



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

NEIGHBORHOOD VIRTUAL MEETING INVITATION

May 26, 2020

Dear Property Owner or Resident:

This letter is to invite you to a **virtual neighborhood meeting on June 9, 2020 for Spark Multifamily Development** where you can learn more about the potential development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter.

City Council has authorized the use of remote technology for select neighborhood meetings. Community members can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. You do not need a paid Zoom account to participate. Virtual participation information will be available at <https://www.fcgov.com/developmentreview/agendas.php> at least 48 hours in advance of the meeting. If you do not have access to the internet or need assistance, call 970-224-6076.

If you would like to test the Zoom interface, test meetings will be held on Tuesdays and Thursdays from 12:30-1:00 PM MST throughout the month of May. Join at <https://zoom.us/join> or in the Zoom app with the meeting ID 947-3158-1627. Public comment will not be accepted during these test calls.

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 Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Meaghan Overton, Senior City Planner
970-416-2283 | moverton@fcgov.com

MEETING TIME

June 9, 2020

6:00 - 7:30 P.M.

Remote / Virtual Meeting

(please see participation information to the left)

PROPOSAL NAME & LOCATION

Spark Multifamily Development, CDR200040

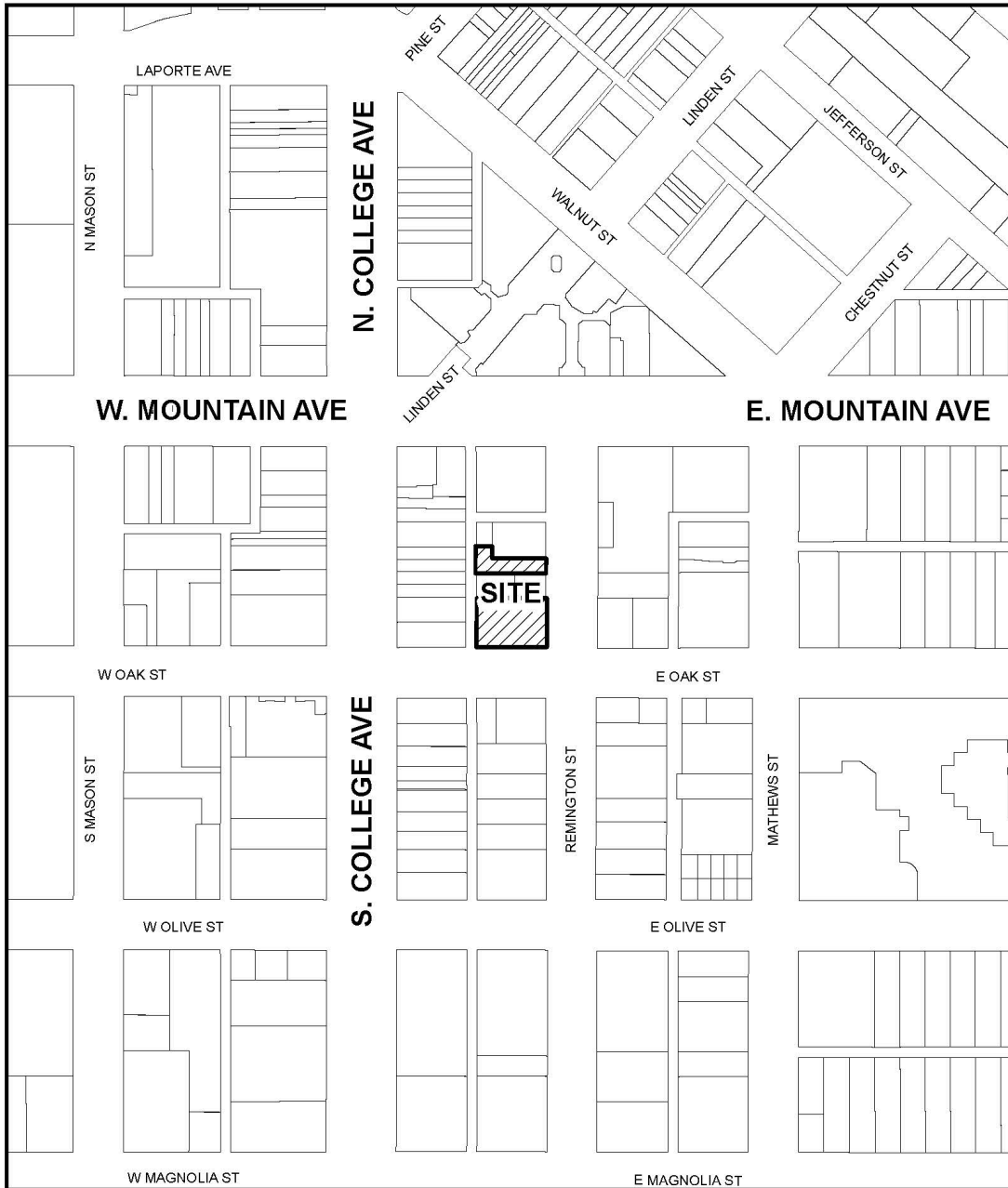
140 E. Oak Street – west of Remington Street and north of East Oak Street Sign #542 (Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- This is a proposal for a 6-story mixed-use building with ground floor office/commercial spaces, second-floor parking, and affordable housing on floors 3-6.
- 78 dwelling units and 54 off-street parking spaces are proposed for the project. Access is proposed from Remington Street directly to the east.
- The site is approximately .5 acres within the Downtown (D) Zone District; Historic Core Subdistrict.
- The applicants are requesting a modification to allow a 6-story, 71-foot building. The permitted height in this part of the Downtown Zone is 4 stories or 56 feet.
- This proposal will be 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 hearing.

HELPFUL RESOURCES

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



Spark Multi-Family Vicinity Map

1:3,000



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.