

## **NEIGHBORHOOD MEETING SUMMARY**

**Project:** 255 Johnson Drive Mixed-Use Development

**Location:** 301 E Drake Road

**Date:** June 28, 2017

**Applicant:** Patrick Quinn, Next Chapter Properties

**Consultants:** Craig Russell, Land Planner  
Josh Daley, Architect

**City Staff:** Jason Holland, City Planner  
Mitch Hendrick, Planning Intern

### **Project Description**

This proposal is for a mixed-use development in a five-story building with retail and commercial space on the ground floor and student-orientated housing on floors 2 through 5. The site is a total of 2.8 acres. A total of 412 beds are proposed in 192 for-rent dwelling units. The preliminary plan proposes 44 one-bedroom units, 104 two-bedroom units, 16 three-bedroom units and 28 four-bedroom units. A parking garage is proposed on the building's ground level with a total of 252 off-street parking spaces provided. 3 parking spaces for car share vehicles are also proposed. The proposal is located in the Transit Oriented Development (TOD) and is zoned General Commercial (C-G). This proposal is subject to review and approval at a public hearing by the Planning and Zoning Board(P&Z).

### **Questions, Concerns, Comments**

(Reponses below are from the development group unless noted as from city staff)

1. Do renters receive notifications or are only homeowners notified of neighborhood meetings?

*City. The property owners within the radius will receive the notifications. We do encourage in the letter that owners notify their tenants. We also post the meeting notice online and put up a meeting sign on the property.*

2. Is anybody aware of the parking issues with the State on Campus development?

*A. We have looked into the parking vacancy rates of the surrounding developments and have structured ours accordingly, using a space per bed ratio.*

3. Is there any concern for lack of parking during construction?

*A. We are still in the process of determining the locations to be used for construction worker parking.*

4. We already have major parking issues with Fort Collins Muffler after the Summit went in. How can we function as a business if you take more of our parking away?

*City. Businesses are required to provide parking on their site and there is no guarantee that the on-street parking in the right-of-way can be available for private use. We are aware of the challenges and maybe there are ways to look into off-site parking or car sharing opportunities. We are required to look at the new development and review whether they will adequately mitigate their parking impact.*

5. How long will this take to build and where will the workers park?

*A. Construction is estimated to take one year and the location of parking for the construction crew is to be determined at a later date.*

6. Why does the State apartment complex have high parking vacancy and do they charge for their parking?

*A. The vacancy could be related to the proximity to local transit options. The State has typically experienced around 100 vacant parking spaces and they do sell permits for their parking spots.*

7. I live near this development east of College and there is already a lot of parking overflow on the streets. Where will the excess vehicles from this development go?

*A. You can park on-street at that location no more than one time per day without running the risk of receiving a ticket. That risk may be enough to compel some to find parking elsewhere or use alternative forms of transportation. We allocate visitor parking spaces so that parking overflow does not become an issue.*

8. Where are the student's significant others going to park?

*A. We do allocate for visitor parking but we selected this site because it is close to campus and the MAX corridor which may attract students that do not have personal vehicles and may encourage students to use the alternative sources of transportation that are available. Students have the option to use bicycles or public transit options such as the MAX line.*

9. Where are the customers from retail spaces in this development going to park?

*A. Most of the businesses in the building will be supportive services of the building and will not create the need for more parking and we have an amount of parking that we need to provide in the TOD zone for the retail space.*

10. How tall will the building be?

*A. The building will be 75 feet tall.*

11. Will the building block the view of the foothills from the East side of College?

*A. We suspect that it will.*

*City. We will be reviewing the height impacts.*

12. Does the city have building height ordinances?

*City. We do have ordinances that determine the maximum number of stories a building is allowed to be based on the site's zoning.*

13. How long has the project been in the works?

*City. I believe the conceptual review was submitted about 6 months ago.*

14. This development is going to displace people. Why not build somewhere else?

*City. There is a lot of development taking place in Fort Collins right now in all parts of town, and we are seeing these types of projects close to the campus and the MAX line.*

15. When will displaced residents be notified of a move-out deadline?

*A. Many aspects of development review still need to take place before we can have a more refined timeline.*

*A. Notifications will be sent approximately 6 months before building permits are issued.*

16. Is the senior housing development going through?

*City. Yes, it is moving forward in final plan review, they had the hearing recently.*

17. How far away from the senior housing is this new development? Will the developments share a walkway with students?

*A. The developments are approximately 400 feet apart. Yes, the walkway is a shared access easement.*

18. Where will the construction trucks be coming from during construction?

*A. We have yet to determine where the trucks will be coming from.*

19. We had so much trouble with the Summit, where will all of the out of town students living here be parking?

*City. The Summit development had serious parking issues when it was built and we don't want that to be repeated. My understanding is that the developers had an agreement with the university that more off-site parking would be provided. After the development was approved, the agreement was not carried forward. New parking requirements were passed that require these projects to have parking provided on a per-bed basis at .75 spots per bed. Within the TOD district, the developers can request deductions based on the proximity to other transit options and parking alternatives such as providing shared cars.*

20. How do you know if the parking garages are going to be completely full or not when garage owners are charging for parking?

*City. Developers are subject to the parking space requirements for the TOD zone. We want to make sure there is adequate parking to offset their development.*

21. Is the per bed requirement based on bedrooms or per bed?

*City. The requirement is per bed. The base standard is .75 spaces per bed before taking deductions into account that can be requested in the TOD zone.*

22. What is the parking ratio of the project up the hill (Spring Creek Place)?

*City. They are based on the City's ratios for multi-family on a per unit basis using the TOD parking ratios. (One or less units - .75, Two br's - 1, Total 143 spaces provided)*

23. What is the traffic impact with there being this development and the senior housing development going in close by?

*City. This development has not been submitted yet. There has not been a traffic study submitted so we do not yet have any conclusions regarding their traffic impact, but that is an important consideration. The senior housing development will access from Rutgers and this development will access off of Johnson.*

24. Is the light at Johnson drive being widened and will a turn light be added?

*City. The traffic impact study will determine that. Once the study is complete we can provide an answer.*

25. Why are you providing the least amount of parking that you can?

*A. It is not necessarily the least amount of parking, but the parking we are provided is adequate based on our studies. Part of the issue is that when parking garages are constructed, like the State/District and they are only 70% utilized, it tells you that you they have built more than enough parking.*

26. Can you force students to disclose if they have a vehicle or can you increase rents when providing parking spaces?

*A. We cannot force the students to do anything but we can look at various rental rate options based on the use of the parking lot.*

27. Where are Creekside Park visitors going to park?

*A. There will continue to be on-street parking on Johnson drive. Johnson Drive is not part of the 2 hour parking restriction.*

28. Will views from the park be blocked?

*City. We can look at this further and appreciate the comment.*

With no more questions, the meeting was adjourned.