



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

June 29, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back of this letter.

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 Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner
970-224-6126
jholland@fcgov.com

MEETING TIME AND LOCATION

Thursday, July 13, 2017

6:00 - 7:30 P.M.

St. Paul's Episcopal Church
1208 W. Elizabeth Street
Fort Collins, CO 80521

PROPOSAL NAME & LOCATION

1208 & 1220 Elizabeth Street Mixed
Use Development

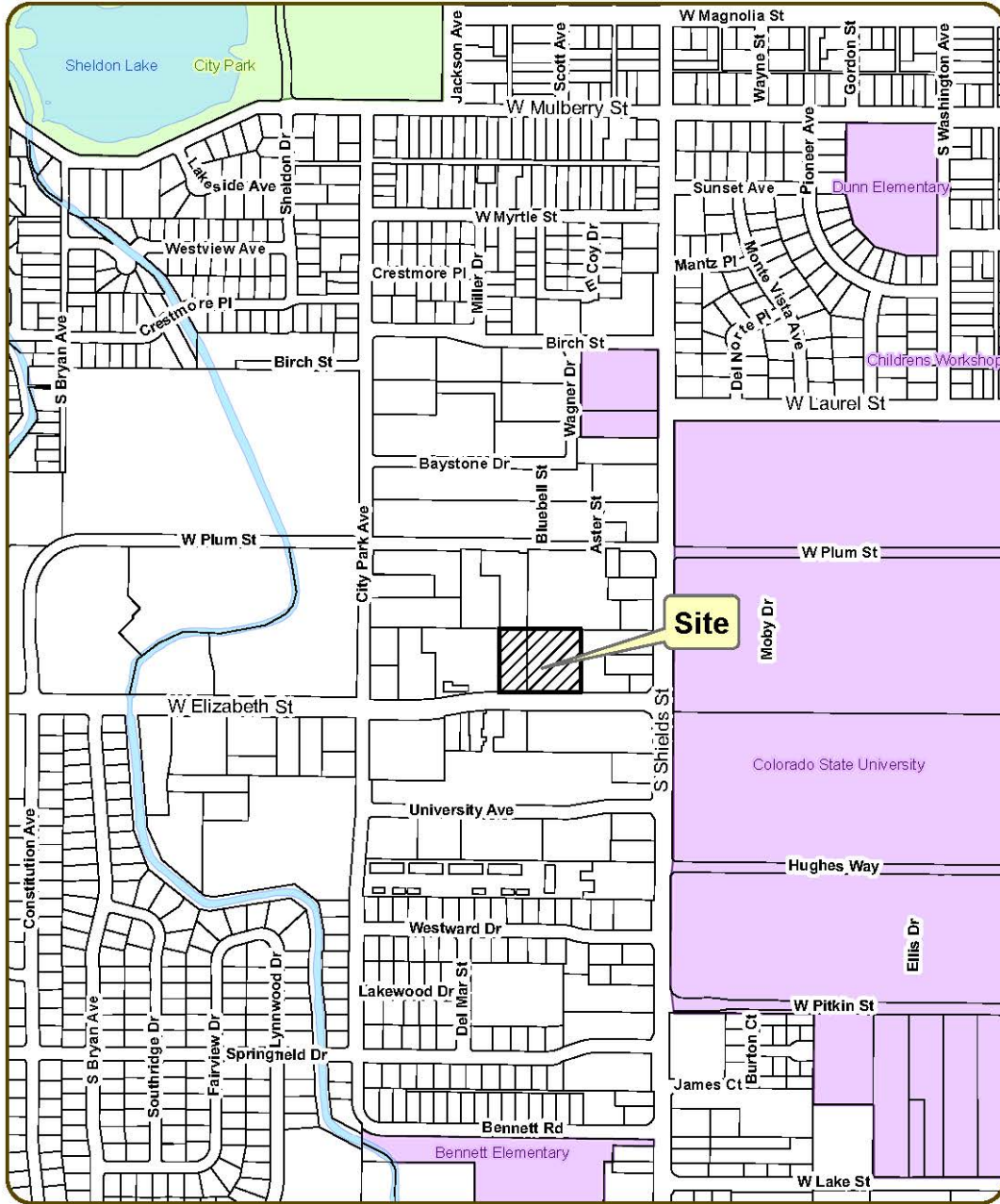
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

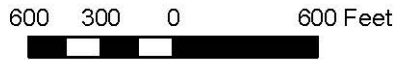
- This is a proposal for a mixed-use building that would replace the existing church at 1208 Elizabeth Street and the existing commercial building at 1220 Elizabeth (the church is also the location for the neighborhood meeting).
- The mixed-use building proposes a six story building height with retail, student-oriented residential dwellings and amenity space on the ground floor and residential dwellings and amenity space on the upper five levels. A maximum of five stories is permitted in the zone district and the additional story would require the review and approval of a building height Modification to the Land Use Code.
- A total of 119 dwellings are proposed in one, two, three, four and five bedroom units. A total of 429 beds are proposed.
- 355 parking spaces are proposed within a parking garage structure.
- The proposal is located in the Transit Oriented Development Overlay area (TOD) and is zoned Community Commercial (C-C).
- This proposal is subject to a review and approval at a public hearing by the Planning & Zoning Board (P&Z).

HELPFUL RESOURCES

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



1208/1220 West Elizabeth Street



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.