

NEIGHBORHOOD INFORMATION MEETING

Project: Oakridge Senior Apartments

Date: June 24th, 2015

Project Planner: Ryan Mounce

City Presentation Summary:

The neighborhood meeting began at 6:03pm and was attended by City Staff represented by Ryan Mounce and Noah Beals, the applicant's team, and approximately 45 members of the community.

City staff started the meeting with an outline of the agenda for the night, and then began with a review of the City's development review process for the proposal. City staff pointed out details of the project that included the zone district Harmony Corridor (H-C) and the use is considered multifamily dwellings. Staff shared the development review guide and explained this proposal is at step 3 the neighborhood meeting and next step would be a formal submittal that would include such things as site plans, elevations, and landscaping plans. Staff explained after the project is submitted that different departments review the submittal and then a meeting is schedule with the applicant to go over all of staff comments. It was further explained the decision maker will be the Planning and Zoning Board, whose decision could be appealed to City Council.

City Staff explained that Modifications might be required and that these modifications are typically reviewed with project and are approved by the Planning and Zoning Board. However, it is possible to split the modifications from the project and get approvals separately prior the entire project being reviewed by the Planning & Zoning Board.

City Staff acknowledge that minutes of the meeting tonight are being taken and would be made available online. Additionally besides tonight's meeting, neighbors can provide written comments through letters or emails.

Applicant's Presentation Summary:

My name is Arthur McDermott, we are the developer for this proposal and we develop affordable senior housing. Since 1999 we have built thousands of units at senior communities in Colorado, including recent projects in Denver (Park Hill) and Commerce City.

We utilize tax credits and bonds to help finance our projects and we have strong team of investors. Comcap is here tonight as well and they as a company help successfully manage our communities.

People ask us, "Why did you pick this site?" We see a lot of demand for senior housing – it's being talked about in your local newspaper, and we think this is a great site with a lot of nearby services and amenities for seniors. We think having an affordable senior community next to a market rate community is great. All of the nearby senior communities are full and have waiting lists.

This project would be an urban style building with elevators and 1-to-2 bedroom apartments. For rents that are no greater 50-60 percent of median income. This project with the credits is an investment of 20 million dollars into the local community.

We will be supplying common area utilities, 98 surface parking spaces. Each unit will have a private patio/balcony. There is a great room with large TV, community kitchen for cooking, group meals, and other events. This is independent living. There is a library and game room and a physical fitness center. We have pool hall and arts and crafts room. Included is a computer room and additional storage. We will have a large outdoor patio area. Fort Collins City likes lots of lush landscaping. This will be what we call a green community. A lot of the materials of the building are environmentally friendly.

I have had tenants say they never felt better than after using our buildings because of the comfortable living environment we create and saves money.

You may ask how these incomes limits are met. Every county has different income limits based on the income of the residents. At 50% area median income (AMI), 1 person is \$27,250 and 2-people is \$31,150. At 60% AMI 1 person is \$32,700 and AMI for 2-people is \$32,000.

We have been overwhelmed with the support for this project and the credits/financing. We have received many letters of support from national and state-elected officials as well as community organizations and local authorities.

In terms of the design of the building, we have an L-shaped building with parking and vehicle circulation on the north sides of the building and site. We have a 4 story building with elevators. From McMurray Boulevard, there is only a 1-story building frontage where many amenities and an entrance will be located. The landscape requirements in Fort Collins are intensive and we will be designing to those standards.

A shadow analysis shows the shadow is mostly entirely on the parcel about a 2ft overhang on the other property and the other corner about 5ft. Shading is really not going to occur off the property.

Questions, Comments & Responses

Questions (Citizen) Will there be decisions throughout the process?

Response (City): Staff reviews the modifications or project details for compliance with the Land Use Code, but a decision would be made by the Planning & Zoning Board in the future at a public hearing.

Question (Citizen): How does this tie in the declarations of the property for the Oakridge Business Park?

Response (City): The applicants will need approval of both the City and from the respective HOA board for Oakridge for their project, but each is a separate process. The Oakridge Board has their own set of standards and criteria that they will review.

Question (Citizen): Does it happen after the City's review?

Response (City): That would be up to the applicants on how they decide to proceed with both, they may be able to do them concurrently.

Question (Citizen): Do you have business cards?

Response (City): Yes, they are on the table next to the sign in sheet.

Question (Citizen): Does the City Council approve this or just the Planning and Zoning Board?

Response (City): This project would be approved or denied by the Planning and Zoning Board. The Planning and Zoning Board's decision can be appealed to City Council.

Question (Citizen): Is there an onsite manager that lives there?

Response (Applicant): There is an on-site manager, but they will not live at the facility. On-site management will increase as more units are leased.

Question (Citizen): What is the age restriction for seniors?

Response (Applicant): 65 and older

Comment (Citizen): We sent a letter to the business park. This project it looks like you're just trying to make money on the backs of seniors. You have 50% of the suggested parking, and this is unacceptable, one solution would be underground parking. There are fire concerns. There are some parking stalls that have been installed. They belong to the businesses.

Comment (Citizen): I represent the business park associate, and those spaces actually belong to the lot they are located on.

Comment (Citizen): Mackenzie has 130 and 140 parking spaces and many days they overflow onto the streets. You are getting into a real problem. We understand this project will need three waivers?

Comment (City): With the details we have so far, we believe the project would be required to apply for three modifications of standards. The first is for building height. The standards for the Harmony Corridor Zone District limit residential buildings to 3-stories and 4 are being proposed. The second is for a reduction in parking spaces, and the third is to allow a secondary use such as residential on land originally-designed for primary or employment uses. The Harmony Corridor District limits this area to 25% secondary uses and this proposal would exceed that.

Questions (Citizen): Is the power point available to the public?

Response (Applicant): Yes, we can make it available.

Question (Citizen): Is there on-site detention?

Response (Applicant): There is a detention pond on the southeast. The criteria has changed we will required to provide some additional treatment onsite.

Comment (Citizen): I think is phenomenal that you are bringing affordable housing, however; I don't think the City is keeping up with all the development along Harmony Road. We don't address multi-modal along harmony and there are "D" level of service ratings along portions of Harmony. We are about to improve Remington with the Remington greenway project – Harmony needs something similar. There are at least 4 grade separated crossings on College, but nothing done on Harmony. I think the City needs to get on the ball to keep up with the development along Harmony.

Response (City): The City recently-approved the Harmony Road Enhanced Travel Corridor, which does look at more multi-modal solutions for the corridor

Question (Citizen): That is great but, is those enhancements funded?

Response (City): I don't know if they are funded at this point in time.

Question (Citizen): I am an owner of property that adjoins this site. You are proposing a 4-story building within 20 feet of the property line. You are blocking our views and our access to passive solar. Why not move the building to the west put the parking in back? You are really doing a detriment to the adjoining property.

Comment (Citizen): I couldn't agree more. I am across the street, now we will look to the east and will see a 4-story building. It will destroy our privacy and the change the nature of this community. We enjoyed the industrial nature of the community. By adding this, you will more than double the density of this area.

Question (Citizen): Where are the people supposed to park?

Response (Applicant): They will park in the provided spaces; we don't believe there will be any spillover parking based on our experience at our other projects.

Question (Citizen): Where are there visitors and nurses and others going to park?

Response (Applicant): The seniors always say that there is not enough parking, what they mean is there is not enough parking by the door. Our management group does setup systems for parking. We take pictures at night of our projects to and find the parking lots are not full. They are full about one day of the year, which is Mother's Day.

Question (Citizen): Why is the City asking for more parking spaces then?

Comment (Citizen): My concern is that is the Power Trail bike lane, and the increase traffic that crosses the bike lane.

Comment (Citizen): Maybe those parking statistics are somewhere else but not for here. The healthcare workers spill out onto the street, for that property on Lemay. The parking situation for MacKenzie Place is a lot different then what you are suggesting.

Question (Citizen): What was Mackenzie approved for?

Response (City): MacKenzie place is unique in that it includes several components including the single family cottages, apartments, and assisted-living. There are different requirements for each section of the project, and I don't know what the figures are for how many spaces were originally approved with the project with me tonight.

Response (Citizen): MacKenzie main building has 130 to 140 parking spaces.

Question (Citizen): Are pets allowed in this building?

Response (Applicant): Yes

Comment (Citizen): We already have a problem with pet waste in the nearby detention area.

Response (Applicant): Our policy is for pets less than 30 pounds, and there is enforcement to make sure residents pick-up after their pets.

Question (Citizen): How close are you the railroad track?

Response (Applicant): About 300-400 feet.

Comment (Citizen): That's a lot of noise to be putting so close to senior apartments.

Question (Citizen): What is the argument for restricting the residential uses to 3 stories?

Response (City): In part, the Harmony Corridor Plan sought to limit the secondary uses like residential to the fringes of the district and feather their intensity into the existing, nearby neighborhoods. The District is also intended primarily as an employment area.

Question (Citizen): What is the process to increase the height?

Response (City): To increase the height, the applicant would need to submit and receive approval for a modification of standard. The modifications for this project would require approval from the Planning & Zoning Board. This request can happen either before the full project is submitted, or along with the overall project.

Question (Citizen): Can you provide little more about the height – why does it have to be 4-stories?

Response (Applicant): It becomes economic feasible at 4-stories. If we were proposing an office building here, we could do a 6-story building.

Comment (Citizen): You're worried about your investment but I am worried about mine. The business park requires approval for the height too. I think they limit buildings to about 40-feet.

Question (Citizen): Has the City taken into consideration the increase in traffic for this?

Response (City): The applicants would need to submit a traffic impact study that our traffic engineers would review as a part of their formal development application.

Comment (Citizen): It is my understanding the property is only zoned for 2 stories.

Response (Applicant): The City zoning allows 3 stories for residential and 6 stories for non-residential.

Question (Citizen): Have you looked at the other sites?

Response (Applicant): We selected this one, because of its proximity to bus routes and other services.

Comment (Citizen): It seems to me like you are trying to shoehorn this into an area, and your only consideration is whether it is economically feasible. The shoehorn is a disservice to the neighbors. This is subsidized housing.

Response (Applicant): We don't do subsidized housing.

Comment (Citizen): You're subsidizing the project with the credits; this does feel shoehorned in.

Response (Applicant): It is an infill site and those can be more challenging.

Question (Citizen): Will this be condos?

Response (Applicant): It will be leased. Apartments.

Question (Citizen): Is there one entrance in to the complex?

Response (Applicant): There is one entrance/exit onto McMurry. However, there is cross access easements with some of the nearby properties into their parking lots.

Question (Citizen): Did I hear someone say no individual laundry for each apartment?

Response (Applicant): Yes, there is one common laundry facility on each floor.

Comment (Citizen): That's like a cruise ship.

Comment (Applicant): That is philosophical choice to encourage residents to socialize and get out of their units.

Question (Citizen): What are the residents do to in the neighborhood. Will the children already in the neighborhood at the park like the increase in adults?

Response (Applicants) Does Mackenzie have access to the parks?

Citizen (Comment): That is not a park it is a detention area.

Question (Citizen): How many additional funds would be paid to Oakridge Business Park HOA with this project?

Response (Citizen): The assessments are based off of size/acreage, and the current owners of the vacant property are already paying their assessments. So, no increase of funds would be received.

Comment (Citizen): This will be like that monstrosity for students on College Ave with no parking.

Question (Citizen): Why an urban look for this area?

Response (Applicant): The façade can be changed. The overall height is similar to the Mackenzie building.

Comment (Citizen): But that is the peak of Mackenzie, not to the uniform top of the roof.

Response (Applicant): Yes, we are talking about the peak.

Question (Citizen): What decisions have been made by the City?

Response (City): No decisions have been made; the project has not been formally submitted yet.

Question (Citizen): So when they formally submit, that is when they pay their fees?

Response (City): Yes, when they submit. To date they have only held a conceptual review meeting, and then tonight's neighborhood meeting. If/when they formally submit, you will see another orange sign go up on the property that says "Development proposal under review."

Question (Citizen): How does all our dissatisfaction get communicated to the Planning and Zoning Board?

Response (City): In several ways – the first is that we take summaries of neighborhood meetings, and your comments are recorded in the summary and provided to the Board. At any time, you can also provide written comments to me that I save and will provide to the Board. Finally, you can also attend the public hearing for the project and provide testimony to the Board in-person.

Comment (Citizen): I would like to reinforce the shoehorn nature of the project. I think it changes the character of the neighborhood. I would like to see the density with MacKenzie and comparison with this project.

Comment (Citizen): Surely you can design something with more visual interest. If you look at our neighborhood's character, then you would see what you are proposing is very different. That is not the right fit for our neighborhood. This looks like something that could go Downtown.

Question (Citizen): What about trees in front? Will there be landscaping?

Response (Applicant): Those renderings do not show the landscaping. Fort Collins landscape requirements are rigorous and will be incorporated into the design of the building and site.

Comment (Citizen): It is difficult to hide a 40ft building. At Lemay we have a beautiful building, but I don't know how that got through the city. How they are allowed to park everything on the street? How did that get approved?

Question (Applicant): Please raise your hand; is there a need for Senior Housing? The question is how to get it.

Response (Citizen): No, that is not the question. The question is why here? This project is likely going to impact all of our property values.

Question (Applicant): Was there devaluation to properties when MacKenzie Place was built?

Response (Citizen): It is hard to compare with MacKenzie, the projects are quite different, and right after MacKenzie Place was built there was the downturn.

Comment (Applicant): There are 5 affordable communities in the area and they all have a waiting list. We have a third party market analysis the different properties and identify a need for this type of housing for seniors in the community.

Comment (Citizen): I have common laundry room in a condo, the older we get the harder it gets to go to the laundry down the hall.

Response (Applicant): Our service will provide assistance

Question (Citizen): Is it coin operated?

Response (Applicant): It is card operated.

Question (Citizen): Did you consider the number of people working there and they are not there at night?

Response (Applicant): We have 3 fulltime employees; a manager, assistance manager and a facility manager.

Question (Citizen): Is it legal to park at night on McMurray

Response (City): If it's public parking and there aren't signs posted otherwise, yes. I'm not familiar with this stretch, but I don't believe there are any restricts such as 2-hr parking in place.

Response (Citizen): We do park on it.

Question (Citizen): Are you going to make changes based on what you heard tonight?

Response (Applicant): I think we will have to.

Question (Citizen): Your rents are \$700 to \$800 month and current market is \$3000 to \$4000, how does that work?

Response (Applicant): This is an affordable senior housing project.

Response (Citizen): It changes the demographics of the neighborhood.

Comment (Applicant): The units are approximately less than 600 sf. This is the size that works very well.

Question (Citizen): Who is the American Community Experience?

Response (Applicant): A nonprofit that provides services to our community - they provide exercise and art programs.

Question (Applicant): Last comments?

Response (Citizen): Don't do it.