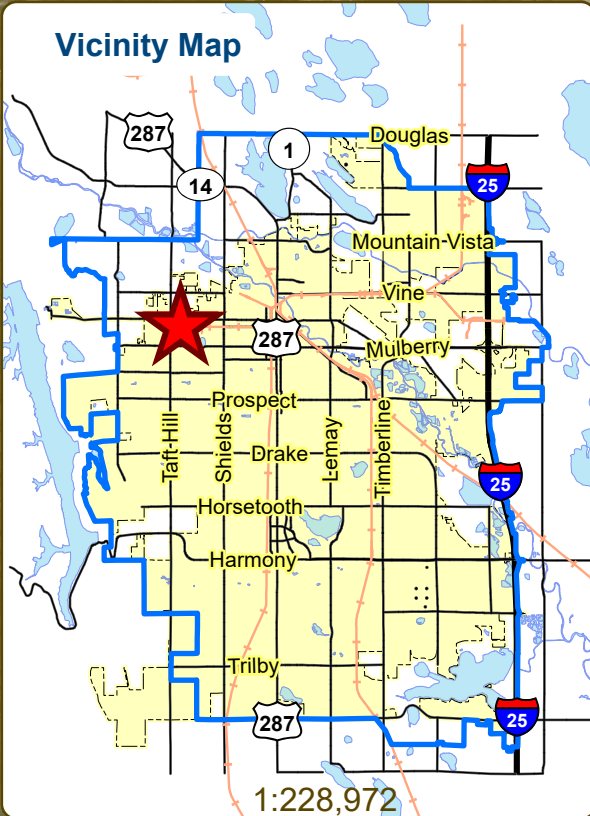
DRC: Todd Sullivan

Description

This is a request to develop a multifamily building at 1900 Laporte Ave. (parcel # 9710211003). The applicant is considering purchase for the City Land Bank Program for future affordable housing development. Access is taken from 1900 Laporte Ave to the south. The site is approximately 0.15 miles east of N Taft Hill Rd and directly north of Laporte Ave. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

Multifamily at 1900 Laporte Multi Family Building

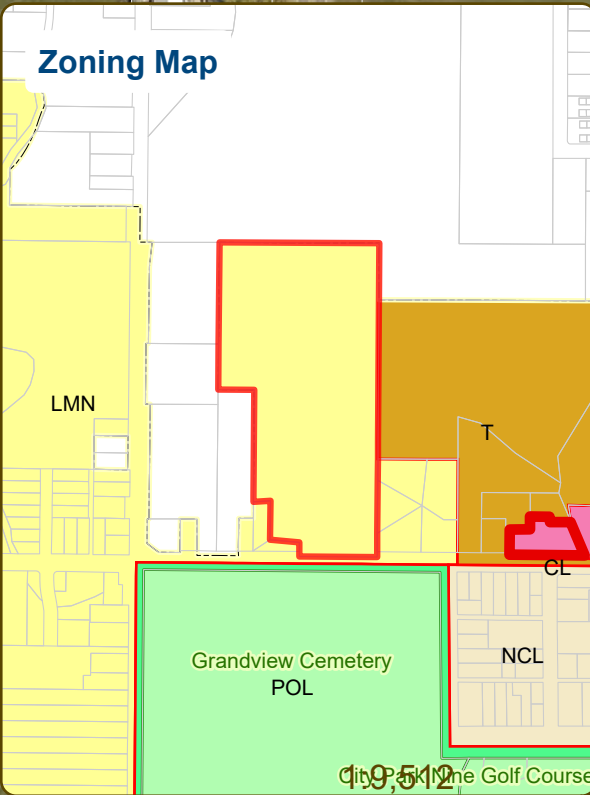
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Sue Beck-Ferkiss, Manager of Land Bank Program, holder of option to purchase property

Business Name (if applicable) City of Fort Collins

Your Mailing Address PO Box 580, Fort Collins CO 80522

Phone Number 970-221-6753 Email Address sbeckferkiss@fcgov.com

Site Address or Description (parcel # if no address) 1900 Laporte Avenue - a two acre parcel including the stone home.

Description of Proposal (attach additional sheets if necessary)

This land would be purchased by the Land Bank Program for future affordable housing. We would want to maximize the density to accommodate as many homes as possible.

We are wondering at what number of units we would need 2 points of access.

Proposed Use Affordable Housing - rent or for-sale Existing Use residence, office space

Total Building Square Footage 2,107 S.F. Number of Stories maybe 2 Lot Dimensions 2 acres

Age of any Existing Structures 100 years

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area maximum feasible S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

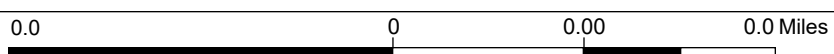


Legend

- Parcels (County)
- Conservation Easements
- Natural Areas**
 - Natural Area (City of Fort Collins)
 - State, County or Other Municipal O
- Meadow Springs Ranch (City c
- Growth Management Area
- City Limits

Notes

1: 3,430



1900 Laporte Affordable Housing Concept



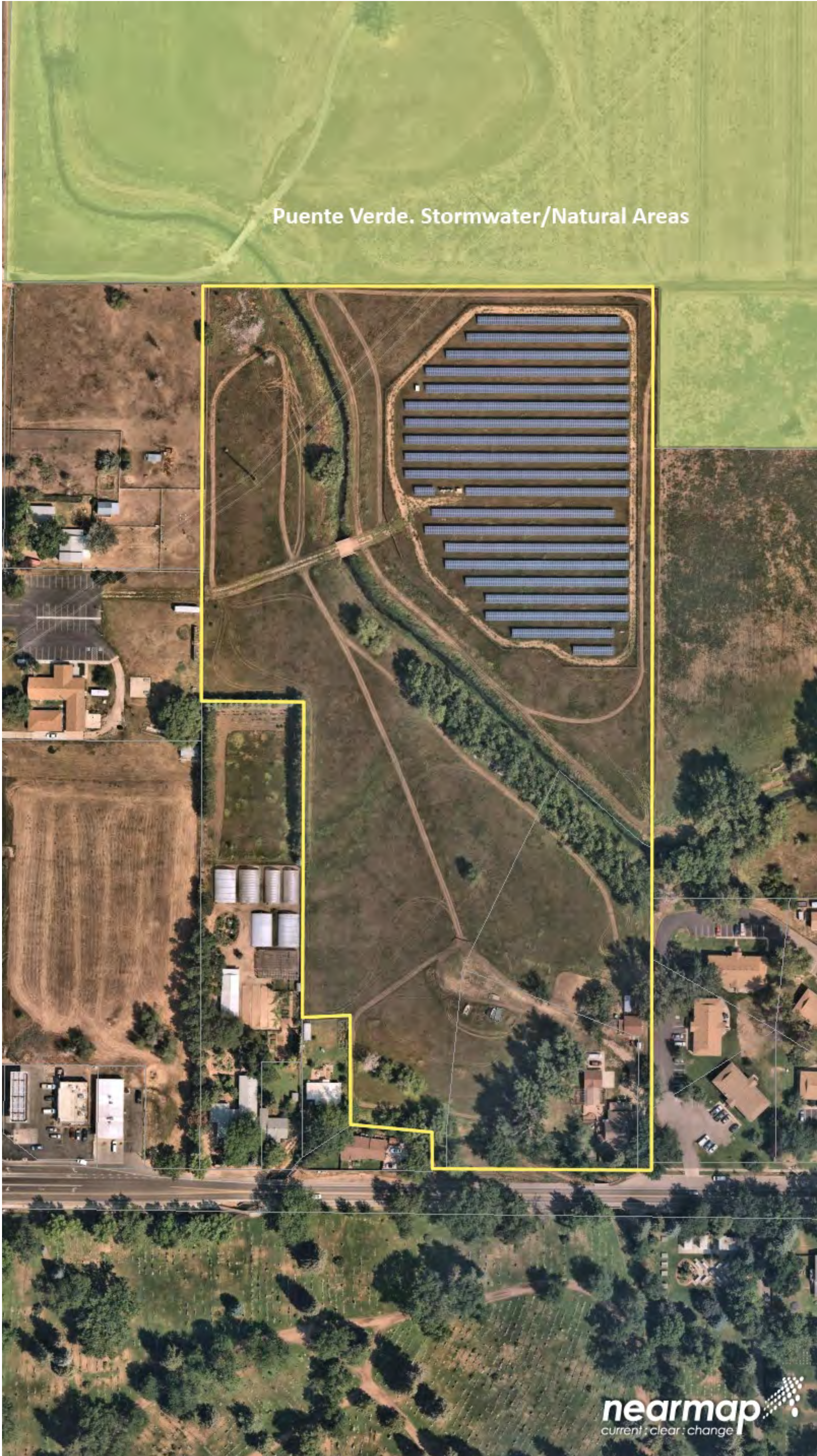
Preliminary Questions on feasibility to support small scale affordable housing development 8 to 12 Units:

Site is approximately 1.5 acres with single family dwelling to remain under this proposal.

Only 1 point of access via easement over shared drive. Does this prohibit subdivision and development?

Several Large Trees and Canal – What Natural Habitat Buffer Zones apply?

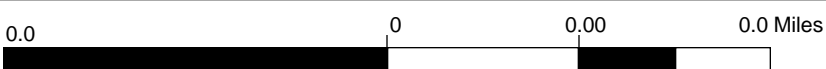
What other barriers to development are apparent?



Legend

- Parcels (County)
- Conservation Easements
- Natural Areas
 - Natural Area (City of Fort Collins)
 - State, County or Other Municipal O
 - Meadow Springs Ranch (City c
- NearMap Logo

1: 1,715



WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS


This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

MEMORANDUM OF UNDERSTANDING

Between Social Sustainability Department's Affordable Housing Land Bank Program and Natural Areas

Date: December 15, 2022

To: Josh Birks, Sustainability Services Deputy Director 

Dean Klingner, Interim Community Services Director 

Through: Meaghan Overton, Housing Manager 

Katie Donahue, Natural Areas Director 

From: Alynn Karnes, Land Conservation Specialist, Natural Areas 

Sue Beck-Ferkiss, Social Policy & Housing Programs Manager, Social Sustainability 

Subject: 1900 Laporte Avenue Land Acquisition: Natural Areas / Land Bank Program
Partnership Puente Verde Natural Area Addition

This MEMORANDUM OF UNDERSTANDING (MOU) has been negotiated between Social Sustainability- Land Bank Program (**SSLB**), and the Natural Areas Department (**NAD**).

Background

The City is under contract to acquire a 17+/- acre property at 1900 W. Laporte Avenue adjacent to Puente Verde Natural Area (EXHIBIT A). The property is roughly comprised of a 10.5-acre pasture that will be encumbered by the City's Water Utility (CWU), formerly referred to as Stormwater-Engineering Department Review (SEDR), proposal for stormwater detention and 100-year West Vine regulatory floodplain, a 4.5-acre solar farm leased to a private tenant, and a 2-acre homesite containing a single-family residence and outbuildings. The homesite can be accessed from Laporte Avenue via a ditch crossing over the Larimer #2 and could provide affordable housing opportunities through SSLB for approximately 55-75 residents, in perpetuity. This property is significant to NAD as an addition to Puente Verde Natural Area, for wildlife connectivity, and to provide a trail connection from Puente Verde to Laporte Avenue. All three departments have vested interests in acquiring the property.

To note: NAD and the Stormwater Division of the City Water Utility executed a separate MOU on the property February 17, 2022 (CWU MOU), which is subject to change if both departments agree.

Acquisition and Funding

- A. Total 17+/- acre purchase for \$1,900,000 will be split between the departments as follows:
 - a. NAD: \$700,000
 - b. SSLB: \$700,000
 - c. CWU: \$500,000 per CWU MOU

Purchase price and division of costs were based on an in-house market valuation using comparable sales.

- B. SSLB will repay NAD \$700,000, interest free, by December 31, 2026, for the 2-acre homestead parcel, contingent on funding of an associated BFO offer. Should the funding not come to fruition, NAD will retain the 2-acre homesite.
- C. NAD will cover all transaction and closing costs including Real Estate Services' fees, title, surveying, the Phase I ESA, and the Hazardous Building Materials Survey.
- D. SSLB and NAD will jointly share in the costs of a replat to divide off the 2-acre homesite, if SSLB moves forward in purchasing the homesite.
- E. NAD will collect and retain revenue from the solar farm lease.

Ownership and Use

CWU and NAD have previously agreed to share in the ownership of the property. The property will be developed into a multi-purpose area (similar to Red Fox Meadows Natural Area/Detention Ponds) for the purposes of flood mitigation, water quality, wildlife habitat enhancement and public trail access, in conjunction with Puente Verde Natural Area. These uses will expand to include affordable housing if SSLB obtains necessary funding to purchase the 2-acre homesite.

NAD will retain ownership of the 2-acre homesite until SSLB has made payment in full - at which point ownership of the homesite will be transferred to SSLB. Once SSLB has purchased the land for affordable housing on the 2-acre homesite, they may convey the 2-acre homesite to an outside entity and retain all revenue from the sale.

Prior to an initial payment by SSLB for the homesite, NAD, in its sole discretion, may utilize the homesite for:

- NAD employee housing
- Rental housing to the public
- Office space/storage and staging area for the Engineering Department and its contractor during the proposed Laporte Avenue Bridge replacement project

NAD will work with Real Estate Services (RES) to handle the property management aspect of any lease of the homesite. NAD will collect any associated rental revenues minus the 10% property management fee charged by RES.

Ninety (90) days after SSLB has made an initial payment for the homesite, NAD will transfer rental rights and the right to any revenue generated from the rental of the homesite to SSLB, with NAD still maintaining ownership. Should payment in full not be made by SSLB by December 31, 2026, the following actions may occur:

- NAD and SSLB may mutually agree to extend this deadline in writing
- Should NAD and SSLB not extend the deadline and SSLB elects to no longer pursue acquisition of the 2-acre homesite:
 - Any partial payment having already been collected by NAD will be refunded to SSLB.
 - NAD will resume collecting any rental revenues that may be generated on the 2-acre homesite.

- NAD retains the right to sell the 2-acre homesite to an outside buyer or resume utilizing the homesite, while collecting revenue from any transaction.
- NAD retains the right to existing structures and utilize that platted area solely for NAD purposes.

Site Management

NAD will manage and maintain the property including the solar farm and homesite.

SSLB will take over management of the 2-acre homesite along with Real Estate Services (RES), once an initial payment has been made, as outlined above.

Construction

SLBB will coordinate with CWU and NAD on site closures and public communications prior to construction and/or maintenance.

Significant excavation and embankment construction will be needed to accommodate the required flood storage on the non-homestead acres. The grading plan will balance the flood storage needs with aesthetic considerations to create a visually pleasing and natural areas visitor-friendly environment. Per the CWU MOU, CWU has agreed to manage and pay for the design and construction of the multipurpose area to ensure all stormwater infrastructure required is constructed. NAD staff will be an integral part of the design and construction team.

NAD will manage and pay for the design and construction of the improvements necessary to make the site a public natural area. Improvements may include but are not limited to bridges over the New Mercer Ditch and Larimer #2 Canal, trails, kiosks, signage, fencing, trail head parking lot, vault toilet, and outdoor classrooms. Per the CWU MOU, NAD will be asking CWU staff for input on the design and construction of the necessary improvements.

SSLB plans to utilize the homesite to construct either for sale or for rent affordable housing units. They will target households making no more than 80% of the area median income. Depending on site specifics, approximately 24 townhome style or 55 apartment flats could be constructed on the 2-acre homesite. The original house may or may not be incorporated into the final design for this location.

Restoration

At the completion of construction, the multi-purpose area will be restored with native vegetation. The restoration is expected to include limited temporary watering, seeding, weed control, shrubs, and trees.

At the completion of construction on the affordable housing 2-acre homesite any land on the natural area disturbed by the construction will be restored with native vegetation. That restoration would be expected to include limited temporary watering, seeding, weed control, shrubs, and trees. SSLB will pass this obligation on to any third party who purchases the homesite for development.

Public Access

NAD will explore the opportunities for trail connectivity using associated planning tools and processes. NAD would maintain any trails and provide signage explaining the future use of the site. NAD will coordinate with CWU and SSLB during this planning process.

**EXHIBIT A
Property Map**

