



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

## HYBRID NEIGHBORHOOD MEETING INVITATION

February 15, 2023

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on March 2nd for a proposed homeless shelter at the west end of Hibdon Court**, near property you own. **The meeting will be held on-site at the Northside Aztlan Community Center, 112 Willow Street, 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](http://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](http://fcgov.com/ResidentReview). If you have any questions, please contact me or Em Myler at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Clark Mapes, City Planner  
970-221-6225 [cmapes@fcgov.com](mailto:cmapes@fcgov.com)

### MEETING DATE AND LOCATION

**Thursday, March 2, 2023**

6:00 - 7:30 P.M.

### Virtual & In-Person Meeting Options

Northside Aztlan Community Center  
112 Willow Street, Fort Collins, CO

Virtual meeting information will be posted 48 hours prior to the meeting at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals).

### PROPOSAL NAME AND LOCATION

Fort Collins Rescue Mission,  
PDR220013, west end of Hibdon Ct.

(location map on the back of this letter).

Sign #730, Parcel #s 9702100007,  
9702100918

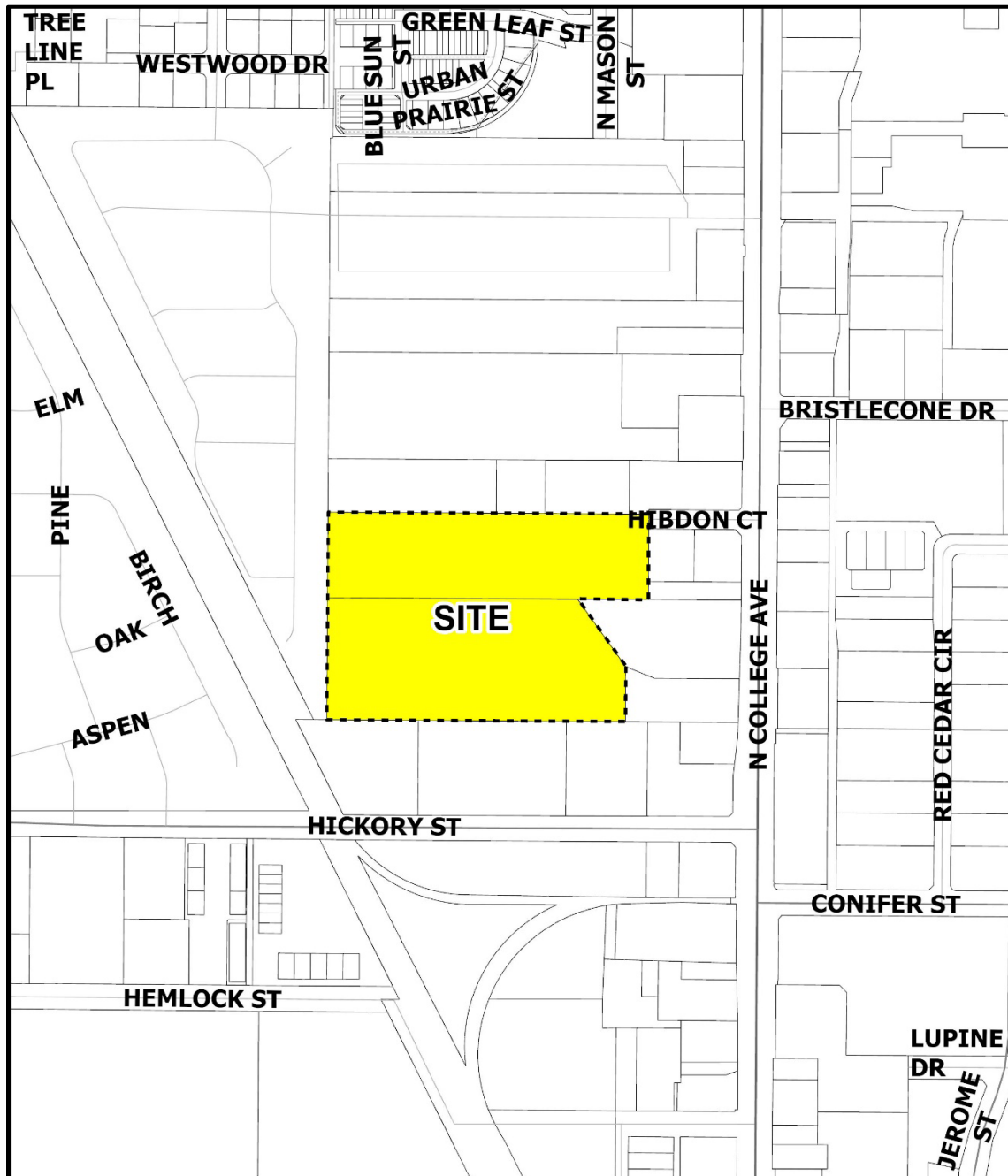
### PROPOSAL DESCRIPTION

- Construct a partial 2-story, 43,000 sq. ft. building with ~ 200 beds, kitchen and dining, laundry, offices, outdoor amenity space and associated parking.
- The site is in the Service Commercial (CS) zone district. The homeless shelter use is permitted subject to 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](http://fcgov.com/developmentreview/proposals)
- If you do not have access to the internet or need assistance accessing documents, call Em at 970-224-6076.

The applicant provided additional information included in this mailing and may advocate for themselves. The information presented by the City of Fort Collins is limited to this Hybrid Neighborhood Meeting Invitation.



## Fort Collins Rescue Mission 24/7 Shelter Location 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](mailto: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](mailto:translate@fcgov.com).*

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## Fort Collins Rescue Mission's New Shelter

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February 13<sup>th</sup>, 2023

### **Vision for the New Shelter**

The vision for Fort Collins Rescue Mission is to provide a safer, securer, sanitary, and serene facility to help facilitate an environment that promotes guests to self-select engagement with a case manager to support their personal housing goals. This means a place where as many of the needs of our shelter guests are met and resourced as possible. This may include workforce training, job placement, education, counseling, and support meetings.

### **Critical Services Provided**

The Shelter Will Include:

- Security
- Inclement weather security
- indoor and outdoor cameras
- Incident Reporting recording any crisis, medical intervention, violent encounters, Asked to Leave situations
- Once an hour rounds overnight
- Safety protocols
- Annual safety assessments, mitigation planning, and follow up
- Bag checks by Precision Security (at expansion sites)
- NARCAN trainings
- CPR/First Aid
- Sex Trafficking identification and resources
- Trauma informed programming
- Decoding Conflict training monthly
- Calm Every Storm (conflict resolution training) for new employees and quarterly held
- Relias Training

We will have broader services offered at this shelter than are currently possible in other shelters. We will be partnering with service providers across the City to ensure we meet the vast needs of individuals who are unhoused. There will be space within the shelter for people to access services attending to many of the above concerns as well as more space for individuals to relax. We will have a spacious backyard area as part of the shelter that will be fenced in and separated from the neighborhood. This space is far larger than any other outdoor spaces on similarly sized shelters, and we trust that it will allow people to have space to rest within the shelter itself.

### **How does the Rescue Mission Fit within Fort Collins' Future Plans?**

There are many sections of the North College Corridor Plan ("NCCP") that support the Fort Collins Rescue Mission. The NCCP puts a lot of emphasis on infrastructure development, of which the Rescue Mission will support by providing on-site drainage, public sidewalks, and Mason Street right-of-way ("ROW") improvements. The Rescue Mission will also be developing context-specific architecture that will promote the unique urban fabric that is desired in the NCCP, and ensure community compatibility. Building the Fort Collins Rescue Mission in this area completes a smaller, yet important piece of the overall vision for the NCCP.

This shelter is purpose-built to meet the needs of the unhoused in Fort Collins. This facility is much larger than the Denver space, offering 24/7 access, so individuals will not be turned away at night. This will ensure that people will not be camping out around the building, as there is safe, dignified space inside. The building is located in an area that is not in downtown Fort Collins, so people will be coming to the site with a specific purpose to either visit the shelter or access services. The Rescue Mission is committed to ensuring that the areas around, and within, the shelter are safe for all staff, volunteers, and guests who enter the space. Loitering around the building will not be allowed.

### **Working with the City**

The Fort Collins Rescue Mission team is working closely with the City to make sure that the new shelter is built in a thoughtful way that honors the City requirements and input. Importantly, the Shelter will meet ADA requirements, environmental and landscape requirements, building codes, and was thoughtfully located to provide maximum benefit to the people served and the Fort Collins community.

As an example of working closely with the City, the Fort Collins Rescue Mission's team has hired an environmentalist. This environmentalist has been observing the area proposed for the Shelter and no concerns regarding wildlife have been found. Our team will be working closely with both Forestry and Environmental Planning to address impacts to habitat. Per Land Use Code ("LUC") Section 3.4.1 the applicant is required to provide a 100' buffer from Dry Creek which runs along primarily along the west side of the of the property, a section also crosses over to the east towards the south side of the property. Currently, we are anticipating minimal impacts of which will be adequately mitigated for on-site. Any trees impacted will be mitigated for as determined necessary by Forestry. A tree inventory has already been conducted and that information will be used to drive the landscape design.

Conversations with Fort Collins' Police Services and the Fire Marshall have been started early in the process to address any concerns or questions without delay. The upcoming neighborhood meeting is another way the Fort Collins Rescue Mission team is seeks to engage the Fort Collins community early in the planning process as a partner.