



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

NEIGHBORHOOD MEETING INVITATION

July 7, 2016

Dear Property Owner or Resident:

On Thursday, July 21, 2016, from 6:30 to 8:30 p.m., at the Trinity Lutheran Church, 301 East Stuart Street, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **Spring Creek Apartments**.

The project consists of re-developing a parcel of land that includes two existing commercial buildings that are addressed as 2105 South College Avenue. This parcel is immediately north of Whole Foods. As proposed, the project consists of a five-story apartment building containing 168 units on 2.22 acres. Parking would be at-grade with four stories above. The number of parking spaces at this time is estimated to be 166. There would be a mix of studio, one-bedroom and two-bedroom apartments. The applicant has indicated that the project would be oriented to active adults age 55 and older. The existing buildings would be demolished. Access would be gained from South College Avenue via an existing access easement just north of Rutgers Avenue.

We welcome and encourage your participation, as your input is an important part of the development review process. Check out our online guide explaining how you can participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 (sburnett@fcgov.com) who can assist residents who have questions about the review process.

Sincerely:

Ted Shepard
Chief Planner
221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Thursday, July 21, 2016
6:30 - 8:30 P.M.
Trinity Lutheran Church
301 East Stuart Street
Fort Collins, CO

PROPOSAL NAME & LOCATION

Spring Creek Apartments, Residential Development
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

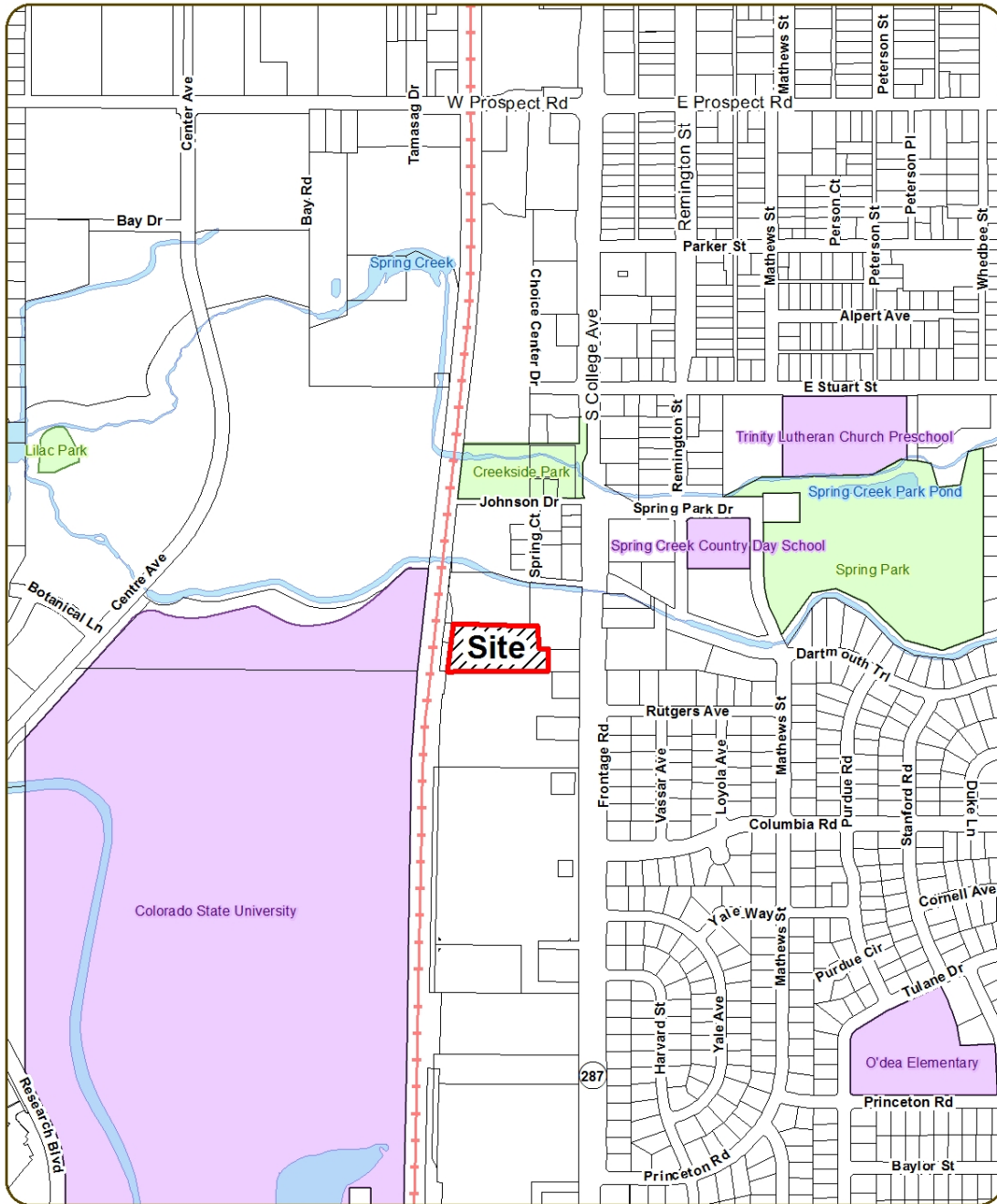
- 168 total dwelling units
- 2.22 acres
- 166 Parking Spaces, at-grade
- Four stories above
- Five stories total
- Access from South College Ave.

ZONING INFORMATION

- C-G, General Commercial
- Vicinity Map on reverse

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/ReviewAgendas
- Information About the Review Process:
fcgov.com/CitizenReview



Spring Creek Apartments

1 inch = 600 feet



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.