



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

HYBRID NEIGHBORHOOD MEETING INVITATION

February 14, 2023

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on March 1st for a proposed entertainment facility at the corner of W Boardwalk Dr and S Mason St with off-site parking across Mason St** at 3915 S Mason St near property you own. **The meeting will be held on-site at IBMC Fort Collins Campus, 3824 S Mason St as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

City Council has authorized the use of remote technology for select neighborhood meetings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. You do not need a paid Zoom account to participate. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance accessing documents, call our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076.

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/ResidentReview. If you have any questions, please contact me or Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Arlo Schumann | Associate Planner
970-221-6599 | aschumann@fcgov.com

MEETING DATE AND LOCATION

Wednesday, March 1, 2023

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

IBMC Fort Collins Campus
3824 S Mason Street, Suite 100

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Boardwalk Crossing Entertainment Facility & Off-Site Parking Lot,

CDR190073 & CDR220041, 193 W Boardwalk Dr and 3915 S Mason St.

(location map on the back of this letter).

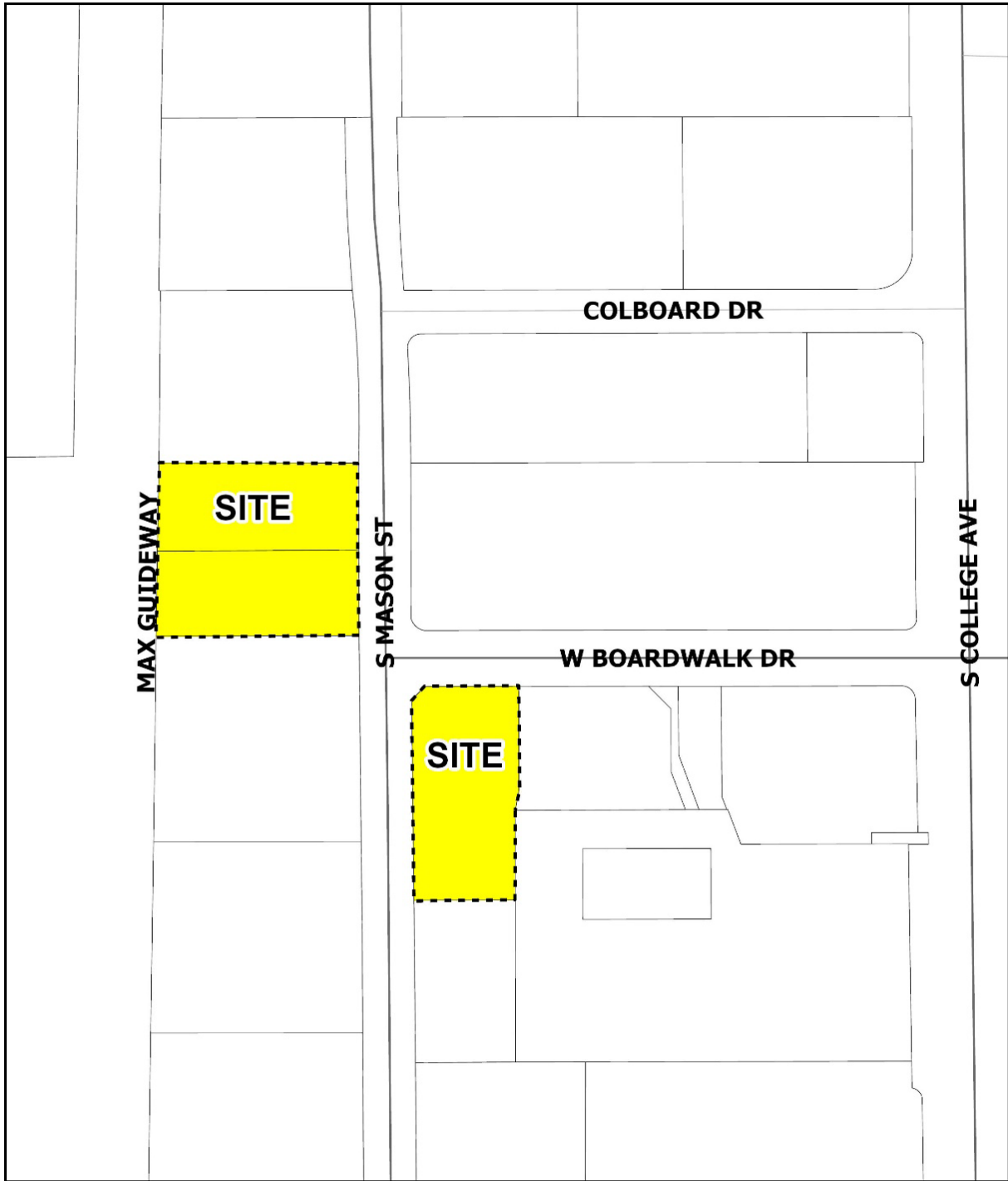
Sign #521, Parcel #s 9735164002, 9735118002.

PROPOSAL DESCRIPTION

- This is a request to build an entertainment facility at the SE corner of W Boardwalk Dr and S Mason St. The proposed building will be two-stories with third level roof terrace gathering areas. Also, develop a parking lot at 3915 & 3935 S Mason St as support for the proposed events center.
- The site is in the General Commercial District (C-G) zone district
- This proposal will require a review and public hearing by the Planning & Zoning Commission (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/developmentreview/proposals
- If you do not have access to the internet or need assistance accessing documents, call Em at 970-224-6076.



Boardwalk Crossing Entertainment Facility & Off-Site Parking Lot.
VICINITY MAP



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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.