



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

NEIGHBORHOOD MEETING INVITATION

November 23, 2016

Dear Property Owner or Resident:

On Thursday, December 8, 2016, beginning at 7:00 and ending at 9:00 p.m., at the Plymouth Congregational Church, 916 West Prospect Road, the City of Fort Collins Planning Department will hold the second neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as **The Standard Apartments**. The meeting will be an *Open House* format. (The first meeting was held on August 23, 2016.)

The project consists of re-developing five parcels along the north side of West Prospect Road addressed as 820, 828, 832, 836 and 900 West Prospect Road. In addition, the existing Blue Ridge Apartments at 775 West Lake Street would also be redeveloped. Together the assembled parcels contain 4.23 acres. As proposed, the project consists of two, new, five-story apartment buildings containing a total of 239 units divided among a mix of units ranging in size from one bedroom to five bedrooms per unit. There would be 772 bedrooms which would be leased by the bedroom. There would be 587 parking spaces all of which would be contained within a five level parking garage and below grade. All existing buildings would be demolished. Access would be gained only from West Lake Street. Amenities include a rooftop clubroom, outdoor pool and terrace.

We encourage your participation, as part of the review process. Check out our online guide by visiting fcgov.com/CitizenReview. You may also contact me or Delynn Coldiron, Neighborhood Services Manager, at 970-221-6676 (decoldiron@fcgov.com) regarding questions about the review process.

Sincerely:

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

MEETING TIME AND LOCATION

Thursday, December 8, 2016

7:00 - 9:00 P.M.

Plymouth Congregational Church
916 West Prospect Road
Fort Collins, CO

PROPOSAL NAME & LOCATION

The Standard Apartments

Multi-Family Residential Development
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

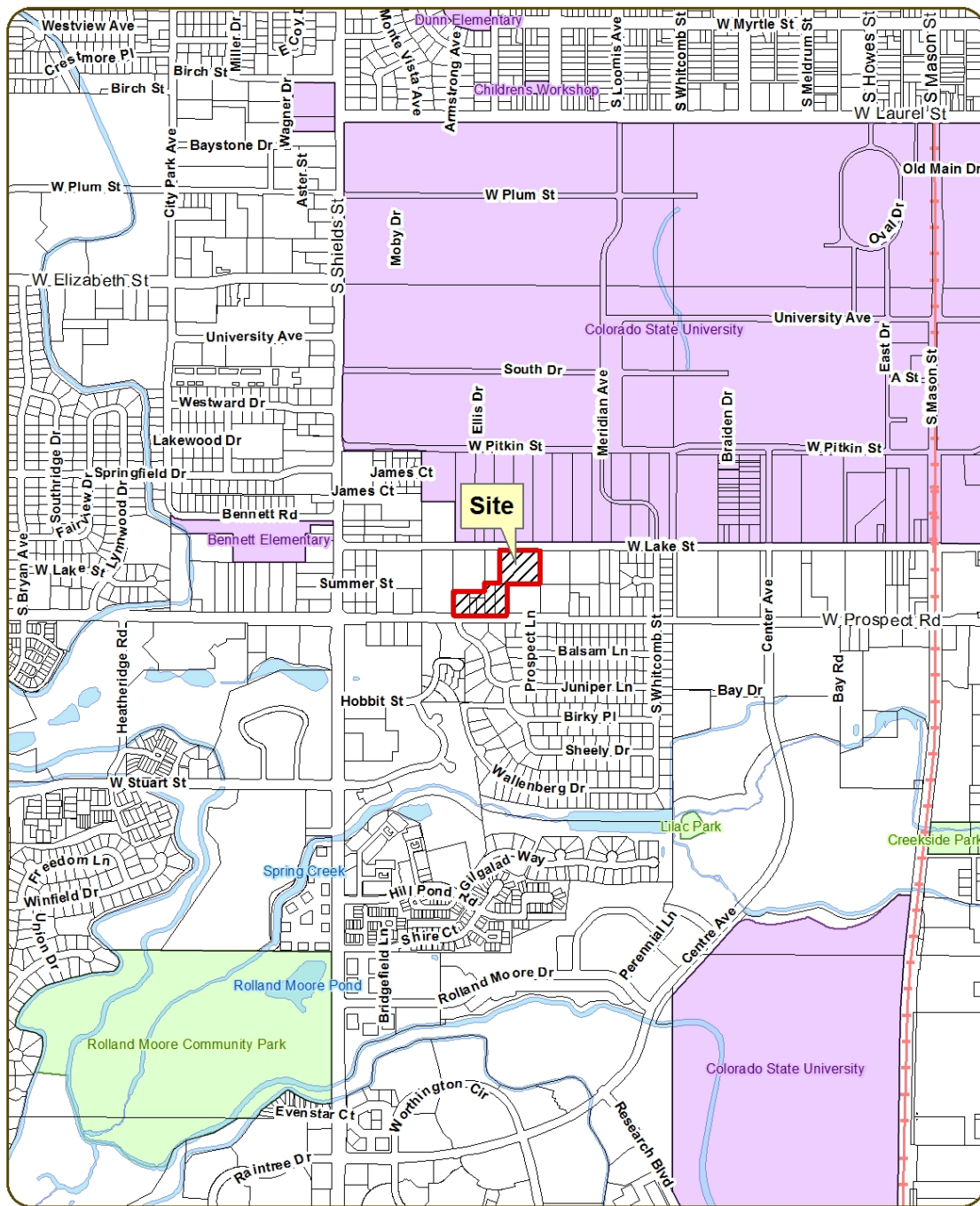
- 239 total dwelling units
- 4.23 acres
- 772 Bedrooms
- Two Apartment Buildings
- Rent by the Bedroom
- Separate 5-level Parking Garage with Below-Grade Parking
- 587 Parking Spaces
- .75 spaces/bedroom
- Vehicle Access only from W. Lake Street
- 795 Bike Parking Spaces

ZONING INFORMATION

- H-M-N, High Density Mixed-Use Neighborhood

HELPFUL RESOURCES

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



The Standard

1 inch = 1,000 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.