

# Heartside Hill Neighborhood Meeting

Meeting Date: November 4<sup>th</sup>, 2021

Meeting Location: Zoom Virtual Meeting

## City Staff Attending:

Alyssa Stephens—Neighborhood Services

Will Lindsey—Planning

Shawna Van Zee—Planning

Nicole Hahn—Traffic

Dave Betley—Engineering

## Applicant Team:

Steve Kuehneman—CARE Housing

Kim Iwanski—CARE Housing

Dustin Barrington—CARE Housing

Kristin Candella—Habitat for Humanity

Jason Claeys—Highland Design Services

Ian Shuff—ALM2S

Melissa –Heart of the Rockies Church

## Summary

- **Meeting Topic:** An Overall Development Plan (ODP) for affordable housing on land located near Trilby and Lemay, which proposes a mix of multifamily units, single-family detached houses, group homes for adults with developmental disabilities, and a community building. The land is owned by Heart of the Rockies Christian Church, and would be developed by CARE Housing (multifamily homes), Habitat for Humanity (single-family detached homes), and L'Arche (group homes).
- **Meeting Details:**
  - Appr. 100 attendees, including staff and applicants
  - Meeting was recorded and posted online at [OurCity.FCGov.com/DevReview](https://OurCity.FCGov.com/DevReview)
- **Overview**
  - Q&A primarily focused on:
    - Concerns about increased traffic stemming from new development and the effects on already stressed street networks;
    - Concerns about the number of parking places included in the plan, and the impact of street parking on visibility and safety along Brittany;
    - Concerns about increased density and loss of open land;
    - Concerns about the potential uses of the community building; and
    - Concerns about the impact of affordable housing on property values.
  - Attendees who spoke or submitted questions into the chat were mostly opposed to the development, but some attendees spoke in support of the plans for affordable housing in this area.

## Site Design

- **Would the developer consider reducing the number of multi-family buildings (potentially making a few 3 stories instead of 2) to create more on-site open space?**
  - Applicant: It would be possible. Would be interested to hear feedback on whether people would prefer more open space with taller buildings or more, smaller buildings.
  - Comments in chat supported the current plan with two-story buildings.
  - One verbal comment supported higher buildings to have more open and park space.
- **What is the gross and net acreage of the first phase? Are 72 units compatible with that acreage?**
  - Applicant: The total acreage is about 9 acres. We are allowed to build 108 units total on the site. Our current proposal is for 84 homes.
- **Will design be coordinated across home types (multi-family, single-family, and group homes)?**
  - Applicant: Yes, we want to coordinate finishes to make sure they fit together. We'll look at nearby neighborhoods and the types of materials used to be compatible with them.
- **Have colors been determined yet?**
  - Applicant: It's very early in the process, so we haven't put together colors yet. Probably will have three different building colors with common trip types.

## Traffic and Parking

- There are a number of projects in this area nearby that will add a lot of traffic to Trilby. **How will the developer and the City traffic issues on Brittany?** We are concerned about being trapped in our neighborhood.
  - City: Traffic studies are used to understand the impact of development on the traffic system. Looking at intersection of Trilby and Lemay and the access point on Brittany to understand what delay would be caused. City has not yet received traffic study yet. Traffic study will have to include the traffic projections from other nearby projects.
- **What is planned for the Trilby and College intersection?**
  - City: Work on Trilby and College intersection is scheduled to begin in 2022 and be completed in 2023. Trilby is also planned as a four-lane road. Developers pay into the City to accumulate funds for large projects like that.
- **What are plans for public transportation in this area?**
  - City: Future plan would be for a route on Trilby, but that is still years away.
- **What is the plan for guest parking?**
  - Applicant: 145 parking spots are planned, plus garage spaces for some homes. We estimate at least 20 guest parking spaces. Based on other properties, we only need 100 parking spaces for a development of this size, so there should be lots of extra parking.
- **Will parking be allowed along Brittany?**
  - Applicant: Street parking is allowed on public streets on both sides of the street. Our goal is to keep parking onsite and not use street parking, but it is allowed.
- **Shouldn't there be two access points (on Trilby and on Lemay)?**
  - Applicant: We are constrained by proximity to the intersection, but are trying to work to funnel traffic away from Brittany St however possible.

- City: Have to balance dispersing traffic with funneling traffic to one place where we can add traffic control measures (stoplight, stop sign, etc.).
- **Could you reduce access points on Brittany from three to two?**
  - Applicant: Will take that into consideration.
- **Could a fence be added to keep people from parking on Brittany and walking to their unit?**
  - Applicant: Fences are not very welcoming, so we will try to use other ways to encourage people to park in the parking lot.
- **Can Brittany St be converted to prohibit on-street parking? Or time limited on-street parking?**
  - City: It is standard to have parking and there is space on both sides. It's difficult to enforce no parking areas. Would like to wait and see if it's an issue before using that as a measure, but has been done in other neighborhoods.
- I am in support of the project. I live on Nancy Grey. When I moved in it was a dead-end, now the street connects to Drake and to Prospect, and large apartment complex was built. We had speed bumps put in. Traffic has increased but is not bad and I like having the connection. Property value has gone up significantly. I hope my experience can be a data point.

### Site Management and Amenities

- **Will the development have a Homeowners Association?**
  - Applicant: CARE Housing maintains all our properties to ensure it stays in good condition. Habitat for Humanity uses HOA for all neighborhoods. There will be some sort of entity to manage shared space, but not sure what that will be yet.
- Occupancy rules allow for up to three unrelated adults in Fort Collins. **Have you considered this, and the impact on the number of vehicles and the number of parking spots needed?**
  - Applicant: We have strict lease agreements and go through audits and inspections to make sure people are following our occupancy rules. This happens every year with each resident.
  - Comment: The developer needs to plan for the worst case scenario in occupancy and the corresponding number of vehicles.
- **Will the park be open to neighbors? What will be in it?**
  - Applicant: Park will be open to anyone. We would love more ideas from the community about what should go in the park.
- **What will the community building be used for?**
  - Applicant: The church would like to include some administrative and gathering space. We are hoping to include an early childhood education center in the remainder of the building. We hope to partner with a local nonprofit to provide affordable childcare for up to 100 children. Up to 50% of those spaces would be reserved for people living in this development.
- **Are there plans to use the community building as an overflow shelter for unhoused individuals?**
  - Applicant: We are in early stages, but have very specific plans for administrative space and childcare space. We have no plans to use this as shelter space.
  - City: Seasonal overflow shelters are permitted in the zone district, but it would be subject to a review by development staff and would require a separate neighborhood meeting and public hearing. There are specific standards in place for that type of use.

- As a resident I am concerned with the comment that was just provided where the community center was suggested as use for 100 children. I am concerned this would place a large strain in the morning egress from the neighborhood. School busses picking up children, plus current resident egress, plus new development egress, plus a quantity of parents / caregivers trying to drop off children may pose challenges or rushed situations (read accidents) in the morning commutes. Or, similar end of day issues with a large business presence.

### Environmental

- **Has a photometric plan been done?**
  - Applicant: Not yet. City has stringent requirements for dark sky lighting to prevent light spillage that we will be following.
- This site has been used for wildlife including burrowing owls and prairie dogs. Open space should also be considered a valuable resource for our community and our neighborhood. This plan takes away the only open space we have.

### Public Engagement

- **How will the project team continue to engage with the neighborhood? There is concern that the developers are giving “lip service” to community concerns and that plans will change significantly from what has been proposed.**
  - Applicant: We are committed to community feedback and engagement. We have developed our own website for communication. Any questions that come into the website would be answered by staff members. Any changes to the site plan or designs would be published on the site.
- **Would you be open to having a neighborhood meeting later in the process to provide any updates to plans?**
  - Applicant: Yes
- **Where can we find project information?**
  - City: Go to [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals). Search for the project, and click “Public Records” to find all documents related to the project.

### Other Questions and Comments

- **What is the status of 43 Prime?**
  - City: Forty-three Prime was approved by an Administrative Hearing Officer in February of 2019. They recently submitted final plans to the City, which must be approved before building permits can be pulled.
- Comment: Appreciate the work the church has done so far to listen to comments, but want to talk about the details and know that the church will be a good partner. Concerned about impact on property values. Concerned about the density and the increase in traffic and parking on Brittany St.
  - Applicant: Want to continue to dialogue with the neighborhood. Working to get all parking on-site to prevent any spillover. We have data that shows that property values don’t go down. The City holds affordable housing to high design standards and people will not be able to tell they are affordable just by looking at them. They will be high-quality buildings.

- **Have you considered grocery store access and how folks will access nearby needs and amenities?**
  - Applicant: CARE Housing has resident services to help people if they have any issues accessing food or services. There are transportation services available in the community.
- Voicing support for the project. I appreciate the thoughtfulness in this development to help neighbors that can't afford housing.
- **What is the timeline for this project?**
  - Applicant: We hope to submit in early December and take this to Planning & Zoning Commission in the spring. Goal would be to start construction in summer or fall of 2022.