







**Social Sustainability**  
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## MEMORANDUM

DATE: May 4, 2022

TO: Mayor & City Council Members

THRU: Kelly DiMartino, Interim City Manager <sup>DS</sup>   
Kyle Stannert, Deputy City Manager <sup>DS</sup>   
Jackie Kozak Thiel, Sustainability Officer <sup>DS</sup>   
Beth Yonce, Social Sustainability Department Director <sup>DS</sup> 

FROM: Brittany Depew, Homelessness Lead Specialist

RE: Future 24/7 Shelter Facility Site Comparative Analysis and Homelessness Advisory Committee Follow-Up

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The purpose of this memorandum is to provide updated information about the comparative site analysis for a potential 24/7 shelter facility.

The Homelessness Advisory Committee (HAC), which was convened from November 2019-May 2021, recommended further exploring the possibility of building a future 24/7 shelter facility. Two locations were identified by the HAC as being effective locations for a 24/7 shelter, and [au] workshop conducted a comparison analysis of the capacities of these two sites. The two sites are located at Hibdon/Mason owned by Bohemian Foundation and Redwood/Vine owned by Larimer County.

On May 4, the HAC was reconvened for one final meeting to debrief the site comparison analysis and discuss next steps for this project. A recording of the meeting will be available on the HAC website:

<https://www.fcgov.com/homelessnesscommittee/>

The analysis does not intend to show how either site would actually appear once developed, but rather potential relationships, general building size, as well as challenges and opportunities based on the building program developed by the HAC. The analysis also illustrates potential ideas for co-located community uses and amenities that were of expressed interest to the HAC and Council Members when discussing 24/7 shelter "plus" at the July 21, 2021 work session on this topic. As such, the analysis attempted to utilize similar building layouts and types for both sites/site options.



The analysis does not provide a recommendation; rather, it provides information that can assist the partners and community in the next steps.

### **City Role**

Interim City Manager Kelly DiMartino provided opening/closing remarks at the HAC meeting, including clarity on the City's role. The City will no longer be in the convening role and will not make the site selection. As part of the City's continued commitment to making homelessness rare, brief, and non-recurring with sustainable, effective solutions, the City will transition to appropriate roles in next steps toward a 24/7 shelter (plus) in our community such as:

- Continue the City's role as funding and engagement partner in the homelessness and housing system
- Serve as a regulatory body in development review
- Mitigate impacts through law enforcement role, funding of Outreach Fort Collins and other strategies
- Support alignment with existing City plans and community goals
- Coordination as an adjacent landowner
- Collaborate with partners to optimize the site for a variety of community needs

If a site is selected at the Hibdon/Mason location, a partnership with adjacent stormwater owned land is not required for the project to move forward. The Council may want to consider a land partnership if and after a site is selected.

Attached here, please find:

- (1) Final site analysis from [au] workshop
- (2) Site analysis additional information document
- (3) List of names and affiliations of HAC members

### **Next Steps**

- Updates on this project will be included, on an ongoing basis, in Homelessness Updates memos from City staff.
- Fort Collins Rescue Mission will work with the site property owners with the goal of making a selection in the next couple of months.

# 24 / 7 SHELTER COMPARATIVE SITE ANALYSIS FINAL PRESENTATION



MAY 04, 2022



## **STUDY CONTEXT:**

The intent of this analysis is to illustrate a comparison of the capacities of two sites that were identified by the Homelessness Advisory Committee (HAC) as being effective locations for a 24/7 shelter. This information can assist the partners and community in the next steps.

The analysis does not intend to show how either site will actually appear, but rather show potential relationships, general building size, as well as challenges and opportunities based on the building program developed by the HAC while also illustrating potential ideas for co-located community uses and amenities. As such, the analysis attempted to utilize similar building layouts and types for both sites/site options.

The outcome of this analysis illustrates that both sites can accommodate the shelter as well as additional uses and amenities.



## PROGRAM SUMMARY

The HAC's work informed the development a 24 / 7 Shelter Building Program that includes a total building area of approximately 54,000 square feet to serve approximately 300 men overnight with daytime uses also open to women and families.

The Building Program includes the following uses:

1. Check-in and Administrative spaces and Services
2. Laundry, Showers and Restrooms
3. Amenities including Community Room, Library, Dining/Multi-purpose Room, Children's classroom, etc.
4. Dorm style sleeping rooms for 250 and semi-private rooms for an additional 50 occupants.
5. Support Spaces and Circulation (shipping and receiving, kitchens, storage, mechanical spaces, corridors, stairs, etc.)





DOWNTOWN

SITE TWO

SITE ONE



FORT COLLINS  
RESCUE MISSION



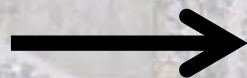
CATHOLIC  
CHARITIES



MURPHY  
CENTER



FOOD BANK (BLUE SPRUCE  
TEMPORARY SHELTER)



NORTH



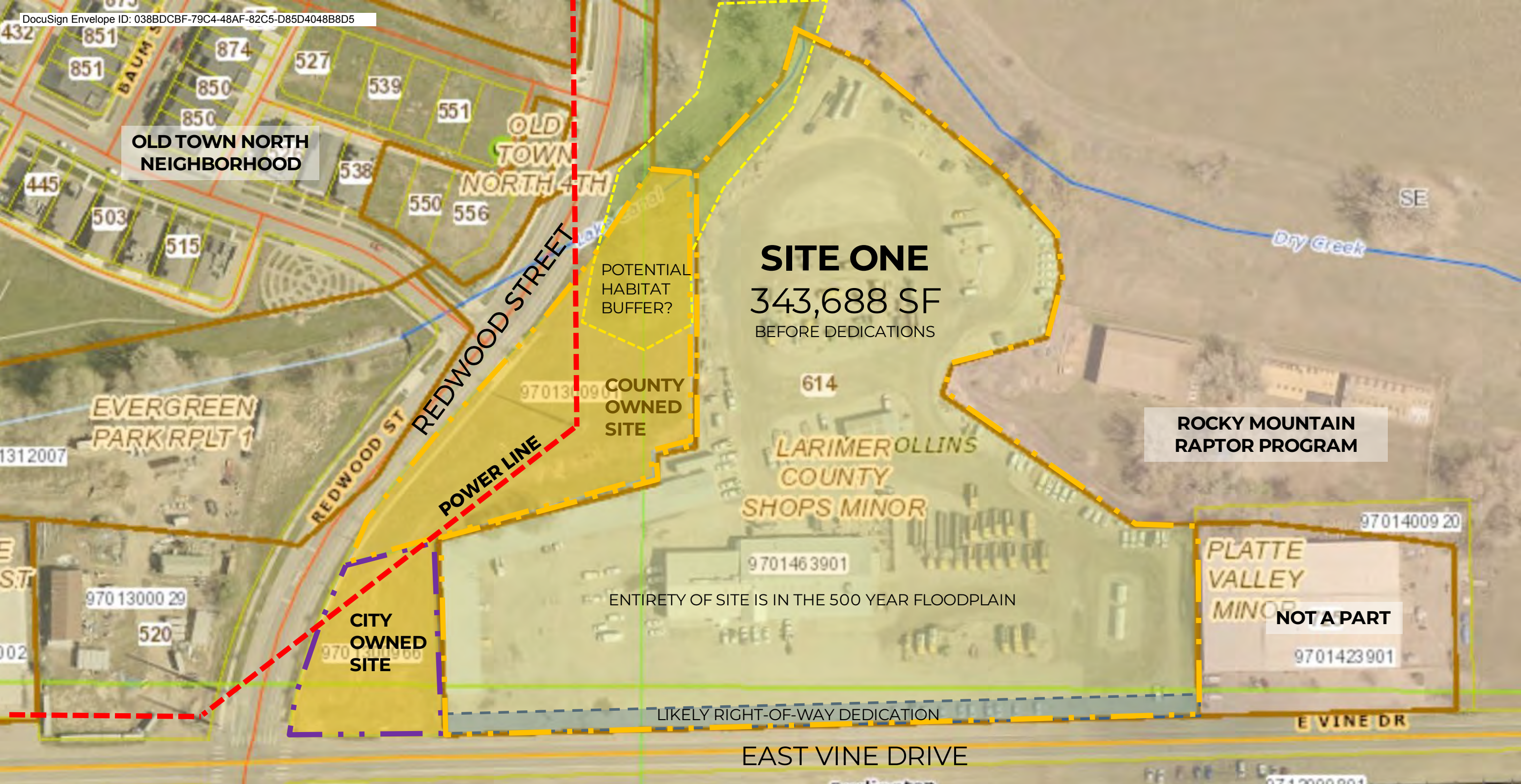
INDICATES  
EXISTING USES





**SITE ONE** REDWOOD / VINE: EXISTING AERIAL VIEW FROM SOUTH





**SITE ONE** REDWOOD / VINE: PARCEL MAP KEY WITH KEY SITE PLANNING ISSUES





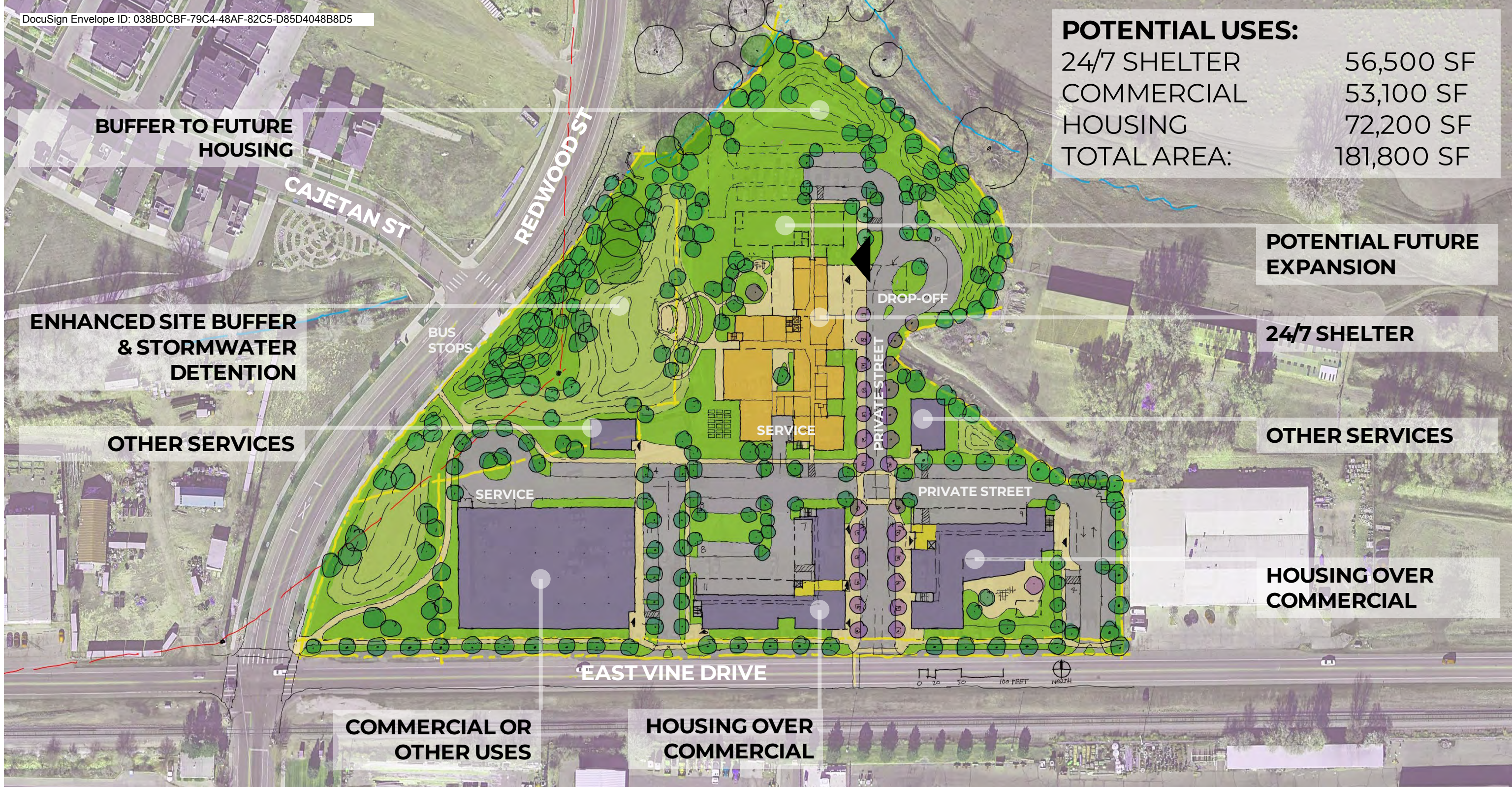
**SITE ONE** REDWOOD / VINE: EXISTING AERIAL VIEW FROM NORTHEAST





**SITE ONE** REDWOOD / VINE: EXISTING AERIAL VIEW FROM EAST





**SITE ONE** REDWOOD / VINE: POTENTIAL SITE PLAN





**SITE ONE** REDWOOD / VINE: POTENTIAL SITE PLAN LEVEL 2 (LEVEL 3 SIM.)





**SITE ONE** REDWOOD / VINE: MASSING VIEW FROM SOUTH





**SITE ONE** REDWOOD / VINE: MASSING VIEW FROM SOUTHWEST





**SITE ONE** REDWOOD / VINE: MASSING VIEW FROM NORTH





**SITE ONE** REDWOOD / VINE: MASSING VIEW FROM EAST



## **SITE ONE REDWOOD/VINE OPPORTUNITIES AND ISSUES:**

1. THE ENTIRETY OF THE SITE IS IN THE 500-YEAR FLOODPLAIN SO ESSENTIAL SERVICES AND AT-RISK POPULATION FACILITIES ARE PROHIBITED. USES SUCH AS ELDER CARE, DAYCARE OR “URGENT CARE” MEDICAL SERVICES ARE NOT ALLOWED\*.
2. ADDITIONAL COMMERCIAL SPACE (SHELTER PLUS) POSSIBLE.
3. ADDITIONAL TRANSITIONAL HOUSING/AFFORDABLE HOUSING IS POSSIBLE CLOSEST TO THE PRIMARY ADJACENT STREETS.
4. SEPARATION FROM HIGH VOLTAGE POWER LINES FOR RESIDENTIAL USES IS PROVIDED
5. BUFFERS TO ADJACENT USES ARE PROVIDED WHEN APPROPRIATE/FEASIBLE.
6. AREAS FOR ADDITIONAL/FUTURE EXPANSION AND FUTURE NEEDS CAN BE ACCOMMODATED\*
7. IMMEDIATE CONNECTIONS TO PUBLIC TRANSIT ARE FEASIBLE.

*\*”Two types of Critical Facilities prohibited within the 500-year floodplain:*

*a. Essential services facilities (police, fire, emergency medical, etc.)*

*b. At-risk population facilities (day cares, schools, elder care, nursing home, assisted living facilities, etc.)”*





**SITE TWO** HIBDON / MASON EXISTING AERIAL VIEW FROM SOUTH





**SITE TWO** HIBDON / MASON: PARCEL MAP KEY WITH KEY SITE PLANNING ISSUES





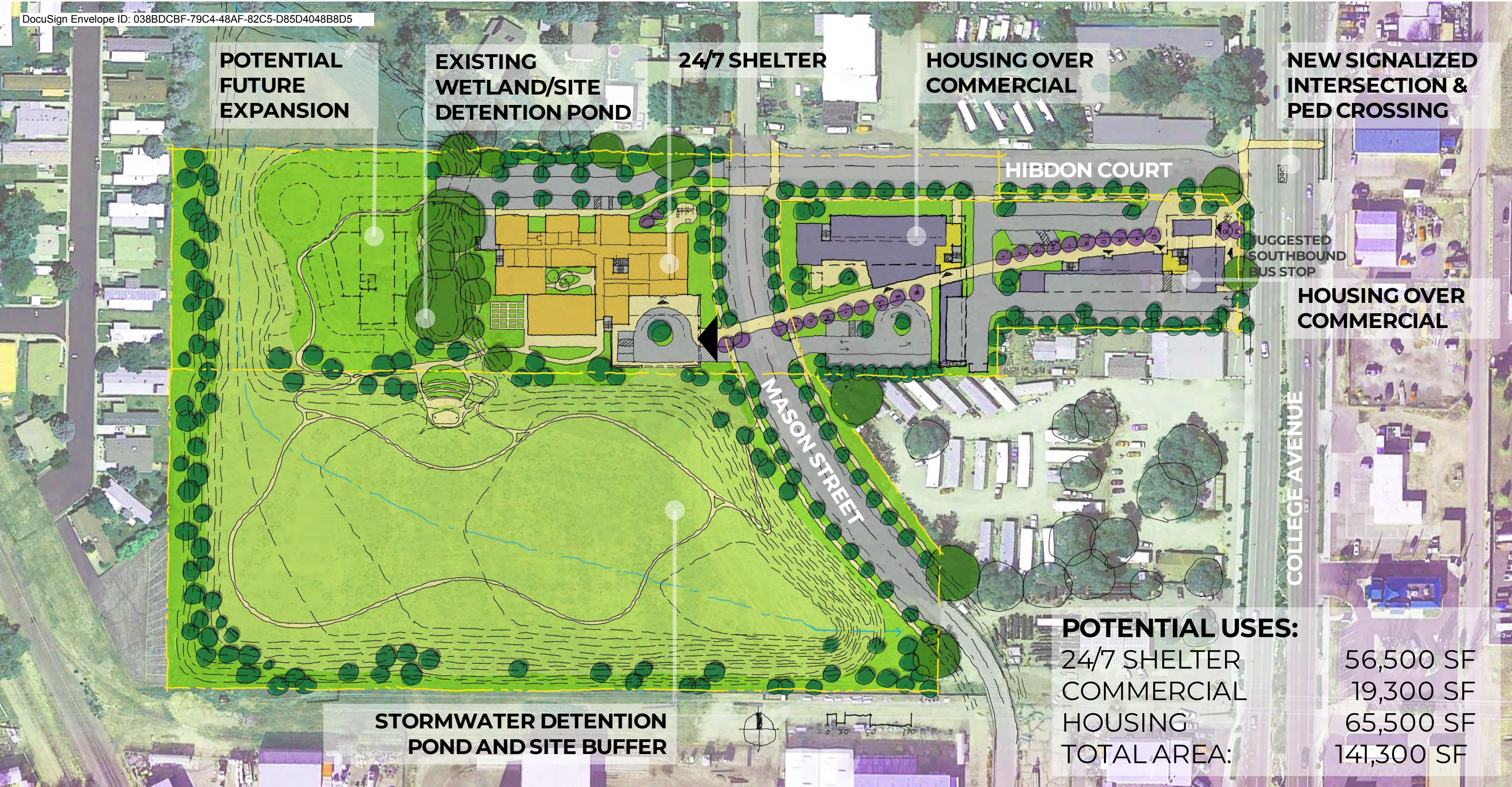
**SITE TWO** HIBDON / MASON EXISTING AERIAL VIEW FROM NORTHEAST





**SITE TWO** HIBDON / MASON: EXISTING AERIAL VIEW FROM EAST





**SITE TWO** HIBDON / MASON **OPTION A:** POTENTIAL SITE PLAN









**SITE TWO** HIBDON / MASON **OPTION A:** MASSING VIEW FROM SOUTH





**SITE TWO** HIBDON / MASON **OPTION A:** MASSING VIEW FROM SOUTHEAST





**SITE TWO** HIBDON / MASON **OPTION A:** MASSING VIEW FROM EAST





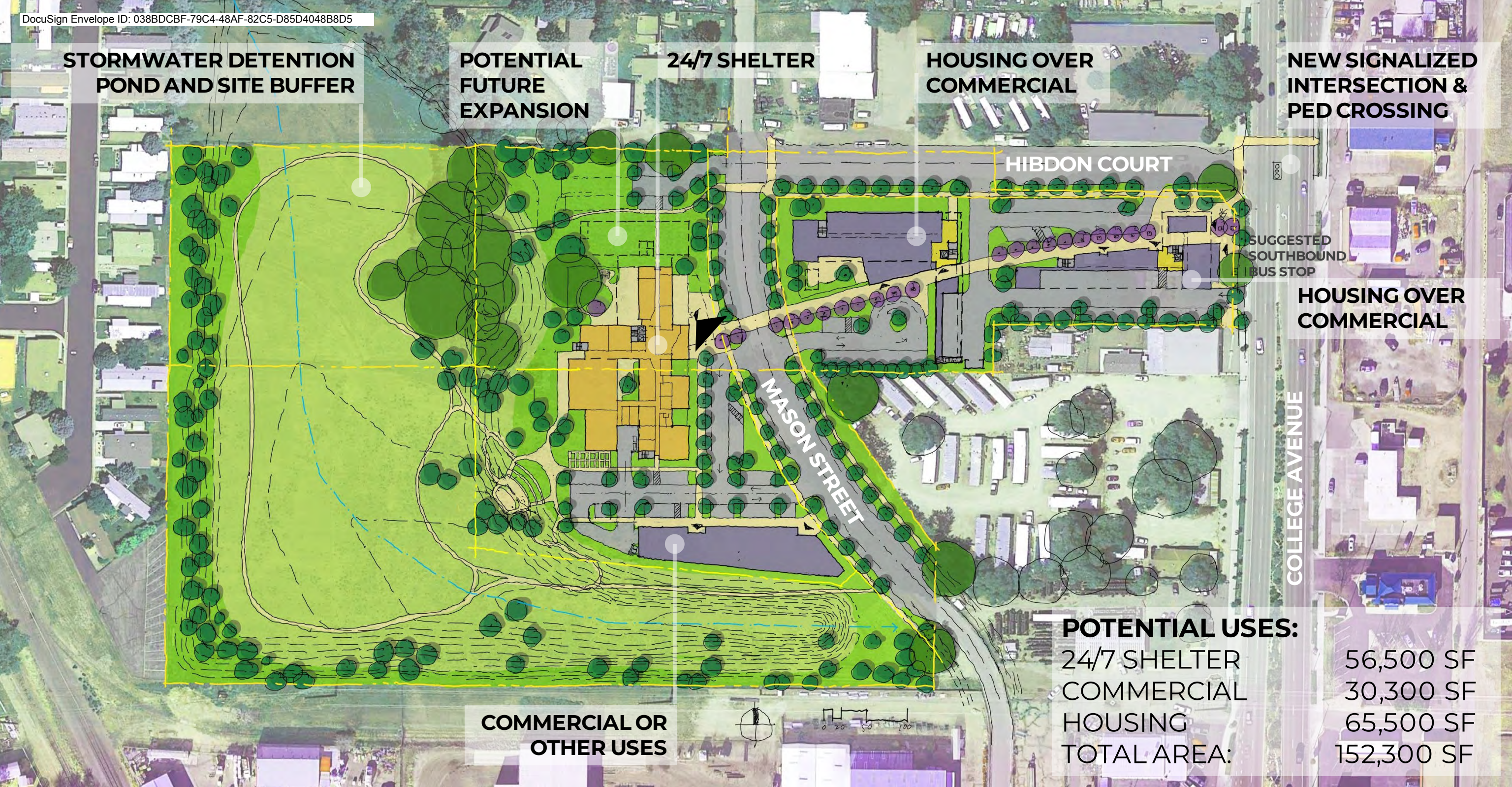
**SITE TWO** HIBDON / MASON **OPTION A:** MASSING VIEW FROM NORTHEAST



## **SITE TWO HIBDON/MASON OPTION A OPPORTUNITIES AND ISSUES**

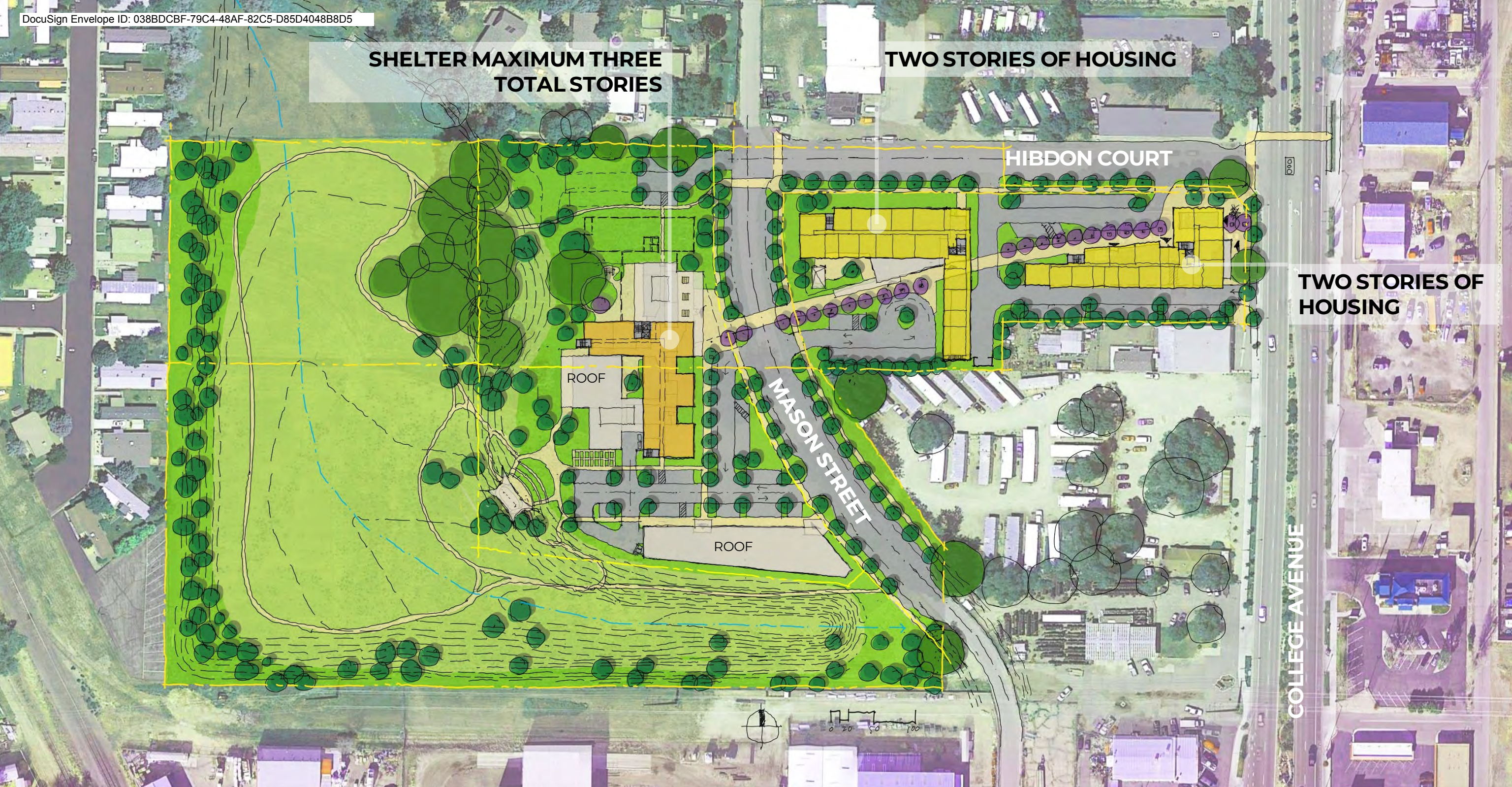
1. DOES NOT REQUIRE CITY PARTNERSHIP AND CITY COUNCIL CONSIDERATION REGARDING ADJACENT STORMWATER PROPERTY
2. AN EXISTING COTTONWOOD GROVE/WETLAND WILL NEED MODIFICATION OF ITS EXTENTS/SETBACKS
3. ADEQUATE CAPACITY FOR CITY'S REGIONAL DETENTION POND IS SHOWN
4. A SMALL AMOUNT OF ADDITIONAL COMMERCIAL SPACE (SHELTER PLUS) POSSIBLE
5. ADDITIONAL TRANSITIONAL HOUSING/AFFORDABLE HOUSING IS POSSIBLE CLOSEST TO PRIMARY ADJACENT STREETS
6. SEPARATION FROM HIGH VOLTAGE POWER LINES FOR RESIDENTIAL AND OTHER USES IS SHOWN
7. BUFFERS TO ADJACENT USES ARE PROVIDED WHEN FEASIBLE
8. AREAS FOR ADDITIONAL/FUTURE EXPANSION AND FUTURE NEEDS CAN BE ACCOMMODATED, BUT NOT WITH STREET FRONTAGES AND WITHOUT A CONDITIONED CONNECTION TO THE SHELTER UNLESS THE COTTONWOOD GROVE/WETLAND IS FURTHER MODIFIED OR REMOVED
9. IMMEDIATE CONNECTIONS TO PUBLIC TRANSIT ARE FEASIBLE





**SITE TWO** HIBDON / MASON **OPTION B:** POTENTIAL SITE PLAN













**SITE TWO** HIBDON / MASON **OPTION B:** MASSING VIEW FROM SOUTH





**SITE TWO** HIBDON / MASON **OPTION B:** MASSING VIEW FROM SOUTHEAST





**SITE TWO** HIBDON / MASON **OPTION B:** MASSING VIEW FROM EAST





**SITE TWO** HIBDON / MASON **OPTION B:** MASSING VIEW FROM NORTHEAST



## **SITE TWO HIBDON/MASON OPTION B OPPORTUNITIES AND ISSUES**

1. REQUIRES CITY PARTNERSHIP AND CITY COUNCIL CONSIDERATION REGARDING ADJACENT STORMWATER PROPERTY LAND SWAP
2. EXCELLENT STREET RELATIONSHIPS/FRONTAGE CAN BE PROVIDED FOR MULTIPLE USES/ADDITIONAL SQUARE FOOTAGE WEST OF MASON STREET INCLUDING AREAS FOR ADDITIONAL/FUTURE EXPANSION AND FUTURE NEEDS
3. SIGNIFICANT BUFFERS TO ADJACENT USES ARE PROVIDED
4. AN EXISTING COTTONWOOD GROVE/WETLAND WILL NEED LESS MODIFICATION OF ITS EXTENTS/SETBACKS THAN IN OPTION A
5. ADEQUATE CAPACITY FOR CITY'S REGIONAL DETENTION POND IS SHOWN
6. ADDITIONAL COMMERCIAL SPACE (SHELTER PLUS) POSSIBLE
7. ADDITIONAL TRANSITIONAL HOUSING/AFFORDABLE HOUSING IS POSSIBLE CLOSEST TO PRIMARY ADJACENT STREETS
8. SEPARATION FROM HIGH VOLTAGE POWER LINES FOR RESIDENTIAL AND CHILD CARE USES IS SHOWN
9. IMMEDIATE CONNECTIONS TO PUBLIC TRANSIT ARE FEASIBLE



# 24 / 7 SHELTER COMPARATIVE SITE ANALYSIS FINAL PRESENTATION



MAY 04, 2022





## May 2022 24/7 Shelter Site Analysis Comparison

This is a companion document to the site analysis sketches provided by [au]workshop and serves the purpose of:

- Clearly outlining differences between the two potential sites that the Homelessness Advisory Committee (HAC) recommended for further exploration to inform a final site selection; and
- Expanding on information within the site analysis to draw a more complete picture of opportunities and challenges at each site, including what the HAC identified as criteria for an effective shelter location

	1311 N. College Hibdon/Mason Bohemian Foundation-owned	614 E. Vine Redwood/Vine Larimer County-owned
<b>Timing</b>	2-3 years <ul style="list-style-type: none"> <li>• Land vacant and ready for development</li> </ul>	4-5 years <ul style="list-style-type: none"> <li>• Land being utilized by County Fleet until at least end of 2023</li> </ul>
<b>Proximity to existing services</b>	Closer to existing services <ul style="list-style-type: none"> <li>• SummitStone – 0.3 miles</li> <li>• Salud – 0.7 miles</li> <li>• Food Bank – 0.6 miles</li> <li>• Neighbor to Neighbor – 0.5 miles</li> </ul>	Further from existing services <ul style="list-style-type: none"> <li>• SummitStone – 1.2 miles</li> <li>• Salud – 1.3 miles</li> <li>• Food Bank – 0.9 miles</li> <li>• Neighbor to Neighbor – 1.1 miles</li> </ul>
<b>Financial/Resource Considerations</b>	<ul style="list-style-type: none"> <li>• Land is purchased and available</li> <li>• Needs infrastructure (e.g., electric, sewer)</li> <li>• Potential to apply for Transformational Project funds via the Colorado Office of Economic Development and Internal Trade (OEDIT) due to timeframe eligibility</li> </ul>	<ul style="list-style-type: none"> <li>• Has some existing infrastructure (e.g., electric, sewer)</li> <li>• Land not likely to be “granted” to the project</li> </ul>



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5/3/2022

Summary of Land Use / Site Area	<ul style="list-style-type: none"> <li>Mason Street divides uses</li> </ul>	<ul style="list-style-type: none"> <li>Site plan all on one parcel and not divided by a street</li> <li>Proximity to railroad could add requirements for housing (add costs)</li> </ul>
Connection to Existing Plans	<ul style="list-style-type: none"> <li>North College MAX Plan currently underway, to include bike, pedestrian, transit improvements</li> <li>Alignment with City plans</li> </ul>	<ul style="list-style-type: none"> <li>Alignment with City plans</li> </ul>
Zoning	<p>CS – Commercial Services</p> <ul style="list-style-type: none"> <li>Homeless shelters allowed</li> <li>Subject to P&amp;Z review</li> </ul>	<p>Industrial (I) + Community Commercial North College (CCN)</p> <ul style="list-style-type: none"> <li>(I) zone (majority of site) allows homeless shelters</li> <li>Subject to P&amp;Z review</li> <li>CCN zone does not allow homeless shelters (since most of the property is Industrial, the CCN piece probably does not present an issue)</li> </ul>
Stormwater	<p>Adjacent stormwater land considerations:</p> <ul style="list-style-type: none"> <li>Stormwater parcel is 7.6 acres, Bohemian parcel is 5.9 acres</li> <li>24/7 shelter project could move forward without a partnership with adjacent stormwater property, impacts may include: <ul style="list-style-type: none"> <li>Reduced buffers</li> <li>Space for other additional buildings may not have frontage on/ relationship to adjacent streets</li> </ul> </li> </ul>	<p>Floodplain needs/considerations:</p> <ul style="list-style-type: none"> <li>No childcare or eldercare or urgent care medical services allowed</li> <li>No essential services (police, fire)</li> <li>500-year floodplain exclusions do not include homeless shelters; would be an allowable use</li> </ul>



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<b>Mobility / Transit</b>	<ul style="list-style-type: none"> <li>• On bus routes 8 and 81</li> <li>• Bus stops near location</li> <li>• Potential future MAX route</li> <li>• Community interest in traffic signal here</li> <li>• Good connection to FC Bike Co-op</li> <li>• Better connection to bike trails</li> <li>• No pedestrian crossing at site on College Ave.</li> </ul>	<ul style="list-style-type: none"> <li>• On bus routes 8 and 81</li> <li>• Bus stops near location</li> <li>• Includes connections to sidewalks, on-street bike lanes, and pedestrian crossings</li> </ul>
<b>Safety</b>	<ul style="list-style-type: none"> <li>• Could be unwanted activities in buffers at rear</li> <li>• Needs improved walking/biking infrastructure</li> <li>• No pedestrian crossing at site on College Ave.</li> <li>• Clear addressing of individual buildings for emergency services identification (larger/more than required due to anticipated emergency response)</li> </ul>	<ul style="list-style-type: none"> <li>• Could be unwanted activities in buffers at rear</li> <li>• Lacks human-scaled lighting on Redwood (expected with development)</li> <li>• Has walking/biking infrastructure, connections, crossings</li> <li>• Floodplain considerations</li> <li>• Clear addressing of individual buildings for emergency services identification (larger/more than required due to anticipated emergency response)</li> </ul>
<b>Other Uses of Interest</b>	<ul style="list-style-type: none"> <li>• City explored this site and a nearby site for North Transit Ops Center. This specific site was not preferred.</li> <li>• Site has been intentionally purchased to preserve an option for shelter development and co-located community amenities</li> <li>• Located in North College Urban Renewal Plan Area</li> <li>• Near City Land Bank parcel that is set aside for affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>• City interest in exploring this site for N. Transit Ops Center (not preferred)</li> <li>• Several other potential uses have been proposed for this site</li> <li>• Other development proposals for site in the past included compressed natural gas filling station and large mixed-use development called the Sugar Beet District.</li> </ul>



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<b>Opportunities for Additional Community Amenities</b>	<p>Without stormwater land partnership:</p> <ul style="list-style-type: none"> <li>• 56,500 ft<sup>2</sup> 24/7 shelter</li> <li>• 19,300 ft<sup>2</sup> commercial (could include childcare, social enterprise, chapel, bike storage, medical clinic, other commercial)</li> <li>• Housing units area totals 65,500 ft<sup>2</sup></li> <li>• Potential future expansion to the west</li> </ul> <p>With stormwater land partnership:</p> <ul style="list-style-type: none"> <li>• 56,500 ft<sup>2</sup> 24/7 shelter</li> <li>• 30,300 ft<sup>2</sup> commercial (could include childcare, social enterprise, chapel, bike storage, medical clinic, other commercial)</li> <li>• Housing units area totals 65,500 ft<sup>2</sup></li> <li>• Large and enhanced stormwater detention pond and buffer area</li> <li>• Other outdoor amenities due to large stormwater area</li> <li>• Strong potential for collaboration with Natural Areas on ecological enhancement</li> </ul>	<ul style="list-style-type: none"> <li>• 56,500 ft<sup>2</sup> 24/7 shelter</li> <li>• 53,100 ft<sup>2</sup> commercial (could include social enterprise, chapel, bike storage, medical clinic, other commercial)</li> <li>• Housing units area totals 72,200 ft<sup>2</sup></li> <li>• Enhanced buffer and stormwater detention areas</li> <li>• Could have outdoor garden</li> </ul>
<b>City Role</b>	<ul style="list-style-type: none"> <li>• Funding partner</li> <li>• Engagement partner</li> <li>• Regulatory (Development Review)</li> <li>• Collaboration to optimize site for community needs and mitigate impacts</li> <li>• Alignment with existing plans</li> <li>• Adjacent landowner</li> </ul>	<ul style="list-style-type: none"> <li>• Funding partner</li> <li>• Engagement partner</li> <li>• Regulatory (Development Review)</li> <li>• Collaboration to optimize site for community needs and mitigate impacts</li> <li>• Alignment with existing plans</li> <li>• Negotiations with Larimer County</li> </ul>



## Homelessness Advisory Committee (HAC) Members

### HAC 1.0

Alma Vigo-Morales, community member  
Fernando Leyva, community member, local business owner North Fort Collins  
Ben Mozer, local business owner North Fort Collins  
Brian Ferrans, Health District of Northern Larimer County (at the time)  
Cheryl Zimlich, Bohemian Foundation  
David Rout, Homeward Alliance  
Dean Hoag, North Fort Collins Business Association  
Desiree Anthony, Fort Collins Rescue Mission, community member  
Jeff Swoboda, Chief of Police  
Johnny Square, Fort Collins Church Network  
Josh Geppelt, Denver Rescue Mission  
Julie Brewen, Housing Catalyst  
Kristen Psaki, Fort Collins Unitarian Church  
Laura Walker, Larimer County  
Lily Adams, community member  
Luke McFetridge, local developer  
Matt Robenalt, Downtown Development Authority  
Michael Sinnett, Catholic Charities Denver  
Joe Domko, Catholic Charities Fort Collins  
Nick Verni-Lau, Outreach Fort Collins (at the time)  
Yvonne Myers, Columbine Health System (at the time)  
Holly LeMasurier, Homeward 2020 (at the time)

### HAC 2.0

Brian Ferrans, Health District of Northern Larimer County (at the time)  
Cheryl Zimlich, Bohemian Foundation  
David Rout, Homeward Alliance  
Dean Hoag, North Fort Collins Business Association  
Desiree Anthony, Fort Collins Rescue Mission, community member  
Gloria Kat, The Family Center/La Familia  
Joe Domko, Catholic Charities  
Julie Brewen, Housing Catalyst  
Laura Walker, Larimer County  
Matt Robenalt, Downtown Development Authority  
Seth Forwood, Fort Collins Rescue Mission