



November 6, 2024 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

City Council Chambers
300 Laporte Avenue, Fort Collins

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Comcast

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Delynn Coldiron
City Clerk

SPECIAL MEETING

WEDNESDAY, NOVEMBER 6, 2024 at 6:00 PM

Durante esta reunión se dispone de interpretación en español.

Please note this meeting was called by Council on October 15, 2024 for the sole purpose of hearing an appeal and public participation is not permitted. Parties-of-interest that wish to speak either for or against the appeal must coordinate with the appellant or applicant.

Tenga en cuenta que esta reunión fue convocada el 15 de octubre por el Consejo con el único propósito de escuchar una apelación un appeal y no se permite la apelación y la participación del público. Partes interesadas que deseen hablar a favor o en contra del recurso deberá coordinarse con el recurrente o el solicitante.

- A) CALL MEETING TO ORDER
- B) PLEDGE OF ALLEGIANCE
- C) ROLL CALL
- D) CONSIDERATION OF ITEMS IDENTIFIED IN THE CALL OF SPECIAL MEETING

1. Fort Collins Rescue Mission Development Plan Appeals.

The purpose of this quasi-judicial item is to consider two appeals of the Planning and Zoning Commission decision from August 28, 2024, approving the Fort Collins Rescue Mission Preliminary/Final Development Plan #FDP230022.

On September 6, 2024, Appellant Troy W. Jones filed a Notice of Appeal (the “Jones Appeal”); and on September 11, 2024, Appellants Rebeca Mendoza and Debbie Bradberry filed another Notice of Appeal (the “Mendoza Appeal”).

The Jones Appeal alleges that the Planning and Zoning Commission failed to properly interpret and apply the following sections of the Land Use Code:

- Section 1.2.4 “Applicability” in conjunction with Section 3.5.1 on Building and Project Compatibility, Subsection (A) “Purpose” and Subsection (J) “Operational/Physical Compatibility Standards” together with the definition of “compatibility” from Section 5.1.2.

The Mendoza Appeal alleges that the Planning and Zoning Commission failed to:

- conduct a fair hearing in that the Commission considered evidence relevant to its findings that was substantially false or grossly misleading; and
- properly interpret and apply the following sections of the Land Use Code:
 - 1.2.4 “Applicability” in conjunction with Section 3.2.2 on Access, Circulation, and Parking, Subsection (K) “Parking Requirements,” in conjunction with Section 3.4.1 “Environmental Impact” and Section 3.5.1(J) “Operational/Physical Compatibility Standards, and Section 4.22(B) “Service Commercial District Permitted Uses”.

The allegation explanations in both appeals largely center around two ideas:

- 1) men experiencing homelessness who come to the area because of the shelter will increase social and behavioral problems in the area when they are not at the shelter; and
- 2) the idea that the facility may expand its number of beds in the future beyond the stated maximum capacity of 250 beds.

E) ADJOURNMENT

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

November 6, 2024

AGENDA ITEM SUMMARY

City Council



STAFF

Kim Meyer, Interim Director, Community Development and Neighborhood Services

SUBJECT

Fort Collins Rescue Mission Development Plan Appeals.

EXECUTIVE SUMMARY

The purpose of this quasi-judicial item is to consider two appeals of the Planning and Zoning Commission decision from August 28, 2024, approving the Fort Collins Rescue Mission Preliminary/Final Development Plan #FDP230022.

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The Jones Appeal alleges that the Planning and Zoning Commission failed to properly interpret and apply the following sections of the Land Use Code:

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The Mendoza Appeal alleges that the Planning and Zoning Commission failed to:

- conduct a fair hearing in that the Commission considered evidence relevant to its findings that was substantially false or grossly misleading; and

- properly interpret and apply the following sections of the Land Use Code:

- 1.2.4 “Applicability” in conjunction with Section 3.2.2 on Access, Circulation, and Parking, Subsection (K) “Parking Requirements,” in conjunction with Section 3.4.1 “Environmental Impact” and Section 3.5.1(J) “Operational/Physical Compatibility Standards, and Section 4.22(B) “Service Commercial District Permitted Uses”.

The allegation explanations in both appeals largely center around two ideas:

- 1) men experiencing homelessness who come to the area because of the shelter will increase social and behavioral problems in the area when they are not at the shelter; and

- 2) the idea that the facility may expand its number of beds in the future beyond the stated maximum capacity of 250 beds.

APPEAL ALLEGATION DESCRIPTIONS

Mendoza Appeal:

Fair Hearing Issue

The Mendoza Appeal alleges a failure to conduct a fair hearing in that the Commission considered evidence relevant to its findings that was substantially false or grossly misleading. Fair hearing allegations are usually addressed first in an appeal, because according to City Code Section 2-56(b)(1) Council must remand the matter for rehearing if Council finds that the appellant was denied a fair hearing. However, the description attached to the Mendoza Appeal does not identify any evidence that is “substantially false” or “grossly misleading.”

**Failure to Properly Interpret and Apply Relevant Provisions of the Land Use Code
*Land Use Code Section 3.2.2(K) – Inadequate Parking and Flawed Parking Study***

The Land Use Code contains requirements for the number of parking spaces in a development plan. The requirements are listed for certain uses, and the homeless shelter use is not listed with a specified number required. In such a case, an applicant can propose “Alternative Compliance” to find an appropriate number based on a parking study (in the P&Z Packet, noted below). The applicants use the alternative compliance provision to determine the number of spaces in the plan.

The Mendoza Appeal asserts that the parking study used to justify the number of parking spaces was based on inadequate comparisons leading to inadequate parking and thus the Planning and Zoning Commission failed to ensure that parking meets the standards in the code Section. It notes that the maximum number of beds discussed during the plan review process increased from 200 to 250 and suggests that there is potential for expansion to 500 beds. It also suggests considering the parking requirement for multi-family dwellings as the basis for a different approach, which would result in a much higher need for guest parking than what is provided.

The Mendoza Appeal states an additional concern about an existing issue of illegal car camping because a portion of the unhoused population lives in vehicles, which could be exacerbated by the facility having inadequate parking provisions. The Mendoza Appellants refer to a California Homelessness Study. The California Homelessness Study is not provided and is not part of the record on appeal. Parties are not permitted to offer new evidence on appeal issues regarding interpretation and application of the Land Use Code.

Pertinent evidence from the record includes:

Transcript	Pg. 12, lines 34-41	Applicant presentation about Alternative Compliance based on a Parking Study.
P&Z Packet	Attachments 7 and 8	Parking Study and Alternative Compliance Request.
Transcript	Pg. 45, Lines 19-26	Applicant comment that the increase from 200-250 beds is not likely to increase traffic because people using the beds are not likely to bring vehicles and would not be allowed to park on site.
Transcript	Pg. 24, lines 14-16	Applicant comment that the parking lot is not safe for homeless people living in vehicles.
Transcript	Pg. 45, lines 31-35	Applicant statement that there will absolutely not be expansion to more than 250 beds.

Land Use Code Section 3.5.1 (J) – Operational and Physical Compatibility

The Mendoza Appeal asserts that there is potential for expansion beyond 250 beds, and that the building can accommodate 500 beds, which exacerbates general concerns about potential impacts. It alleges that the Commission failed to properly interpret and apply this LUC Section by not imposing conditions on approval to mitigate operational incompatibilities or cap the number of beds.

The Mendoza Appeal also notes concerns that relate to the 24/7 aspect of the operation and the Mendoza Appellants suggest that there will be noise, light pollution, disturbances, smoking, congregating, delivery vehicles, trash collection, and other operations at all hours. The Mendoza Appeal asserts that the wood fence along part of the property is insufficient to control such nuisances; and notes that the surrounding neighborhood includes residential areas and businesses with limited hours of operation.

Pertinent evidence from the record includes:

Staff Report	Pp 11-13	Staff evaluation of compatibility under Section 3.5.1.
Transcript	Pg. 15, lines 6-39	Staff presentation discussing compatibility standards for the facility itself, as opposed to assertions of potential behavior of guests.
Transcript	Pg. 45, Lines 31-35	Applicant statement that there will absolutely not be expansion to more than 250 beds.
Transcript	Pg. 10, lines 41-45; Pg. 11 lines 1-7	Applicant explanation about hours of operation

Land Use Code Section 4.22(B) – Permitted Uses in the Commercial - North College (CCN) Zone District

The Mendoza Appeal notes that the original plan for 200 beds increased to 250 beds during the review process, and suggests that the facility could expand to accommodate overflow from Denver. It states that the Planning and Zoning Commission failed to impose a cap on the number of beds or address potential for overflow use, which could lead to unauthorized expansion.

It is unclear to staff how these ideas relate to the permitted use list cited in the Mendoza Appeal.

Pertinent evidence from the record includes:

Transcript	Pg. 45, Lines 31-35	Applicant statement that there will absolutely not be expansion to more than 250 beds.
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Land Use Code Section 3.5.1(C) – Incompatibility of Height, Mass, Scale, and Bulk

The building comprises one- and two-story sections, and CCN zoning permits up to three stories. The standard allows for new buildings to be larger than adjacent buildings if articulated and subdivided into massing that is proportional to the mass and scale of other adjacent structures.

The Mendoza Appeal contends that the 41,644 sq. ft. building dwarfs nearby mobile homes and small businesses in the surrounding area. This appeal states that the Planning and Zoning Commission should

have imposed restrictions to reduce the scale and bulk of the facility to align better with existing residential character.

Pertinent evidence from the record includes numerous assertions and explanations:

Transcript	Pg. 13, lines 26-37	Applicant explanation of scale and character of the building.
Transcript	Pg. 46, lines 8-13	Applicant explanation of scale and character of the building.
Staff Report	Pg. 12, lines 8-13	Staff findings on architectural character and the eclectic context.
Staff Presentation	Slides 9-10	Illustrations of the building design.
Transcript	Pg. 51, lines 25-40	Commission member noting the extent of buffer space around the plan.
Transcript	Pg. 12, line 9	Applicant noting that the building is set back 89 feet from the closest (north) property line.

Land Use Code Section 3.4.1 – Environmental Impact

The Mendoza Appeal alleges that the Commission failed to adequately consider the environmental impacts of the facility’s increase in bed capacity during the process. It notes that when the number of beds increased from 200 to 250 during the review process, the impacts of traffic, waste production, and strain on local infrastructure were not reassessed.

The Mendoza Appeal Notice also repeats the suggestion that the facility could expand to 500 beds, which would leave the surrounding neighborhood vulnerable to increased air and noise pollution, overburdened water and sewer systems, and other environmental stresses.

Section 3.4.1 does not address those issues; it addresses natural habitats and features, and no such issues are associated with this development plan because this shelter plan follows a previously approved Mason Street Infrastructure Plan that created the site where the shelter is proposed, including mitigation and restoration measures under this Section. The proposed shelter development plan does not affect the approved measures.

Pertinent evidence from the record includes:

Transcript	Pg. 45, Lines 31-35	Applicant statement that there will absolutely not be expansion to more than 250 beds.
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Jones Appeal:

**Failure to Properly Interpret and Apply Relevant Provisions of the Land Use Code
Land Use Code Sections 1.2.4 – Applicability and 3.5.1 (A) and (J) – Operational and Physical Compatibility**

The Jones Appeal quotes the overall Applicability section of the Land Use Code to state that the LUC applies to all development of land within the municipal boundaries, and all provisions of the Code apply to land use decisions, even purpose statements.

The Jones Appeal cites the Purpose statement of this Section, 3.5.1(A), “to ensure that the physical and operational characteristics of proposed buildings and uses are compatible with the context” and then cites a selected part of the definition of Compatibility in Section 5.1.2 which mentions “characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.”

It notes that Section 3.5.1(J) allows the decision maker to impose conditions upon a development plan.

It asserts that the compatibility standards do indeed apply to “potential social and behavioral impacts to the neighborhood”, and that it is certain that at least a small percentage of the population served by the facility will cause social and behavioral impacts to the neighborhood, such as a homeless man being turned away because he is drunk or high and then going to wander the neighborhood.

The Jones Appeal asserts that the intensity of use is too much based on the number of beds. It suggests that perhaps there are conditions that should be imposed such as limiting the number of beds to a much lower number; funding extra security patrols; and other conditions that neighbors may suggest at the appeal hearing.

Pertinent evidence from the record includes salient examples listed below. These examples are listed in a general order of significance as they relate to the appeal descriptions, with some grouped by similar topics:

Transcript	Pg 49, Lines 4-23	Staff comment about not using the Purpose statement for findings of compliance, but rather using the standards under the Purpose.
Staff Report	Pp 11-13	Staff evaluation of compatibility under Section 3.5.1.
Staff Presentation	Slides 14 and 15	Complete code text of 3.5.1(J) and definition of compatibility.
Transcript	Pg. 15, lines 6-39	Staff presentation discussing compatibility standards for the facility itself, as opposed to assertions of potential behavior of guests.
Transcript	Pg. 17, lines 1-25; p 21, Lines 7-17	City attorney statements about basing compatibility on assertions of potential offenses to be committed by people who are not on site, or on potential economic impacts on other property.
Transcript	Pg. 46, Lines 1-4	Applicant statement about presumptions that guests will engage in criminal behavior.
Transcript	Pg. 6, Lines 34-43; Pg. 7, Lines 1-5	Applicant statement about compatibility based on zoning and the built environment as opposed to potential offenses by guests.
Transcript	Pg. 7, Lines 31-35	Applicant statement about number of beds

All Explanations in Conjunction Together – Community Member Comments

Note that the record includes sixteen pages in the transcript with comments from community members, some of which relate to the topics in the allegation descriptions:

Transcript	Pgs. 28-44	Various comments spanning a whole range of observations about existing problems in the area and expectations about the
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shelter, from ideas that it will exacerbate problems of disruptive and criminal behavior to ideas that it will alleviate problems.

ATTACHMENTS

1. Appeal Overview
2. Notice of Appeal
3. Hearing Notice and Mailing List
4. Staff Report Planning and Zoning Commission with Attachments
5. Applicant Presentation to Planning and Zoning Commission
6. Public Comment + Submitted Documents to Planning and Zoning Commission
7. Link to Video of Hearing
8. Verbatim Transcript
9. Staff Presentation to Council

6 de noviembre de 2024

RESUMEN DE LOS PUNTOS DE LA AGENDA

Concejo Municipal



PERSONAL

Kim Meyer, directora interina de Desarrollo Comunitario y Servicios para Vecindarios

ASUNTO

Apelaciones del Plan de desarrollo de Fort Collins Rescue Mission.

RESUMEN EJECUTIVO

El propósito de este tema cuasijudicial es considerar dos apelaciones de la decisión de la Comisión de Planificación y Zonificación del 28 de agosto de 2024, que aprueba el Plan de desarrollo preliminar/final de Fort Collins Rescue Mission n.º FDP230022.

El 6 de septiembre de 2024, el Apelante Troy W. Jones presentó un Aviso de apelación (la "Apelación de Jones") y, el 11 de septiembre de 2024, las Apelantes Rebeca Mendoza y Debbie Bradberry presentaron otro Aviso de apelación (la "Apelación de Mendoza").

La Apelación de Jones alega que la Comisión de Planificación y Zonificación no interpretó ni aplicó de forma adecuada las siguientes secciones del Código de Uso del Suelo (LUC):

- la sección 1.2.4 "Aplicabilidad" junto con la sección 3.5.1 sobre Compatibilidad de edificios y proyectos; la subsección (A) "Propósito" y la subsección (J) "Estándares de compatibilidad física/operativa", junto con la definición de "compatibilidad" de la sección 5.1.2.

La apelación de Mendoza alega que la Comisión de Planificación y Zonificación:

- No llevó a cabo una audiencia imparcial, ya que la Comisión consideró pruebas pertinentes a sus hallazgos que eran sustancialmente falsas o muy engañosas.

- No interpretó ni aplicó de forma adecuada las siguientes secciones del Código de Uso del Suelo:
 - la sección 1.2.4 "Aplicabilidad" en conjunto con la sección 3.2.2 sobre Acceso, Circulación y Estacionamiento; la subsección (K) "Requisitos de estacionamiento", en conjunto con la sección 3.4.1 "Impacto ambiental" y la sección 3.5.1(J) "Estándares de compatibilidad física/operativa", y la sección 4.22(B) "Usos permitidos en distritos comerciales de servicios".

Las explicaciones de las acusaciones en ambas apelaciones se centran en gran medida en dos ideas:

- 1) la idea de que los hombres sin hogar que lleguen a la zona en busca de refugio provocarán más problemas sociales y de comportamiento en la zona cuando no estén en el refugio, y
- 2) la idea de que la instalación pueda ampliar su número de camas en el futuro más allá de la capacidad máxima establecida de 250 camas.

DESCRIPCIÓN DE LAS ACUSACIONES DE LAS APELACIONES

Apelación de Mendoza:

Asunto de la audiencia imparcial

En la Apelación de Mendoza, se alega que no se llevó a cabo una audiencia imparcial porque la Comisión consideró pruebas pertinentes para sus hallazgos que eran sustancialmente falsas o muy engañosas. Las acusaciones que se refieren a las audiencias imparciales por lo general se abordan primero en una apelación porque, según la sección 2-56(b)(1) del Código de la Ciudad, el Concejo debe remitir el asunto para una nueva audiencia si este determina que al apelante se le negó una audiencia imparcial. Sin embargo, la descripción adjunta a la Apelación de Mendoza no identifica ninguna prueba que sea "sustancialmente falsa" o "muy engañoso".

No se interpretaron ni aplicaron de manera adecuada las disposiciones pertinentes del Código de Uso del Suelo

Sección 3.2.2(K) del Código de Uso del Suelo: Estudio de estacionamiento inadecuado y estacionamiento defectuoso

El Código de Uso del Suelo contiene requisitos para la cantidad de espacios de estacionamiento en un plan de desarrollo. Los requisitos se enumeran para ciertos usos, pero el uso como refugio para personas sin hogar no figura con un número específico requerido. En tal caso, el solicitante puede proponer un "Cumplimiento alternativo" para encontrar un número apropiado según un estudio de estacionamiento (en el Paquete de Planeamiento y Zonificación [P&Z], que se detalla a continuación). Los solicitantes utilizan la disposición de cumplimiento alternativo para determinar el número de espacios en el plan.

La Apelación de Mendoza afirma que el estudio de estacionamiento utilizado para justificar el número de espacios de estacionamiento se basó en comparaciones inadecuadas que llevaron a un estacionamiento inadecuado y, por lo tanto, la Comisión de Planificación y Zonificación no se aseguró de que el estacionamiento cumpliera con los estándares de la sección del Código. Se observa que el número máximo de camas que se abordó durante el proceso de revisión del plan aumentó de 200 a 250 y sugiere que existe potencial para ampliarlo a 500 camas. También sugiere considerar el requisito de estacionamiento para viviendas multifamiliares como base para un enfoque diferente, lo que produciría una necesidad mucho mayor de estacionamiento para huéspedes de lo que se proporciona.

La Apelación de Mendoza plantea una preocupación adicional sobre un problema existente de acampada ilegal de vehículos debido a que una parte de la población sin hogar vive en vehículos, lo que podría agravarse por el hecho de que la instalación no cuenta con suficientes disposiciones de estacionamiento. Los Apelantes de la Apelación de Mendoza hacen referencia a un estudio sobre personas sin hogar en California. Dicho estudio no se proporciona ni forma parte del expediente de la apelación. Las partes no están autorizadas a ofrecer nuevas pruebas sobre los asuntos de la apelación relativos a la interpretación y la aplicación del Código de Uso del Suelo.

Entre las pruebas pertinentes del expediente se incluyen las siguientes:

Transcripción	Pág. 12, líneas 34-41	Presentación del solicitante sobre el cumplimiento alternativo basado en un estudio de estacionamiento.
Paquete de P&Z	Anexos 7 y 8	Estudio de estacionamiento y solicitud de cumplimiento alternativo.
Transcripción	Pág. 45, líneas 19-26	El solicitante comenta que no es probable que el aumento de 200 a 250 camas aumente el tráfico porque es poco probable

		que las personas que usan las camas traigan vehículos y no se les permitiría estacionar en el lugar.
Transcripción	Pág. 24, líneas 14-16	El solicitante comentó que el estacionamiento no es seguro para las personas sin hogar que viven en vehículos.
Transcripción	Pág. 45, líneas 31-35	Declaración del solicitante de que no habrá en ningún caso una ampliación mayor a 250 camas.

Sección 3.5.1 (J) del Código de Uso del Suelo: Compatibilidad física y operativa

La Apelación de Mendoza afirma que existe potencial para una ampliación mayor a 250 camas y que el edificio puede albergar 500 camas, lo que agrava las preocupaciones generales sobre los posibles impactos. Se alega que la Comisión no interpretó ni aplicó de forma adecuada esta sección del LUC al no imponer condiciones a la aprobación para mitigar las incompatibilidades operativas o limitar el número de camas.

La Apelación de Mendoza también señala preocupaciones relacionadas con el aspecto del funcionamiento de este centro las 24 horas del día, los 7 días de la semana. Además, los Apelantes de Mendoza sugieren que habrá ruido, contaminación lumínica, disturbios, personas que fuman y se reúnen, vehículos de reparto, recolección de basura y otras operaciones a todas horas. La Apelación de Mendoza afirma que la cerca de madera a lo largo de parte de la propiedad es insuficiente para controlar tales molestias y señala que el vecindario circundante incluye áreas residenciales y negocios con horarios de funcionamiento limitados.

Entre las pruebas pertinentes del expediente se incluyen las siguientes:

Informe del personal	Págs. 11-13	Evaluación del personal sobre la compatibilidad según la sección 3.5.1.
Transcripción	Pág. 15, líneas 6-39	Presentación del personal en la que se abordan los estándares de compatibilidad para la instalación en sí, en contraposición a las afirmaciones sobre el comportamiento potencial de los huéspedes.
Transcripción	Pág. 45, líneas 31-35	Declaración del solicitante de que no habrá en ningún caso una ampliación mayor a 250 camas.
Transcripción	Pág. 10, líneas 41-45; pág. 11, líneas 1-7	Explicación al solicitante sobre el horario de funcionamiento.

Sección 4.22(B) del Código de Uso de Suelo: Usos permitidos en el distrito zonal comercial de North College (CCN)

La Apelación de Mendoza señala que el plan original de 200 camas aumentó a 250 durante el proceso de revisión y sugiere que la instalación podría ampliarse para dar cabida al exceso de personas provenientes de Denver. Afirma que la Comisión de Planificación y Zonificación no impuso un límite al número de camas ni abordó el potencial uso adicional, lo que podría conducir a una expansión no autorizada.

No queda claro para el personal cómo se relacionan estas ideas con la lista de usos permitidos citada en la Apelación de Mendoza.

Entre las pruebas pertinentes del expediente se incluyen las siguientes:

Transcripción	Pág. 45, líneas 31-35	Declaración del solicitante de que no habrá en ningún caso una ampliación mayor a 250 camas.
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Sección 3.5.1(C) del Código de Uso del Suelo: Incompatibilidad de altura, masa, escala y volumen

El edificio consta de secciones de uno y dos pisos, y la zonificación del CCN permite hasta tres pisos. La norma permite que los edificios nuevos sean más grandes que los adyacentes si se articulan y subdividen en distribuciones de masas proporcionales a la masa y la escala de otras estructuras adyacentes.

La Apelación de Mendoza sostiene que el edificio de 41,644 pies cuadrados empequeñece las casas rodantes y las pequeñas empresas cercanas en los alrededores. Esta apelación establece que la Comisión de Planificación y Zonificación debería haber impuesto restricciones para reducir la escala y el volumen de la instalación para alinearla mejor con el carácter residencial existente.

Las pruebas pertinentes del expediente incluyen numerosas afirmaciones y explicaciones:

Transcripción	Pág. 13, líneas 26-37	Explicación del solicitante sobre la escala y el carácter del edificio.
Transcripción	Pág. 46, líneas 8-13	Explicación del solicitante sobre la escala y el carácter del edificio.
Informe del personal	Pág. 12, líneas 8-13	Conclusiones del personal sobre el carácter arquitectónico y el contexto ecléctico.
Presentación del personal	Diapositivas 9 y 10	Ilustraciones del diseño del edificio.
Transcripción	Pág. 51, líneas 25-40	Declaración de un miembro de la Comisión que señala la extensión del espacio de amortiguación alrededor del plan.
Transcripción	Pág. 12, línea 9	El solicitante señala que el edificio está ubicado a 89 pies de la línea de propiedad más cercana (norte).

Sección 3.4.1 del Código de Uso del Suelo: Impacto ambiental

La Apelación de Mendoza alega que la Comisión no consideró de forma adecuada los impactos ambientales del aumento de la capacidad de camas de la instalación durante el proceso. Se observa que cuando el número de camas aumentó de 200 a 250 durante el proceso de revisión, no se volvieron a evaluar los impactos del tráfico, la producción de residuos y la presión sobre la infraestructura local.

El Aviso de apelación de Mendoza también repite la sugerencia de que la instalación podría ampliarse a 500 camas, lo que dejaría al vecindario circundante vulnerable a una mayor contaminación del aire y del ruido, sistemas de agua y alcantarillado sobrecargados y otras tensiones ambientales.

La sección 3.4.1 no aborda esas cuestiones; aborda los hábitats y las características naturales. Dichas cuestiones no están asociadas con este plan de desarrollo porque este plan para el refugio sigue al Plan de Infraestructura de Mason Street que se aprobó anteriormente, el cual creó el sitio donde se propone el refugio, incluidas las medidas de mitigación y restauración en virtud de esta sección. El plan de desarrollo del refugio propuesto no afecta las medidas aprobadas.

Entre las pruebas pertinentes del expediente se incluyen las siguientes:

Transcripción	Pág. 45, líneas 31-35	Declaración del solicitante de que no habrá en ningún caso una ampliación mayor a 250 camas.
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Apelación de Jones:

No se interpretaron ni aplicaron de manera adecuada las disposiciones pertinentes del Código de Uso del Suelo

Sección 1.2.4: Aplicabilidad y sección 3.5.1 (A) y (J): Compatibilidad física y operativa del Código de Uso del Suelo

La Apelación de Jones cita en general la sección Aplicabilidad del Código de Uso del Suelo para afirmar que el LUC se aplica a todo desarrollo del suelo dentro de los límites municipales y todas las disposiciones del Código se aplican a las decisiones sobre el uso del suelo, incluso las declaraciones de propósito.

La Apelación de Jones cita la declaración de propósito de esta sección, la 3.5.1(A), "para garantizar que las características físicas y operativas de los edificios y los usos propuestos sean compatibles con el contexto". Luego, cita una parte seleccionada de la definición de compatibilidad en la sección 5.1.2 que menciona "características de los diferentes usos, actividades o diseños que permiten ubicarlos cerca de cada uno o adyacentes en armonía".

Se observa que la sección 3.5.1(J) permite al responsable de la toma de decisiones imponer condiciones a un plan de desarrollo.

Afirma que las normas de compatibilidad efectivamente se aplican a "posibles impactos sociales y del comportamiento en el vecindario" y que es seguro que al menos un pequeño porcentaje de la población a la que presta servicio la instalación causará impactos sociales y del comportamiento en el vecindario, por ejemplo, si se rechaza a un hombre sin hogar porque está borracho o drogado, luego saldrá a deambular por el vecindario.

La Apelación de Jones afirma que la intensidad del uso es excesiva en relación con el número de camas. Sugiere que tal vez haya condiciones que se deberían imponer, como limitar el número de camas a un número mucho menor, financiar patrullas de seguridad adicionales y otras condiciones que los vecinos puedan sugerir en la audiencia de apelación.

Las pruebas pertinentes del expediente incluyen ejemplos destacados que se enumeran a continuación. Estos ejemplos se enumeran en un orden general de importancia en relación con las descripciones de las apelaciones y algunos están agrupados por temas similares:

Transcripción	Pág. 49, líneas 4-23	Comentario del personal sobre no utilizar la declaración de propósito para determinar el cumplimiento, sino utilizar los estándares de conformidad con el propósito.
Informe del personal	Págs. 11-13	Evaluación del personal sobre la compatibilidad según la sección 3.5.1.
Presentación del personal	Diapositivas 14 y 15	Texto completo de la sección 3.5.1(J) del Código y definición de compatibilidad.
Transcripción	Pág. 15, líneas 6-39	Presentación del personal en la que se abordan los estándares de compatibilidad para la instalación en sí, en

		contraposición a las afirmaciones sobre el comportamiento potencial de los huéspedes.
Transcripción	Pág. 17, líneas 1-25; pág. 21, líneas 7-17	Declaraciones del fiscal municipal sobre el hecho de basar la compatibilidad en afirmaciones sobre posibles delitos que podrían cometer personas que no están en el sitio o en posibles impactos económicos en otras propiedades.
Transcripción	Pág. 46, líneas 1-4	Declaración del solicitante sobre las presunciones de que los huéspedes participarán en un comportamiento delictivo.
Transcripción	Pág. 6, líneas 34-43; pág. 7, líneas 1-5	Declaración del solicitante sobre el hecho de que la compatibilidad se basa en la zonificación y el entorno construido frente a posibles delitos por parte de los huéspedes.
Transcripción	Pág. 7, líneas 31-35	Declaración del solicitante sobre el número de camas

Todas las explicaciones en conjunto: Comentarios de integrantes de la comunidad

Tenga en cuenta que el expediente incluye dieciséis páginas en la transcripción con comentarios de integrantes de la comunidad, algunos de los cuales se relacionan con los temas en las descripciones de las acusaciones:

Transcripción	Págs. 28-44	Varios comentarios abarcan una amplia gama de observaciones sobre los problemas existentes en el área y las expectativas sobre el refugio, desde ideas de que agravará los problemas de comportamiento disruptivo y delictivo hasta ideas de que aliviará los problemas.
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DOCUMENTOS ADJUNTOS

1. Aviso de apelación en inglés y español
2. Transcripción literal
3. Paquete del personal para la Comisión de Planificación y Zonificación
4. Presentación del personal para la Comisión de Planificación y Zonificación
5. Presentación del solicitante para la Comisión de Planificación y Zonificación
6. Otros documentos
7. Lista de comentaristas escritos y hoja de registro

Appeal Overview

Rescue Mission Appeal

- City Code appeals procedure (Sections 2-46 to 2-56) governs appeals to the Council.
- Two appeals have been filed, one on September 6, 2024, and one on September 11, 2024, to challenge the August 28, 2024, decision of the Planning and Zoning Commission to approve the Fort Collins Rescue Mission FDP #230022.
- **Because the appeals pertain to the same decision and the issues overlap, they will be consolidated into a single appeal hearing.**
- Under this appeal process, the City Council’s role is not to make a new decision. The Council’s role is to review the decision made by the Commission and evaluate whether the appellants’ arguments are persuasive that the Commission did not conduct a fair hearing and did not properly apply the specified provisions of the Land Use Code in its decision.
- **Because of this limited review, sometimes called “review on the record,” the City Code requires the Council to review this matter based on the factual record of the decision of the Commission and arguments presented in the appeal hearing.**
- **While the parties may make arguments based on the evidence in the record, no *new* evidence may be considered, except:**
 1. The appellants and opponents to the appeal may submit new evidence in very limited circumstances under the process and deadlines in the City Code.
 2. Councilmembers may:
 - Provide new evidence through observations from any individual site visit and from the organized site visit if there is one; and
 - Ask questions of staff and parties-in-interest during the hearing and receive evidence in response to those questions.
- The Council will review and consider the decision appealed, the evidence that was presented to the *Commission* before the decision, the verbatim transcript of the *Commission’s* hearing, and the arguments, responses and discussion in the appeal hearing.
- **The subject matter of the appeal hearing and decision is limited to only the issues identified in the notices of appeal.**
- **The appellants or party(ies) opposing the appeal, may submit presentation materials presenting their arguments (but not additional new evidence) for the appeal hearing no later than noon on the day of the hearing.**

- The presentation materials are then posted on the City Clerk’s appeal page, with copies given to the appellants. **If the submitting party also wants those materials to be distributed to Council, they must provide 20 hard copies for distribution in advance of the hearing.**
- **Only parties-in-interest are allowed to participate in the appeal hearing and only at the specified time.**
- Parties-in-interest include:
 1. The appellant(s);
 2. The applicant;
 3. Any party with a proprietary or possessory interest in the land that is the subject of the application;
 4. Any person to whom the City mailed notice of the Commission hearing;
 5. Any person or organization that provided written comments prior to or at the Commission hearing; or
 6. Any person or organization that appeared before the Commission at that hearing.
- At the beginning of the appeal hearing, staff will make a presentation giving an overview of the issues on appeal.
- If there are procedural issues to be addressed, the presiding officer (Mayor or Mayor Pro Tem) will consider and determine them prior to the parties’ presentations.
- The presiding officer will ask any members of Council who visited the site for this appeal hearing to provide a summary of what they observed.
- **The presiding officer will specify the amount of time for presentation by the Appellant for each appeal and the time for presentation by those opposing each appeal, and time for rebuttals if needed. This is usually 20 minutes for each “side” and 10 minutes for rebuttal by each, but sometimes is set for a shorter or longer time depending on the circumstances.**
- At the conclusion of the presentations and any follow up questions from Council, the Council will review the evidence included in the record, the arguments and discussion from the hearing, and then will act by motion to address the issues raised in the Notices of Appeal.
- A resolution documenting the Council’s findings and decision will be presented to the Council for approval no later than the Council’s next regular meeting after completion of the appeal hearing.

Notice(s) of Appeal

Filed by

1. Troy W. Jones
2. Rebeca Mendoza

NOTICE OF APPEAL

Action Being Appealed: Approval of Fort Collins Rescue Mission FDP# 230022

FOR CITY CLERK'S
USE ONLY:
DATE FILED: 9/6/24
INITIALS: Jlw

Date of Action: 08/28/2024 Decision Maker: Planning & Zoning Commission

Appellant/Appellant Representative (if more than one appellant):

Name: Troy W. Jones, Land Planner, Architect

Phone #: (970) 416-7431

Address: 108 Rutgers Avenue, Fort Collins

Email: troy@architex.com

INSTRUCTIONS

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND'S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):



Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:

LUC 1.2.4 "Applicability" in conjunction with LUC 3.5.1 "Building and Project Compatibility" subsection (A) "Purpose" in conjunction with LUC 3.5.1(J) "Operational/Physical Compatibility Standards" together with the definition of "compatibility" from 5.1.2 of the Land Use Code. (see attached appeal description)

Failure to conduct a fair hearing in that:



(a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]



(b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]



(c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]



(d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]



(e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

NEW EVIDENCE

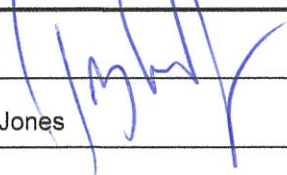
All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: 	Date: 09/06/2024
Name: Troy W. Jones	Email: troy@architex.com
Address: 108 Rutgers Avenue	Phone #: (970) 416-7431
Describe how you qualify as a party-in-interest: I provided both written comments to city staff for delivery to the board, and I provided testimony at the hearing via zoom.	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

**Attached description for
Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)
9/6/2024**

Code not properly interpreted/applied:

LUC 1.2.4 “Applicability” in conjunction with LUC 3.5.1 “Building and Project Compatibility” subsection (A) “Purpose” in conjunction with LUC 3.5.1(J) “Operational/Physical Compatibility Standards” together with the definition of “compatibility” from 5.1.2 of the Land Use Code.

Background for Appeal:

- Per 1.2.4 of the LUC, “The provisions of this Code shall apply to any and all development of land within the municipal boundaries of the City, unless expressly and specifically exempted or provided otherwise in this Code.”
- Per the plain text within LUC 3.5.1(A) as well as the plain text within 3.5.1(J), the concept of “compatibility” is required to be “ensured” in the application of the code. An excerpt of the plain text within the LUC in 3.5.1(A) states, “ensure that the physical and operational characteristics of proposed buildings and uses are compatible with considered within the context of the surrounding area.” The plain text in 3.5.1(J) includes, “to ensure that the new development be compatible with existing neighborhoods and uses,” and thus this code language requires the decision maker to “ensure” this “compatibility.” The allowance of “conditions” within 3.5.1(J) is simply the tool provided to the decision maker by the code to accomplish the requirement of ensuring compatibility. Note that the P&Z Commission chose not to use this tool afforded to them by this code section.
- An excerpt of the plain text in the definition of “compatibility” in 5.1.2 states, “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.”
- Read together, 3.5.1(A), 3.5.1(J), and the definition of compatibility in 5.1.2 require that compatibility (as defined) be ensured. The P&Z Commission failed to ensure compatibility, and thus failed to properly interpret and apply the relevant provisions of the Land Use Code in their approval.

Description of Logic for the Appeal:

The plain text of the code is clear where the P&Z commission did not apply certain applicable provisions of the code when determining that the proposed FDP was “compatible” within its context. It is clear that all provisions of the code apply to land use decisions, even purpose statements. The P&Z commission chose to ignore the code language that requires that the decision maker must ensure that that a proposed development, including the operational characteristics of said proposed development, be compatible, in accordance with the code’s own definition of compatibility, which includes the need that the characteristics of different uses must be in harmony with one another.

The Land Use Code doesn't define "harmony," but Webster's dictionary defines "harmony" as:

- *a : pleasing arrangement of parts : [congruence](#)*
- *b : [agreement](#), [accord](#)*
- *c : internal calm : [tranquility](#)*

In other words, if compatibility is required (which it is), then the proposed project must be able to exist in harmony with existing adjacent neighborhoods (which it doesn't as proposed). If it can't achieve harmony, it can't achieve compatibility, and if it can't achieve compatibility, it doesn't satisfy the code. And if it doesn't satisfy the code, the decision maker's charge is to not approve it. **This proposal is not compatible with the neighborhood!!! The code is clear about that!!!**

This section of code requires that "operational characteristics of proposed uses" (not just buildings, not just the "built environment") must be "compatible." The proposed homeless shelter simply does not meet the code requirements of compatibility because the operational characteristics of the proposed facility are way too intense to be in harmony with its surroundings. Although the use of "homeless shelter" is allowed per zoning, the code is clear that its operational characteristics must also be "compatible." **This development application simply does not qualify as "compatible," per the specifics in the Land Use Code on what constitutes compatibility.**

Let's dig into this a little bit. On the one hand, the operational characteristics of providing nightly accommodations for say 5 individual homeless males can probably be made to be compatible in most locations that allow for homeless shelters. The impacts can most likely be mitigated when there's only 5, and in that quantity, "harmony" within the context of most neighborhoods could probably be achieved. That's the low extreme. Let's consider however the high extreme. The operational characteristics of providing nightly accommodations for say, 1000 individual homeless males in a single location, can most certainly not be made to be compatible, quite possibly anywhere; especially not in Fort Collins; especially not according to the way the Fort Collins Land Use code codifies "compatibility." The impacts would be simply unmanageable to achieve harmony between these adjacent activities (as codified in the language of the code). This appeal contends that the intensity proposed in this application is simply too much for this location, within the context of the neighborhood.

The applicant is voluntarily causing this impact to exceed compatibility. According to City staff, there's already 89 beds for single adult males at the Rescue Mission's current location, and another 70 overflow beds available for this population on cold winter nights at an off-site overflow location. It's our understanding that the Rescue Mission's intent is to close-down those two other locations and not only consolidate them into one single location, but to also expand the capacity substantially, but at this new location. **The problem is that the new proposed location is within a third of a mile of at least 510 households (Hickory Village and 1601 North College communities), and over 100 small businesses (up and down Hickory Street and College Avenue), and a school and daycare (La Familia located a few hundred feet from this site).**

City staff may suggest that the compatibility requirements apply to just buildings, but that's not true! The code is also clear on this point. The compatibility requirements in the code [3.5.1 of the LUC] clearly state that they apply to both building compatibility and "**project compatibility.**" While the proposed building itself (the architecture) is compatible in this case, the complete

proposed project itself (the intensity of this use in this location) certainly is not compatible. The “compatibility” provisions of code CERTAINLY DO INDEED AND CLEARLY apply to potential social and behavioral impacts that will be imposed upon the surrounding neighborhood (i.e. the project’s context) as a result of a development proposal. Why else would the title of this section include the phrase “project compatibility?”

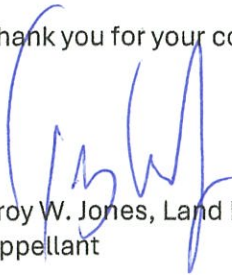
Even though the land use of “homeless shelter” is an allowed use in this zone district, clearly being an allowed use doesn’t ensure compatibility (i.e. characteristics of different uses that allow them to be located near each other in harmony) by default. When we asked city staff about what happens when a single adult homeless man attempts to check in to a bed in this facility, but is turned away because he is drunk or high, and then goes to wander the neighborhood, the answer was that the police will deal with that. That doesn’t sound like different uses located near each other in harmony. It’s clear that not every one of the population served by this facility will cause social and behavioral impacts to the neighborhood, but it’s certain that at least a small percentage will. The more beds available for this population at this location, the more times that small percentage will turn into an incident, and this a risk that will continue every day, every evening, every night into the future. If “calling the police” is the answer, how is that “compatible?” That doesn’t sound like ensuring “harmony!” **It’s simply common sense (backed by code requirements) that 250 nightly beds for homeless single men SHOULD NOT be congregated into one location, NOT with all the associated impacts, is clearly NOT compatible when considered in the context of the surrounding area!**

This appeal is not discounting there is a need for this population to be served, and that we as a community should serve this population. This appeal does not have an answer to this problem, but the answer certainly isn’t to push this burden entirely onto this one neighborhood! The code simply doesn’t allow that.

Perhaps there are conditions that the decision maker is obligated to impose to ensure compatibility in conjunction with 3.5.1(J) of the LUC, such as:

- Limiting the quantity of overnight beds at this facility to a much lower number, perhaps 41;
- Requiring funding of ongoing security patrols (whether funding extra police services or extra private security) throughout the neighborhood to ensure safety of the nearby residents and business owner;
- Other conditions that nearby residential neighbors and nearby business owners may suggest at the appeal hearing.

Thank you for your consideration in this matter.



Troy W. Jones, Land Planner, Architect
Appellant

NOTICE OF APPEAL

Action Being Appealed: Approval of Fort Collins Rescue Mission FDP# 230022

Date of Action: 08/28/2024 **Decision Maker:** Planning & Zoning Commission

FOR CITY CLERK'S
USE ONLY:
DATE FILED: 9/11/24
INITIALS: jllw

Appellant/Appellant Representative (if more than one appellant):

Name: Rebecca Mendoza

Phone #: (970) 308-9275

Address: 400 Hickory St # 55
Fort Collins, CO, 80524

Email: rebe.mendo14@gmail.com

INSTRUCTIONS

For each allegation marked below, **attach a separate summary of the facts contained in the record which support the allegation** of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. **List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:**

LUC 1.2.4 "Applicability" in conjunction with LUC 3.2.2 "Access, Circulation, and Parking" subsection (K) "Parking Requirements" in conjunction with LUC 3.4.1 "Environmental Impact" together with LUC 3.5.1(J) "Operational/Physical Compatibility Standards" and the failure to impose necessary conditions on bed capacity as guided by the standards of LUC 4.22(B) "Service Commercial Districts Permitted Uses" (see attached appeal description)

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. *[New evidence not allowed]*
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. *[New evidence not allowed]*
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. *[New evidence allowed]*
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. *[New evidence allowed]*
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. *[New evidence allowed]*

NEW EVIDENCE


All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

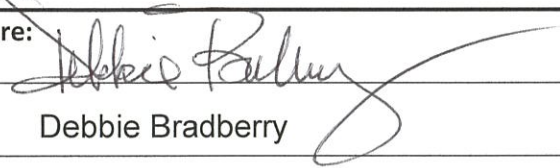
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- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: 	Date: 09/11/2024
Name: Rebecca Mendoza	Email: rebe.mendo14@gmail.com
Address: 400 Hickory St #55, Fort Collins, CO, 80524	Phone #: (970) 308-9275
Describe how you qualify as a party-in-interest: I received mailed notice and provided testimony at the hearing	

Signature: 	Date: 09/11/2024
Name: Debbie Bradberry	Email: dkirkbradberry@gmail.com
Address: 1601 N. College Ave., Lot 349 Fort Collins, CO, 80524	Phone #: (706) 714-8100
Describe how you qualify as a party-in-interest: I received mailed notice and provided testimony at the hearing.	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

Code not properly interpreted/applied:

LUC 1.2.4 “Applicability” in conjunction with LUC 3.2.2 “Access, Circulation, and Parking” subsection (K) “Parking Requirements” in conjunction with LUC 3.4.1 “Environmental Impact” together with LUC 3.5.1(J) “Operational/Physical Compatibility Standards” and the failure to impose necessary conditions on bed capacity as guided by the standards of LUC 4.22(B) “Service Commercial Districts Permitted Uses.”

Grounds for Appeal:

This appeal is submitted on the grounds that the Planning and Zoning (P&Z) Commission’s approval of the Fort Collins Rescue Mission project (File# FDP 230022) failed to properly interpret and apply relevant provisions of the Land Use Code (LUC) regarding parking, operational compatibility, physical compatibility, environmental impact, and the potential for overflow use, thereby compromising the project’s harmony and compatibility with the surrounding neighborhood.

1. LUC 3.2.2(K) – Inadequate Parking & Flawed Parking Study

Allegation: The P&Z Commission failed to ensure that the proposed parking provisions meet the requirements of LUC 3.2.2(K), leading to inadequate parking for the proposed 24/7 facility. The parking study provided was based on inadequate comparisons, lacking data on similar facilities or actual vehicle usage by guests at the Fort Collins Rescue Mission or Denver Rescue Mission.

Argument:

- The parking study used to justify the number of parking spaces does not adequately reflect the reality of the proposed use. The facility was originally planned for 200 beds but later expanded to 250 beds, weeks before the hearing without notice to residents and without reassessing the parking needs. Additionally, initial discussions by the Homeless Advisory Committee convened by the City of Fort Collins considered a facility with a capacity of 500 beds, which could still be realized in the future (Coloradoan, 2021). The current proposal for fewer parking spaces is therefore insufficient to meet the potential demand, especially given the existing issue of illegal car camping in the area.
- The Fort Collins Rescue Mission Preliminary Design Review dated 10/12/22 for the review hearing on 11/2/22 stated repeatedly that some guests of the Rescue Mission would have vehicles and planned for 52 parking spaces to accommodate staff, volunteers,

and guest vehicles based on 200 beds. The review included the following site data for parking: 25 spaces for staff, 8 for volunteers, and 19 for guests, totaling 52 spaces. However, at the 8/28/24 Planning and Zoning Commission hearing, Cassie Slade of Fox Tuttle Transportation Group stated that "People using the beds are not likely going to have a vehicle... there will not be an increase in vehicular traffic with 50 additional beds." This statement contradicts the earlier planning documents and does not align with the expectations set during the initial design review.

- In the 8/9/24 Planning and Zoning Commission Work Session, it was further stated that "...staff doesn't have a particular basis for a number other than what the parking study says," indicating a lack of a well-founded approach to determining the appropriate number of parking spaces for the facility.
- Multifamily dwellings require 1.5 parking spaces per number of bedrooms in the dwelling unit. Under U+2 Occupancy regulations in place at the time this project entered into the Development Review process, a 1-bedroom apartment would allow 3 adult unrelated residents, making the 1.5 parking spaces required at a rate of .5 the number of residents. For this facility with 250 beds, the analogous number of parking spaces would be 125 for vehicles for guests. Although alternative compliance is allowable under the Code, the calculations of the number of parking spaces for this development should be much higher than approved by the Planning and Zoning Commission for a 24/7 live-in shelter and based on data of usage in 24/7 shelters in Colorado, not on assumptions based on the current location, which has no guest parking.
- According to the California Statewide Study of People Experiencing Homelessness (CASPEH), a significant portion of the unsheltered homeless population lives in vehicles, often parking in residential neighborhoods due to the lack of designated facilities. This is already an issue in Fort Collins and could be exacerbated by a facility of this size without adequate parking provisions (Benioff Homelessness and Housing Initiative, 2023)

Citations:

- Benioff Homelessness and Housing Initiative. (2023). *California Statewide Study of People Experiencing Homelessness*. University of California San Francisco. Retrieved from <https://homelessness.ucsf.edu/resources/reports/toward-new-understanding-california-statewide-study-people-experiencing>
- Coloradoan. (April 13, 2021). *Fort Collins homelessness committee narrows down site options for new 24/7 shelter*. Retrieved from <https://www.coloradoan.com/story/news/2021/04/12/fort-collins-homeless-shelter-panel-narrows-site-options-4/7186620002/>

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

2. LUC 3.5.1(J) – Operational Incompatibility with Neighborhood

Allegation: The P&Z Commission failed to properly interpret and apply LUC 3.5.1(J) by not imposing necessary conditions to mitigate operational incompatibilities. The 24/7 operation of this facility is incompatible with the surrounding neighborhood, which includes four high-density residential areas and businesses with limited hours of operation.

Argument:

- The Fort Collins Rescue Mission was initially proposed for 200 beds but later increased to 250 beds. Initial recommendations from the Homeless Advisory Committee convened by the City of Fort Collins indicated a preference for a facility with a capacity closer to 500 beds. Despite this significant potential for expansion, the P&Z Commission did not impose any conditions to cap the bed count or mitigate the corresponding increase in operational intensity (Coloradoan, 2021).
- Unlike other services in the area, such as the Food Bank, this facility will operate 24/7, leading to increased noise, light pollution, and other disturbances at all hours, which are not adequately mitigated by the proposed 6-foot privacy fence. The potential for this facility to expand to a capacity of 500 beds further exacerbates these concerns, as the increased number of residents would likely result in greater operational impact. The proposed shelter size of 45,000 square feet was the initial proposed size for a 500-bed facility during the work of the Homeless Advisory Committee convened by the City of Fort Collins. Although the Fort Collins Rescue Mission decreased the number of beds to 200 during the conceptual review phase, it increased it to 250 in its final submission to the City and is not held to 250 as the final maximum capacity for this facility. This is a concern given that this large building is capable of accommodating 500 beds.
- The facility's operations will involve significant outdoor activities, including smoking and congregating, which will produce ongoing noise and odors that are not compatible with the residential character of the surrounding neighborhoods. The lack of imposed conditions on the number of beds or on screening for noise, odors, or other nuisance means that these disturbances could become even more pronounced if the facility expands as initially recommended by the Homeless Advisory Committee convened by the City of Fort Collins. The proposal includes only a wooden fence in some areas of the property, which is insufficient to control the nuisances.
- The use of delivery vehicles, trash collection, and other operational necessities at all hours further exacerbates the incompatibility of this development with the existing community. The P&Z Commission's decision to approve the project without limiting the bed capacity ignores the likely increase in operational demands, which will further strain the neighborhood's infrastructure and disrupt the quality of life for residents.

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

Citation:

- Coloradoan. (April 13, 2021). *Fort Collins homelessness committee narrows down site options for new 24/7 shelter*. Retrieved from <https://www.coloradoan.com/story/news/2021/04/12/fort-collins-homeless-shelter-panel-narrows-site-options-4/7186620002/>
-

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

3. LUC 3.5.1(C) – Incompatibility of Height, Mass, Scale, and Bulk

Allegation: The P&Z Commission did not properly interpret and apply LUC 3.5.1(C) regarding the physical compatibility of the proposed building’s height, mass, scale, and bulk with the surrounding neighborhood

Argument:

- The proposed 41,644-square-foot facility dwarfs the one-story mobile homes and small businesses that characterize the surrounding area. This discrepancy in scale disrupts the visual and physical harmony of the neighborhood.
- The photos included by the applicant to demonstrate compatibility with the neighborhood were of buildings that are not in the immediate surrounding area. These photos were selectively chosen to strengthen their argument, but they do not accurately represent the actual surrounding area. The real neighborhood consists primarily of smaller, one-story structures, making the proposed facility starkly out of place. Photos of the surrounding area provided below clearly illustrate this discrepancy.
- The Planning and Zoning Commission should have imposed restrictions on the bed capacity or required design modifications to reduce the scale and bulk of the facility to align better with the existing residential character.
- The preservation zoning in the surrounding mobile home parks ensures that these neighborhoods are unlikely to change in the future, making the incompatibility of this large facility even more pronounced and permanent.

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

4. LUC 4.22(B) – Potential for Overflow Use from Denver Rescue Mission

Allegation: The P&Z Commission failed to impose conditions that would prevent this site from being used as an overflow shelter for the Denver Rescue Mission, which could lead to increased strain on local resources and exacerbate the impact on the surrounding community.

Argument:

- The Fort Collins Rescue Mission was originally proposed with a capacity of 200 beds, later increased to 250 beds. However, initial feedback from the Homeless Advisory Committee convened by the City of Fort Collins considered the need for a facility with up to 500 beds, which raises significant concerns about the potential for this site to be used as an overflow shelter. The P&Z Commission’s failure to impose a cap on the number of beds leaves open the possibility that this facility could expand its capacity in the future, leading to even greater demand on local resources (Coloradoan, 2021).
- LUC 4.22(B) states that any use authorized pursuant to a site-specific development plan must comply with all use and density requirements and conditions outlined in that plan. By not imposing specific conditions on the maximum number of beds or addressing the potential for overflow use, the P&Z Commission failed to ensure that the development would adhere to the intended use and density requirements. This oversight could lead to an unauthorized expansion in capacity, further intensifying the operational and environmental impacts on the community.
- Given that the Fort Collins Rescue Mission is operated by the same organization as the Denver Rescue Mission, there is a real risk that this facility could be used to accommodate overflow from Denver. This would increase the intensity of use beyond what was originally presented, placing additional strain on local infrastructure and services, and further aggravating the environmental and operational impacts on the surrounding community.

Citation:

- Coloradoan. (April 13, 2021). *Fort Collins homelessness committee narrows down site options for new 24/7 shelter*. Retrieved from <https://www.coloradoan.com/story/news/2021/04/12/fort-collins-homeless-shelter-panel-narrows-site-options-4/7186620002/>

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

5. LUC 3.4.1 - Environmental Impact

Allegation: The P&Z Commission failed to adequately consider the environmental impacts associated with the facility's increasing bed capacity, as required by LUC 3.4.1. Originally proposed for 200 beds, the project was later expanded to 250 beds. Despite initial feedback from the Homeless Advisory Committee convened by the City of Fort Collins indicating the need for a facility with up to 500 beds, the P&Z Commission did not impose any conditions to cap the number of beds, thereby failing to mitigate the potential environmental impact.

Argument:

- The Fort Collins Rescue Mission project's bed capacity has been a point of contention throughout its planning. Initially proposed at 200 beds, the capacity was later increased to 250 beds. This shift was not accompanied by a corresponding reassessment of the environmental impacts, including traffic, waste production, and strain on local infrastructure.
- According to the Coloradoan, the Homeless Advisory Committee convened by the City of Fort Collins tasked with evaluating the shelter's needs had discussions that leaned towards a facility capable of housing 500 people. The smaller options, including those with 300 beds, were not widely supported, suggesting that the facility could eventually expand to accommodate more people (Coloradoan, 2021). This possibility raises significant concerns about the long-term environmental impact of the project.
- The Fort Collins Land Use Code (LUC 3.4.1) requires that developments include strategies to avoid or mitigate adverse environmental impacts on natural habitats and features. The P&Z Commission's failure to impose any conditions on the bed capacity ignores this requirement, leaving the surrounding neighborhood vulnerable to increased air and noise pollution, overburdened water and sewer systems, and other environmental stresses.
- The lack of conditions regarding the number of beds also heightens the risk of the facility being used as an overflow shelter, further exacerbating its environmental footprint. As the Coloradoan reported, discussions around the shelter size have considered much larger capacities, which would only amplify these concerns.

Citation:

- Coloradoan. (April 13, 2021). *Fort Collins homelessness committee narrows down site options for new 24/7 shelter*. Retrieved from <https://www.coloradoan.com/story/news/2021/04/12/fort-collins-homeless-shelter-panel-narrows-site-options-4/7186620002/>

Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

Conclusion:

This appeal seeks to rectify the Planning and Zoning Commission’s failure to properly interpret and apply the relevant sections of the Planning and Zoning Code, particularly regarding parking adequacy, operational compatibility, physical compatibility, environmental impact, and the potential for regional overflow use. The proposed development, as approved, does not meet the standards of harmony and compatibility required by the Land Use Code and will significantly and negatively impact the surrounding neighborhood and local environment.

We respectfully request that the P&Z Commission reconsider their approval of the Fort Collins Rescue Mission project and impose necessary conditions to ensure that the development aligns with the character and needs of the existing community.

Photos of Surrounding Area

A) East of Property



B) Northeast of Property



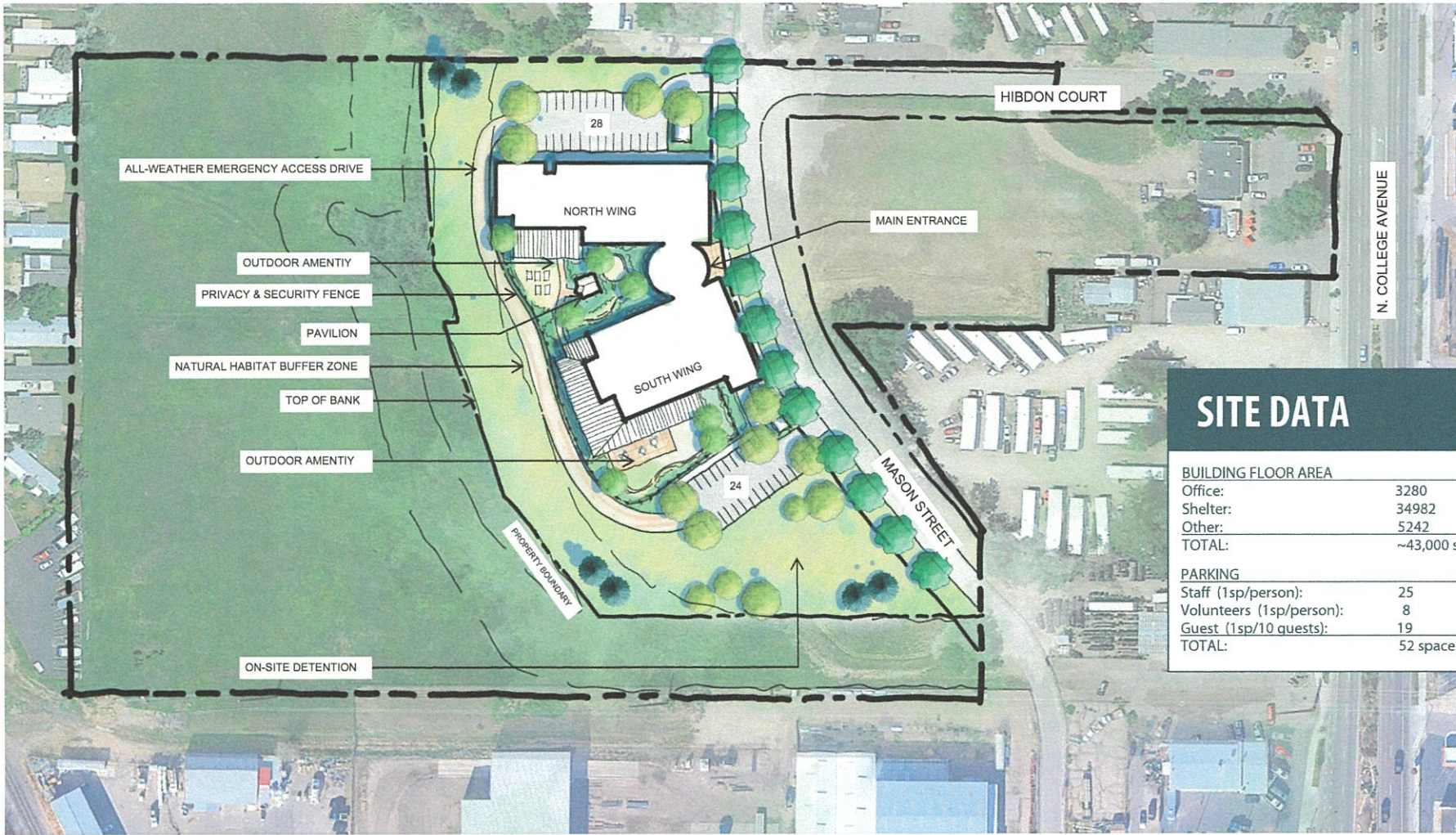
Attached description for Appeal to P&Z Commission Approval of Fort Collins Rescue Mission (file# FDP 230022)

C) South of Property



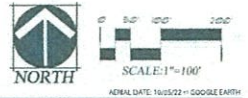
D) Southeast of Property





SITE DATA

BUILDING FLOOR AREA	
Office:	3280
Shelter:	34982
Other:	5242
TOTAL:	~43,000 s.f.
PARKING	
Staff (1sp/person):	25
Volunteers (1sp/person):	8
Guest (1sp/10 guests):	19
TOTAL:	52 spaces



FCRM SITE PLAN
10/12/2022

419 Canyon Ave., Suite 200
Fort Collins, Colorado 80521
970.224.5828
ripleydesigninc.com

Public Hearing Notice Mailing List

Mailed: October 16, 2024



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE
Appeal of the August 28, 2024 Planning & Zoning Commission Decision regarding
Approval of FDP #230022 Fort Collins Rescue Mission

The Fort Collins City Council will hold a public hearing on the enclosed appeal.

- Appeal Hearing Date:** November 6, 2024
- Time:** 6:00 pm (or as soon thereafter as the matter may come on for hearing)
- Location:** Council Chambers, City Hall, 300 Laporte Avenue, Fort Collins, CO
- Agenda Materials:** Available after 5 pm, October 31, 2024, in the City Clerk’s office and at fcgov.com/agendas.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk’s Office at 970.221.6515. For questions regarding the project itself, please contact Kim Meyer, Interim Community Development and Neighborhood Services at kimeyer@fcgov.com or 970.416.8089.

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. Please call the City Clerk’s Office at 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

Delynn Coldiron, City Clerk

Enc: Appeal Process Overview

- cc: City Attorney
- Community Development and Neighborhood Services
- Administrative Hearing Officer

113 Hickory Fort Collins Llc
4700 Marketplace Dr
Johnstown, Co 80534

115 Hickory Llc
2775 Iris Ave
Boulder, Co 80304

1209 N College Llc
109 S Sherwood St
Fort Collins, Co 80521

1298 North College Llc
912 9th Ave
Greeley, Co 80631

1314 Red Cedar Circle Llc
1314 Red Cedar Cir
Fort Collins, Co 80524

325 Hickory Street Llc
1401 Riverside Ave
Fort Collins, Co 80524

A C F V I Homes Llc
400 Hickory St
Fort Collins, Co 80524

Acevedo Ma Auxilio
Acevedo Hugo
400 Hickory St Lot 33
Fort Collins, Co 80524

Alcaraz Pulido Martin
Rodriquez Paul
400 Hickory St Lot 194
Fort Collins, Co 80524

Alferez-Trejo Jorge
1601 N College Ave Lot 94
Fort Collins, Co 80524

Allemond Lance
1601 N College Ave Lot 88
Fort Collins, Co 80524

Allen Ann Robin
Morris Angela F
1601 N College Ave Lot 1
Fort Collins, Co 80524

Altamirano Claudia Sanchez
400 Hickory St Lot 161
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Alvarez Angel Servando Gonzalez
400 Hickory St Lot 183
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Alvarez Bernardino
Flores Olivia
400 Hickory St Lot 181
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Alvarez Britro Yolanda/Mera Garcia
Dora
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Alvarez Daniel
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Fort Collins, Co 80524

Amick Kenneth R
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Andress Dale A/Carrie L
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Ark Defense Llc
331 Hickory St Unit 110
Fort Collins, Co 80524

Armstrong Randall Dean
Moore Charlotte Mae
1601 N College Ave Lot 76a
Fort Collins, Co 80524

Autozone Inc
Po Box 2198 Dept 8700
Memphis, Tn 38101

Avendano Candelaria
A Yuri M Perez
400 Hickory St Lot 160
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Baesa Edgar Anarbol Contreras
400 Hickory St Lot 143
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Bailey Debra
1601 N College Ave Lot 25
Fort Collins, Co 80524

Baker Patti
1601 N College Ave Lot 9
Fort Collins, Co 80524

Baray B Terecita
400 Hickory St Lot 93
Fort Collins, Co 80524

Barbara Yant
1601 N College Ave Lot 331
Fort Collins, Co 80524

Bartzen Juliette Adele
1601 N College Ave Lot 16
Fort Collins, Co 80524

Barwood Holdings Limited Llc
220 E Mulberry St
Fort Collins, Co 80524

Bates Sharilee Kathryn
1601 N College Ave Lot 3
Fort Collins, Co 80524

Bean Dell H
1601 N College Ave Lot 219
Fort Collins, Co 80524

Beard Brian R
1601 N College Ave Lot 216
Fort Collins, Co 80524

Beck Robert R
1601 N College Ave Lot 347
Fort Collins, Co 80524

Beck Waldemar R
1601 N College Ave Lot 109
Fort Collins, Co 80524

Belving Louis
1206 Alameda St
Fort Collins, Co 80521

Bicycle Cooperative Of Fort Collins
Inc
331 N College Ave
Fort Collins, Co 80524

Bill Fulbright Trust
Fulbright William W
400 Hickory St Lot 145
Fort Collins, Co 80524

Binkley David
1601 N College Ave Lot 92
Fort Collins, Co 80524

Blackman David
1601 N College Ave Lot 341
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Blakeslee Theodore W
1601 N College Ave Lot 263
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Bojorquez Victoria
400 Hickory St Lot 182
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Bordoni Margaret Madeline
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Darling Ramona
400 Hickory St Lot 147
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Borth Terry L/Ronald F Sr
400 Hickory St Lot 83
Fort Collins, Co 80524

Boyer Carol
1601 N College Ave Lot 110
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Boyer Dennis/Alma
1601 N College Ave Lot 34
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Brackin Kenneth Tully Jr
1601 N College Ave Lot 53
Fort Collins, Co 80524

Bradberry Deborah K
1601 N College Ave Lot 349
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Brauch Richard L
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Bross Deborah A
1601 N College Ave Lot 68
Fort Collins, Co 80524

Browell Heidi
400 Hickory St Lot 121
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Brower Dana Claude
1601 N College Ave Lot 116
Fort Collins, Co 80524

Brown Craig David
1601 N College Ave Lot 319
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Brown Gerald Alvin
1601 N College Ave Lot 355
Fort Collins, Co 80524

Brownfield B L
1601 N College Ave Lot 254
Fort Collins, Co 80524

Buckendorf Earl Duane
1601 N College Ave Lot 365
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Buckner Rj Vrian/Yolanda
3701 County Road 11
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Burgess Patricia
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1601 N College Ave Lot 354
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Byrd Tonisha, Gates Christine J
1601 N College Ave Lot 329
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Cahill Kelly
1601 N College Ave Lot 218
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Calderas Amilcar
Lopez Lorena Elizabeth Delgado
400 Hickory St Lot 134
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Carachure Silvino
Ruiz Eloisa
400 Hickory St Lot 198
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Carbajal Almanza Marco Antonio
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Carbajal Seferino
400 Hickory St Lot 14
Fort Collins, Co 80524

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1601 N College Ave Lot 240
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Carreon Marta
400 Hickory St Lot 94
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Carricaburu Robert
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Carrillo Marisela Perez
Perez A Santiago
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Chavez Sandra
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400 Hickory St Lot 38
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Chavira Maria Consuelo
400 Hickory St Lot 195
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Cheney Richard
1601 N College Ave Lot 126
Fort Collins, Co 80524

Chino Ignacia Patricio
400 Hickory St Lot 132
Fort Collins, Co 80524

Choate Kevin J
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Christi Matthew
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City Of Fort Collins
Po Box 580
Fort Collins, Co 80522

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1601 N College Ave Lot 294
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Cobb Richard T/Cobb Teresa C
Cobb-Jones Bobbi Jo
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Cobblestone Denver Propco Llc
8900 E Bahia Dr
Scottsdale, Az 85260

Collier Sharon
1601 N College Ave Lot 10
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Collings Robert
Collings Kristi D
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Colvin Catherine
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Lopez Becerra Acencion
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Cordova Marty/Jessica
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Corona Cesar
400 Hickory St Lot 142
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Cortez Esther
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Cowan Keith
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Wheat Ridge, Co 80033

Cowan Keith Or Current Resident
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Craig Danny, Craig Marilyn
1601 N College Ave Lot 342
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Crone Martha Ann
1601 N College Ave Lot 324
Fort Collins, Co 80524

Crossland Richard Alan
1601 N College Ave Lot 39
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Cruz Samatha
400 Hickory St Lot 35
Fort Collins, Co 80524

Cruz Santiago Sergio
Serrano Luis
400 Hickory St Lot 1
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Cruz Theresa
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C-Three Llc
3500 S Timberline Rd
Fort Collins, Co 80525

Culbert Jodean
1601 N College Ave Lot 38
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Culbert Peggy Lynn
1601 N College Ave Lot 220
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Culling Randal W
1601 N College Ave Lot 340
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Curry Lydia June/Robert James
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Fort Collins, Co 80524

D And S Motels Inc
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D3 Properties Llc
5102 Daylight Ct
Fort Collins, Co 80528

Dab Fort Collins Llc
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Kemper Darryl R
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Valdez Cruz
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De Reza Jesus Manuel Puente
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Yepez De Debora Maria Dolores
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Def Enterprises Llc
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Demattei Rene S
1601 N College Ave Lot 128
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Desersa Leon Gale
1601 N College Ave Lot 90
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Desersa Leon Gale/Kelly Anne
1601 N College Ave Lot 310
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Dester James L
1601 N College Ave Lot 77
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Devlin Alicia Lynn
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Devora Yopez Ramona
Manuela A
400 Hickory St Lot 176
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Diaz Consuelo
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Fort Collins, Co 80524

Diller Cindy
Diller David G
1601 N College Ave Lot 47
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Diosdada Zapata Angel
400 Hickory St Lot 48
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Dlug Dianna L
1601 N College Ave Lot 303
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Downing Terry E
400 Hickory St Lot 75
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Doyle Terry
1601 N College Ave Lot 279
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Dugan Lachelle R
1601 N College Ave Lot 212
Fort Collins, Co 80524

Dunhill Tommy
1601 N College Ave Lot 78
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Earney Josie
Earney Donald L
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Eichman Charles M
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Elliott Kristine L
Elliott Lisa L
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Elliott Kristine L
Elliott Lisa L
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Engel Roger D
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Garay Olga Leticia Escajeda
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Escamilla Jeronimo
Salgado Karina Gamboa
400 Hickory St Lot 124
Fort Collins, Co 80524

Eubank Thurza
1601 N College Ave Lot 351
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Family Center The/La Familia
309 Hickory St 4
Fort Collins, Co 80524

Family Center The/La Familia
309 Hickory St 5
Fort Collins, Co 80524

Farmer Susan K
Brown Cheryl L
400 Hickory St Lot 11
Fort Collins, Co 80524

Faustino-Camacho Jose Luis
Quezada Joaquin
400 Hickory St Lot 65
Fort Collins, Co 80524

Feit Donald
1601 N College Ave Lot 57
Fort Collins, Co 80524

First National Bank
1620 Dodge St Stop 3120
Omaha, Ne 68197

Fisher Ralph
1601 N College Ave Lot 27
Fort Collins, Co 80524

Fitzpatrick Nickie C
1601 N College Ave Lot 8
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Flores Luis Alberto
400 Hickory St Lot 100
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Frank Julie L
1601 N College Ave Lot 261
Fort Collins, Co 80524

Fraser Frederick R
Fraser Teresa A
1601 N College Ave Lot 55
Fort Collins, Co 80524

Fulford William D
1601 N College Ave Lot 230
Fort Collins, Co 80524

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3288 Ambush Dr
Wellington, Co 80549

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1601 N College Ave Lot 149
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Gaytan Romelia
400 Hickory St Lot 188
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1642 Birmingham Dr
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Giron Tony Jr
112 E Lincoln Ave
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Glebeco Llc
309 Hickory St Unit 2
Fort Collins, Co 80524

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Gomora Geraldine
1601 N College Ave Lot 112
Fort Collins, Co 80524

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Selway Loretta
106 Elk Valley Rd
Red Feather Lakes, Co 80545

French Theresa
French Michael
1601 N College Ave Lot 106
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Gallegos Jose M
Becerra Mapaula
400 Hickory St Lot 42
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Almaraz Alma Alicia
400 Hickory St Lot 192
Fort Collins, Co 80524

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Geiss Jessie
Koebnick Daniel
400 Hickory St Lot 78
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2654 E 131st Pl
Thornton, Co 80241

Glass Michael A
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Globok Llc
928 N Lincoln Ave
Loveland, Co 80537

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Frasco Roger D
Voltz Toni
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Friesen Stanley J Sr/Gale M
Revocable Trust
8119 White Owl Ct
Windsor, Co 80550

Gallegos Velma
Valdez Andrew J
400 Hickory St Lot 72
Fort Collins, Co 80524

Garcia Jesus
Rodriguez Yeni
400 Hickory St Lot 15
Fort Collins, Co 80524

Garza Madelena
Garza Raul C
400 Hickory St Lot 96
Fort Collins, Co 80524

Gerhardt Jack
Hause Pauline
1601 N College Ave Lot 93
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Gill Elvia
1601 N College Ave Lot 265
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Glebeco Llc
309 Hickory St Unit 1
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Goad Terry W
1420 N College Ave
Fort Collins, Co 80524

Gonzalez Cruz Felipe
400 Hickory St Lot 120
Fort Collins, Co 80524

Gonzalez Ebil Arturo Luna
400 Hickory St Lot 135
Fort Collins, Co 80524

Gonzlaez Orozco Yesenia Ibeth
Munoz-Granados Oscar
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Gorman Rochelle J
1601 N College Ave Lot 338
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Gratitude Llc
Po Box 270695
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Guevara Gloria Chavez
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Gurule Minarca J
Breit Shawna
400 Hickory St Lot 190
Fort Collins, Co 80524

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1295 N College Ave
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Harlin Carolyn S
Harlin Rudolph B
1601 N College Ave Lot 269
Fort Collins, Co 80524

Harris Veta I
Near Gary W
400 Hickory St Lot 203
Fort Collins, Co 80524

Gonzalez Leticia Julian
Julian Ciro Damian Perez
400 Hickory St Lot 109
Fort Collins, Co 80524

Goodrich Deborah L
1601 N College Ave Lot 200
Fort Collins, Co 80524

Grado Sara L
400 Hickory St Lot St 137
Fort Collins, Co 80524

Grauberger Adriana Jean
1601 N College Ave Lot 236
Fort Collins, Co 80524

Griebel Lynn
1601 N College Ave Lot 299
Fort Collins, Co 80524

Gulden Jamison David
1601 N College Ave Lot 114
Fort Collins, Co 80524

Gutierrez Jesus R
Santiesteban Flores Roberto
400 Hickory St Lot 130
Fort Collins, Co 80524

Hanley Tracy Sue
424 7th St
Greeley, Co 80631

Harmon Susan A
1601 N College Ave Lot 296
Fort Collins, Co 80524

Harvey Charles
1601 N College Ave Lot 145
Fort Collins, Co 80524

Gonzalez Teresa
Rosales Maria
400 Hickory St Lot 146
Fort Collins, Co 80524

Gorbas Paul
1601 N College Ave Lot 204
Fort Collins, Co 80524

Granados Erick Benjamin Garcia
415 Harrow St
Severance, Co 80550

Graves Frank
1601 N College Ave Lot 142
Fort Collins, Co 80524

Grover Debora/Randy
1601 N College Ave Lot 221
Fort Collins, Co 80524

Gulle Laura E
1601 N College Ave Lot 359
Fort Collins, Co 80524

Gutierrez Rosa
Cisneros Rito
400 Hickory St Lot 82
Fort Collins, Co 80524

Hanson William A/Meriam P
430 Hemlock St
Fort Collins, Co 80524

Harper Mary Kathleen
1601 N College Ave Lot 273
Fort Collins, Co 80524

Harvey Charles R
1601 N College Ave Lot 117
Fort Collins, Co 80524

Hauck Richard Arthur/Robin
Elizabeth
1601 N College Ave Lot 42
Fort Collins, Co 80524

Health Services District Of
Northern Larimer County
120 Bristlecone Dr
Fort Collins, Co 80524

Heath Mark E / Susan J
1601 N College Ave Lot 328
Fort Collins, Co 80524

Helmut June C
400 Hickory St Lot 162
Fort Collins, Co 80524

Henderson Gloria J
1601 N College Ave Lot 348
Fort Collins, Co 80524

Henke Shea
Henke Heather
400 Hickory St Lot 106
Fort Collins, Co 80524

Henthorn Frank li
1601 N College Ave Lot 46
Fort Collins, Co 80524

Hernandez Maria Elbia
G Miguel Angel Oliva
400 Hickory St Lot 102
Fort Collins, Co 80524

Hernandez Mariana
Hernandez Marco A
1706 Birmingham Dr
Fort Collins, Co 80526

Hernandez Marisela
Hernandez Aldo A
400 Hickory St Lot 112
Fort Collins, Co 80524

Hernandez Ortiz Jose
Rivero Lopez Maria Del Refugi O
400 Hickory St Lot 101
Fort Collins, Co 80524

Hernandez Rojas Jose Luis
400 Hickory St Lot 177
Fort Collins, Co 80524

Hernandez Rosa
Elizabeth Dominguez
400 Hickory St Lot 64
Fort Collins, Co 80524

Herrera Ivette
Torres Marisela
400 Hickory St Lot 157
Fort Collins, Co 80524

Hickman Russell Scott
1601 N College Ave Lot 12
Fort Collins, Co 80524

Hickory 309 Llc
262 E Mountain Ave
Fort Collins, Co 80524

Hickory 337 Llc
145 N College Ave Ste F
Fort Collins, Co 80524

Hickory Village Colorado Llc
51 W Center St Ste 600
Orem, Ut 84057

Hickory Warehouse Development
Inc
700 N College Ave
Fort Collins, Co 80524

Hickory Warehouse Development
Inc
Po Box 1443
Fort Collins, Co 80522

Hilpert David J
1601 N College Ave Lot 131
Fort Collins, Co 80524

Hines Sharon
1601 N College Ave Lot 330
Fort Collins, Co 80524

Hoag Commercial Rentals Llc
5856 Crooked Stick Dr
Windsor, Co 80550

Holmer Connie R
1601 N College Ave Lot 208
Fort Collins, Co 80524

Horizon Property Management Inc
Po Box 341
Laporte, Co 80535

Howe Brian M
1601 N College Ave Lot 232
Fort Collins, Co 80524

Hoyt John R
3600 Terry Lake Rd
Fort Collins, Co 80524

Hugg Tamara
1601 N College Ave Lot 247
Fort Collins, Co 80524

Huner Samuel
1601 N College Ave Lot 334
Fort Collins, Co 80524

Hunter Jackline
1601 N College Ave Lot 278
Fort Collins, Co 80524

Hutchins Max R/Bonnie A
Hobson Ronnie
1601 N College Ave Lot 97
Fort Collins, Co 80524

International Church Of
The Foursquare Gospel
1201 N College Ave
Fort Collins, Co 80524

Iron Goat Llc
Po Box 369
Bellvue, Co 80512

J Garcia Inc
2903 Crusader St
Fort Collins, Co 80524

Jaquez Kevin, Jaquez Jose
400 Hickory St Lot 44
Fort Collins, Co 80524

Jauken Doug
1601 N College Ave Lot 326
Fort Collins, Co 80524

Jimenez Analisa
400 Hickory St Lot 88
Fort Collins, Co 80524

Jog Llc
4629 N Overland Trl
Laporte, Co 80535

Johnson James P
215 W Magnolia St Ste 200
Fort Collins, Co 80521

Johnson Larry A/Janice H
1601 N College Ave Lot 215
Fort Collins, Co 80524

Johnston Lynette Kay
1601 N College Ave Lot 37
Fort Collins, Co 80524

Jones Allen E
Jones Evelyn S
1601 N College Ave Lot 115
Fort Collins, Co 80524

Jones Beverly K/Brad A
1601 N College Ave Lot 210
Fort Collins, Co 80524

Jones Chandra
8945 Raging Bull Ln
Wellington, Co 80549

Jones Elizabeth J
1601 N College Ave Lot 327
Fort Collins, Co 80524

Jones Mark Thomas
Jones Lori Anne
1601 N College Ave Lot 315
Fort Collins, Co 80524

Jones Roxanna
Jones Tod R/Jones Nicholas
1601 N College Ave Lot 346
Fort Collins, Co 80524

Kaltenberger James W
1601 N College Ave Lot 274
Fort Collins, Co 80524

The Kamandy Fahima Trust
1710 Linden Way
Fort Collins, Co 80524

Karen Morak LLC
Happy Home Rentals Llc (2127)
4914 N County Road 3
Fort Collins, Co 80524

Keefe Kevin Patrick
1601 N College Ave Lot 248
Fort Collins, Co 80524

Kenna Wendy
1601 N College Ave Lot 211
Fort Collins, Co 80524

Kern Peggy Jo
1601 N College Ave Lot 270
Fort Collins, Co 80524

Kinard Susan M
1601 N College Ave Lot 280
Fort Collins, Co 80524

Koss Patricia
Taber Richard Jr
1601 N College Ave Lot 333
Fort Collins, Co 80524

Kutchar Jimmy Dean
Kutchar Patricia Ann
1601 N College Ave Lot 152
Fort Collins, Co 80524

Larsen D And M Family Llp
2700 Bevan Cir
Fort Collins, Co 80524

Larson Bradley Ray
1601 N College Ave Lot 201
Fort Collins, Co 80524

Lasch Kathy D
1601 N College Ave Lot 43
Fort Collins, Co 80524

Lauer Carolyn
400 Hickory St Lot 172
Fort Collins, Co 80524

Lavelle Judith
1601 N College Ave Lot 83
Fort Collins, Co 80524

Llamas George
1601 N College Ave Lot 82
Fort Collins, Co 80524

Lopez Adriana
400 Hickory St Lot 153
Fort Collins, Co 80524

Lopez Luis Jose
Castillo Isabel
400 Hickory St Lot 89
Fort Collins, Co 80524

Lucas Clint J/Stacey R
400 Hemlock St
Fort Collins, Co 80524

Lugo Alcaraz Gregorio
Holguin Chavira Concepcion
400 Hickory St Lot 99
Fort Collins, Co 80524

Maes Joseph Anthony
400 Hickory St Lot 19
Fort Collins, Co 80524

Major Mindy Lee
1601 N College Ave Lot 138
Fort Collins, Co 80524

Mantovani Cindy
Mantovani Eileen J
1601 N College Ave Lot 277
Fort Collins, Co 80524

Marks Ronald L
Marks Marjorie A
1601 N College Ave Lot 291
Fort Collins, Co 80524

Lee-5 Llc
1908 Mohawk St
Fort Collins, Co 80525

Lloyds Holdings Llc
808 E Elizabeth St
Fort Collins, Co 80524

Lopez Lisa
400 Hickory St Lot 41
Fort Collins, Co 80524

Lopez Rita
400 Hickory St Lot 4
Fort Collins, Co 80524

Lucas Keturah M
400 Hickory St Lot 202
Fort Collins, Co 80524

M2y Holdings Llc
1401 Main St
Longmont, Co 80501

Maes Tracy Joe
400 Hickory St Lot 54
Fort Collins, Co 80524

Maldonado Lupe/Ofelia
400 Hickory St Lot 204
Fort Collins, Co 80524

Manzanares Nick
1601 N College Ave Lot 74
Fort Collins, Co 80524

Markuson Janis Louise
1601 N College Ave Lot 95
Fort Collins, Co 80524

Livinghouse Kenneth Lee
1601 N College Ave Lot 345
Fort Collins, Co 80524

Lomeli Jose Antonio Ruiz
Ruiz Anthony B
400 Hickory St Lot 9
Fort Collins, Co 80524

Lopez Lorena K
400 Hickory St Lot 164
Fort Collins, Co 80524

Lopez Sonia
Leos Alfonso
400 Hickory St Lot 104
Fort Collins, Co 80524

Lucero Maria E
400 Hickory St Lot 138
Fort Collins, Co 80524

Madrid Nelda/Juan M
400 Hickory St Lot 70
Fort Collins, Co 80524

Maestry George/Anthony
4009 Cherry Hills Dr
Fort Collins, Co 80524

Maldonado Marcus E
Maldonado Irlanda G Acevedo
400 Hickory St Lot 107
Fort Collins, Co 80524

Mario Lopez
400 Hickory St Lot 122
Fort Collins, Co 80524

Marquez Armando Jr
400 Hickory St Lot 98
Fort Collins, Co 80524

Marquez Guadalupe O
400 Hickory St Lot 29
Fort Collins, Co 80524

Martin Forest R/Marie C
1601 N College Ave Lot 147
Fort Collins, Co 80524

Martin Robin
Po Box 112
Fort Collins, Co 80522

Martinez Andazola Bertha Rita
400 Hickory St Lot 87
Fort Collins, Co 80524

Martinez Ivan J/Noel
400 Hickory St Lot 60
Fort Collins, Co 80524

Martinez Jessica
Chay Son Pedro
400 Hickory St Lot 69
Fort Collins, Co 80524

Martinez Polly Ann
Maratinez Jimmy
1601 N College Ave Lot 18
Fort Collins, Co 80524

Martinez Rosa E
Contreras Jose Luis
400 Hickory St Lot 141
Fort Collins, Co 80524

Maryott Jan
1601 N College Ave Lot 302
Fort Collins, Co 80524

Matteson Louise P
1601 N College Ave Lot 223
Fort Collins, Co 80524

Mavrick Lucinda
1601 N College Ave Lot 29
Fort Collins, Co 80524

Mcafee Neva
1601 N College Ave Lot 298
Fort Collins, Co 80524

Mccaffrey Sean Michael
Kaderka Alexandra Elizabeth
400 Hickory St Lot 97
Fort Collins, Co 80524

Mccarver Robert
1601 N College Ave Lot 118
Fort Collins, Co 80524

Mccolloum Lance R
Maryott Jan M
1601 N College Ave Lot 297
Fort Collins, Co 80524

Mccoey Connie
1601 N College Ave Lot 251
Fort Collins, Co 80524

Mcculloch Douglas K
1601 N College Ave Lot 73
Fort Collins, Co 80524

Mcculloch Michaelene
1601 N College Ave Lot 202
Fort Collins, Co 80524

Mcfarland Sharon E
1601 N College Ave Lot 119
Fort Collins, Co 80524

Mcgarvey Lorri Jean
1601 N College Ave Lot 325
Fort Collins, Co 80524

Mcgraw Rebecca Ann
1601 N College Ave Lot 17
Fort Collins, Co 80524

Mcintyre Ross Edwin
Mcintyre Beverly Rose
1601 N College Ave Lot 44
Fort Collins, Co 80524

Mckee James
1601 N College Ave Lot 264
Fort Collins, Co 80524

Mckenrick Matthew
400 Hickory St Lot 111
Fort Collins, Co 80524

Mckune James
Mckune Lisa
400 Hickory St Lot 201
Fort Collins, Co 80524

Mcnutt Patricia
Kisner Sheila
1601 N College Ave Lot 272
Fort Collins, Co 80524

Mcrae James M
Pettus Karen
1601 N College Ave Lot 249
Fort Collins, Co 80524

Meddles Victoria
1601 N College Ave Lot 283
Fort Collins, Co 80524

Medina Angelica M
Gallegos Erika
400 Hickory St Lot 151
Fort Collins, Co 80524

Medina Cliff
1601 N College Ave Lot 111
Fort Collins, Co 80524

Mejia Rosenda
1601 N College Ave Lot 52
Fort Collins, Co 80524

Menjares Thomas
Menjares Beatrice
400 Hickory St Lot 18
Fort Collins, Co 80524

Michele Catherine
1601 N College Ave Lot 125
Fort Collins, Co 80524

Milan Randolph S/Debra A
1402 Catalpa Ct
Fort Collins, Co 80521

Miller Deeann/David
1601 N College Ave Lot 50
Fort Collins, Co 80524

Mills Boyd
2601 S Lemay Ave Unit 7-102
Fort Collins, Co 80525

MI Maher Family Ventures Llc
4516 Inlet Ct
Fort Collins, Co 80526

Montoya Miriam G Quiroz
401 N Timberline Rd Lot 188
Fort Collins, Co 80524

Moore Carol G
1601 N College Ave Lot 312
Fort Collins, Co 80524

Morales Armida Hernandez
Olmos Alejandro Quinones
400 Hickory St Lot 159
Fort Collins, Co 80524

Mordini Deniele
1601 N College Ave Lot 246
Fort Collins, Co 80524

Moreng Commercial Llc
327 E County Road 60
Fort Collins, Co 80524

Moreno Angeliqua
400 Hickory St Lot 58
Fort Collins, Co 80524

Moreno Kinglsey/Felipa N
400 Hickory St Lot 67
Fort Collins, Co 80524

Mosman Jacqueline
1601 N College Ave Lot 238
Fort Collins, Co 80524

Muillo Jorge Teran
Vega M Zulema
400 Hickory St Lot 133
Fort Collins, Co 80524

Munguia Eva
400 Hickory St Lot 117
Fort Collins, Co 80524

Munkres David W
1601 N College Ave Lot 323
Fort Collins, Co 80524

Munoz Mariano E
400 Hickory St Lot 155
Fort Collins, Co 80524

Munoz Marquez Jesus
Marquez Jesus Munoz
400 Hickory St Lot 140
Fort Collins, Co 80524

Murtishaw Jerri J/Donald Leslie
1601 N College Ave Lot 151
Fort Collins, Co 80524

N College 1311 Llc
262 E Mountain Ave
Fort Collins, Co 80524

Nass Stephen L
1601 N College Ave Lot 316
Fort Collins, Co 80524

Ncfs Llc
300 Hickory St
Fort Collins, Co 80524

Nelson Donna M
Po Box 1353
Wellington, Co 80549

Nelson Hollis Jane
1601 N College Ave Lot 295
Fort Collins, Co 80524

Newton Steven J
400 Hickory St Lot 47
Fort Collins, Co 80524

Nordstrom Barbara
1601 N College Ave Lot 360
Fort Collins, Co 80524

North C33 Trust
Trustee Yejee Hoffman
Po Box 31
Windsor, Co 80550

North College Community Llc
1601 N College Ave Office
Fort Collins, Co 80524

North College Llc
1601 N College Ave
Fort Collins, Co 80524

Northside Foco Llc
1600 Brentford Ln
Fort Collins, Co 80525

Occupant
1601 N College Ave Lot 255
Fort Collins, Co 80524

Olivas Gloria
Olivas Sergio E
400 Hickory St Lot 165
Fort Collins, Co 80524

Oqueli Balbino
1601 N College Ave Lot 72
Fort Collins, Co 80524

Orta Luis Daniel Caro
Grado-Wilson Anna L
400 Hickory St Lot 73
Fort Collins, Co 80524

Ovalle Ana Maria
400 Hickory St Lot 39
Fort Collins, Co 80524

Padgett Debra Denise
400 Hickory St Lot 46
Fort Collins, Co 80524

Paez Lesly Hernandez
Paez Erika
400 Hickory St Lot 169
Fort Collins, Co 80524

Parmelee Helen L
1601 N College Ave Lot 80
Fort Collins, Co 80524

North College Llc
30262 Crown Valley Pkwy #B457
Laguna Niguel, Ca 92677

Nowakowski Stephen
Nowakowski Henry
1601 N College Ave Lot 245
Fort Collins, Co 80524

Ochoa-Chacon Ruben
Ochoa Ruben
400 Hickory St Lot 8
Fort Collins, Co 80524

Olson Linnea
1601 N College Ave Lot 320
Fort Collins, Co 80524

Ordaz Jose
400 Hickory St Lot 2
Fort Collins, Co 80524

Ortiz Luisana
Isaac Jesus
400 Hickory St Lot 129
Fort Collins, Co 80524

Overby Charles Graham Ii
1601 N College Ave Lot 227
Fort Collins, Co 80524

Padgett Starla J
Padgett John R
400 Hickory St Lot 179
Fort Collins, Co 80524

Panella Deborah Kaye
Ruiz Rose Marie
1601 N College Ave Lot 70
Fort Collins, Co 80524

Payne Paula
Clifton Terry
1601 N College Ave Lot 107
Fort Collins, Co 80524

North College Llc O
Resident / Residente
1601 N College Ave 48
Fort Collins, Co 80524

O L Entup Llc
Po Box 1428
Fort Collins, Co 80522

Olivas Chavira Jose Luis
Olivas Luisa Nallely
400 Hickory St Lot 119
Fort Collins, Co 80524

Opm Holdings Llc
3641 Stagecoach Rd
Longmont, Co 80504

Ornelas Barbara
400 Hickory St Lot 144
Fort Collins, Co 80524

Ortiz Roberto
400 Hickory St Lot 10
Fort Collins, Co 80524

Owl Canyon Properties Llc
525 W County Road 70
Fort Collins, Co 80524

Paez Daillet Marissa Flores
400 Hickory St Lot 131
Fort Collins, Co 80524

Parga Aleman Juan Abraham
Martinex Banuelos Erika
400 Hickory St Lot 80
Fort Collins, Co 80524

Perez Angelica
Nevarez Yasmin
400 Hickory St Lot 126
Fort Collins, Co 80524

Perez Araceli/Juan
400 Hickory St Lot 197
Fort Collins, Co 80524

Perez Daniel A
400 Hickory St Lot 149
Fort Collins, Co 80524

Peters Marie
1601 N College Ave Lot 229
Fort Collins, Co 80524

Piazza Marianne
1601 N College Ave Lot 239
Fort Collins, Co 80524

Plock Walden E Jr
1601 N College Ave Lot 209
Fort Collins, Co 80524

Ponce Cruz Velia Ruiz
400 Hickory St Lot 185
Fort Collins, Co 80524

Preston Susan K
1601 N College Ave Lot 231
Fort Collins, Co 80524

Quam Roger K
1601 N College Ave Lot 102
Fort Collins, Co 80524

Ramirez Benigno
1601 N College Ave Lot 308
Fort Collins, Co 80524

Rascon Hermila Rangel
Galaz Miguel Arellano
400 Hickory St Lot 31
Fort Collins, Co 80524

Perez Bianey
400 Hickory St Lot 110
Fort Collins, Co 80524

Perez Garcia Lucio
Rivera Marisa S Mera
400 Hickory St Lot 166
Fort Collins, Co 80524

Petri Robert
1601 N College Ave Lot 313
Fort Collins, Co 80524

Pittman Kenna
1601 N College Ave Lot 127
Fort Collins, Co 80524

Pointer Bonnie Lou
1601 N College Ave Lot 22
Fort Collins, Co 80526

Poudre Valley Health Care Inc
2315 E Harmony Rd Ste 200
Fort Collins, Co 80528

Pws Properties Llc
Po Box 448
Fort Collins, Co 80522

Quezada Barderrama Monica J
Quezada Natalie
400 Hickory St Lot 6
Fort Collins, Co 80524

Ramirez Nancy A
400 Hickory St Lot 186
Fort Collins, Co 80524

Red Cedar Circle Llc
4731 Westridge Dr
Fort Collins, Co 80526

Perez Corona Misd
Perez Corona Cersar
400 Hickory St Lot 32
Fort Collins, Co 80524

Perez Raul Vargas
Obispo Juana
1601 N College Ave Lot 287
Fort Collins, Co 80524

Pettit Colleen
1601 N College Ave Lot 69
Fort Collins, Co 80524

Pletcher Daniel Iii
1601 N College Ave Lot 276
Fort Collins, Co 80524

Policicchio Tony John
1601 N College Ave Lot 63
Fort Collins, Co 80524

Prado Vanessa C
400 Hickory St Lot 118
Fort Collins, Co 80524

Qr Inc
Po Box 2112
Fort Collins, Co 80522

R And S Holdings Llc
1235 N College Ave
Fort Collins, Co 80524

Randolph Scot F
1601 N College Ave Lot 60
Fort Collins, Co 80524

Reed Dayne A
1601 N College Ave Lot 353
Fort Collins, Co 80524

Renley Dennis D
1601 N College Ave Lot 233
Fort Collins, Co 80524

Renteria Veronica
400 Hickory St Lot 43
Fort Collins, Co 80524

Resident / Residente
1101 N College Ave
Fort Collins, Co 80524

Resident / Residente
1108 N College Ave
Fort Collins, Co 80524

Resident / Residente
1110 N College Ave
Fort Collins, Co 80524

Resident / Residente
1113 N College Ave
Fort Collins, Co 80524

Resident / Residente
113 Hickory St
Fort Collins, Co 80524

Resident / Residente
114 Bristlecone Dr
Fort Collins, Co 80524

Resident / Residente
115 Hickory St
Fort Collins, Co 80524

Resident / Residente
1180 N College Ave
Fort Collins, Co 80524

Resident / Residente
120 Hemlock St
Fort Collins, Co 80524

Resident / Residente
1200 N College Ave
Fort Collins, Co 80524

Resident / Residente
1203 N College Ave Thru
Fort Collins, Co 80524

Resident / Residente
1203 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
1209 N College Ave
Fort Collins, Co 80524

Resident / Residente
1217 N College Ave
Fort Collins, Co 80524

Resident / Residente
1220 N College Ave
Fort Collins, Co 80524

Resident / Residente
1224 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
1225 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
1237 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
126 Hemlock St
Fort Collins, Co 80524

Resident / Residente
1261 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
1298 N College Ave
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 1
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 11
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 12
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 14
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 15
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 16
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 17
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 18
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 19
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 2
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 22
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 25
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 28
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 3
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 30
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 31
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 32
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 33
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 36
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 37
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 38
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 4
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 7
Fort Collins, Co 80524

Resident / Residente
1303 N College Ave Unit 8
Fort Collins, Co 80524

Resident / Residente
1303 Red Cedar Cir
Fort Collins, Co 80524

Resident / Residente
1304 N College Ave
Fort Collins, Co 80524

Resident / Residente
1307 N College Ave
Fort Collins, Co 80524

Resident / Residente
1311 N College Ave
Fort Collins, Co 80524

Resident / Residente
1314 N College Ave
Fort Collins, Co 80524

Resident / Residente
1319 N College Ave
Fort Collins, Co 80524

Resident / Residente
1324 N College Ave
Fort Collins, Co 80524

Resident / Residente
1331 Red Cedar Cir 2
Fort Collins, Co 80524

Resident / Residente
1331 Red Cedar Cir 3
Fort Collins, Co 80524

Resident / Residente
1331 Red Cedar Cir 4
Fort Collins, Co 80524

Resident / Residente
1331 Red Cedar Cir 5
Fort Collins, Co 80524

Resident / Residente
1331 Red Cedar Dr 1
Fort Collins, Co 80524

Resident / Residente
1401 N College Ave
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 1
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 2
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 3
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 4
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 5
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 6
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 7
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 8
Fort Collins, Co 80524

Resident / Residente
1405 N College Ave 9
Fort Collins, Co 80524

Resident / Residente
1415 N College Ave
Fort Collins, Co 80524

Resident / Residente
1422 N College Ave
Fort Collins, Co 80524

Resident / Residente
1475 N College Ave
Fort Collins, Co 80524

Resident / Residente
1500 N College Ave
Fort Collins, Co 80524

Resident / Residente
1501 N College Ave
Fort Collins, Co 80524

Resident / Residente
1505 N College Ave
Fort Collins, Co 80524

Resident / Residente
1506 N College Ave
Fort Collins, Co 80524

Resident / Residente
1512 N College Ave
Fort Collins, Co 80524

Resident / Residente
1513 N College Ave
Fort Collins, Co 80524

Resident / Residente
1600 N College Ave
Fort Collins, Co 80524

Resident / Residente
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401 Hickory St
Fort Collins, Co 80524

Reyes Gabriela Quintero
400 Hickory St Lot 196
Fort Collins, Co 80524

Reyes Gregorio Antonio Sanchez
400 Hickory St Lot 17
Fort Collins, Co 80524

Reyna Jesus Isaac
400 Hickory St Lot 170
Fort Collins, Co 80524

Reynolds Special Llc
1633 Kit St
Severance, Co 80550

Rhljbl Llc
3715 Copper Spring Dr
Fort Collins, Co 80528

Ribota Catalina
White Andrew J
400 Hickory St Lot 13
Fort Collins, Co 80524

Rice Bruce
1601 N College Ave Lot 284
Fort Collins, Co 80524

Rice Jerome C
1601 N College Ave Lot 290
Fort Collins, Co 80524

Rice Wilma Jean
1601 N College Ave Lot 282
Fort Collins, Co 80524

Richardson Henrietta A
1601 N College Ave Lot 81
Fort Collins, Co 80524

Richey Addie
Killerman Catrine
301 Ridgewood Ct
Fort Collins, Co 80524

Rivas Norma V
400 Hickory St Lot 52
Fort Collins, Co 80524

Rodriguez Escamilla Gamaliel
400 Hickory St Lot 56
Fort Collins, Co 80524

Rojas Edith Hernandez
Silvestre Bello
Po Box 1221
Fort Collins, Co 80522

Rosenfelder Patti R
1601 N College Ave Lot 307
Fort Collins, Co 80524

Ruiz Carlos A Jr
1601 N College Ave Lot 54
Fort Collins, Co 80524

Sadd Michele M
1601 N College Ave Lot 234
Fort Collins, Co 80524

Sandoval Salvador Harold
400 Hickory St Lot 136
Fort Collins, Co 80524

Satterfield Craig
1601 N College Ave Lot 88
Fort Collins, Co 80524

Schmidt Loretta Dee
Suarez Rachel
1601 N College Ave Lot 305
Fort Collins, Co 80524

Ricketson James H
1601 N College Ave Lot 104
Fort Collins, Co 80524

Roberts Jerry A
Garrison Earl R
1601 N College Ave Lot 281
Fort Collins, Co 80524

Rodriguez Mirna
Cano R Maria Martha
400 Hickory St Lot 49
Fort Collins, Co 80524

Romero Alicia Lopez
400 Hickory St Lot 37
Fort Collins, Co 80524

Rostad Kenneth O
3630 Terryridge Rd
Fort Collins, Co 80524

Rupp Julie A
1601 N College Ave Lot 41
Fort Collins, Co 80524

Sage Darold
1601 N College Ave Lot 65
Fort Collins, Co 80524

Santos Selina Marie
Rodriguez Castillo Victor Manuel
400 Hickory St Lot 53
Fort Collins, Co 80524

Saucedo-Zurich Kathy
1601 N College Ave Lot 306
Fort Collins, Co 80524

Schrader Propane Co
Po Box 448
Fort Collins, Co 80522

Riggs Lois J
Riggs Daniel B
1601 N College Ave Lot 235
Fort Collins, Co 80524

Rodriguez Christy L
Rodriguez Mike P
400 Hickory St Lot 139
Fort Collins, Co 80524

Rodriguez Tarin Martina
Ibanez Trejo Noe Israel
400 Hickory St Lot 81
Fort Collins, Co 80524

Romero Annie Marie
1601 N College Ave Lot 224
Fort Collins, Co 80524

Rua Mary
1601 N College Ave Lot 262
Fort Collins, Co 80524

Rush Family Llc
5095 Mcintyre St
Golden, Co 80403

Salvation Army
Po Box 2369
Denver, Co 80201

Sapien Juan Carlos
400 Hickory St Lot 90
Fort Collins, Co 80524

Schaefer Carl M
1601 N College Ave Lot 64
Fort Collins, Co 80524

Serrano Yaricza
712 Sitka St
Fort Collins, Co 80524

Shah Azhar Mehdi
1601 N College Ave Lot 366
Fort Collins, Co 80524

Shannon Jennifer
400 Hickory St Lot 125
Fort Collins, Co 80524

Sheaman Gloria Jean
1601 N College Ave Lot 243
Fort Collins, Co 80524

Shields Sandra
1601 N College Ave Lot 222
Fort Collins, Co 80524

Shine Jody
1601 N College Ave Lot 352
Fort Collins, Co 80524

Sholar Diane
1601 N College Ave Lot 98
Fort Collins, Co 80524

Simonton Kendall R
1601 N College Ave Lot 253
Fort Collins, Co 80524

Skoglund Penelope
1601 N College Ave Lot 206
Fort Collins, Co 80524

Smilie Dennis
1232 Red Cedar Cir
Fort Collins, Co 80524

Smith Barbara D
400 Hickory St Lot 148
Fort Collins, Co 80524

Smith Hawell Daniel
Lucero Donna Kay
1601 N College Ave Lot 79
Fort Collins, Co 80524

Smith Sara L
Smith Carmen T Herrera
1601 N College Ave Lot 121
Fort Collins, Co 80524

Smole Sherry
Cooley Randy
400 Hickory St Lot 45
Fort Collins, Co 80524

Smythe John M
1601 N College Ave Lot 364
Fort Collins, Co 80524

Snook Patricia A
1601 N College Ave Lot 304
Fort Collins, Co 80524

Solomon Alberta R
1601 N College Ave Lot 150
Fort Collins, Co 80524

Sortais Birthe L
Collings Kristi D
1601 N College Ave Lot 214
Fort Collins, Co 80524

Staats Robert Bryant li
1919 Edinburgh St
Rawlins, Wy 82301

Stackhouse John
Oakley Barbara
1601 N College Ave Lot 260
Fort Collins, Co 80524

Starke William
Dillon Charles R
Po Box 1102
Laporte, Co 80535

Staton Mark
Staton Susan
1601 N College Ave Lot 30
Fort Collins, Co 80524

Stevens Shelli
1601 N College Ave Lot 363
Fort Collins, Co 80524

Stevens Wendy J
1601 N College Ave Lot 318
Fort Collins, Co 80524

Stewart Isabelle Marion
1601 N College Ave Lot 335
Fort Collins, Co 80524

Stewart Roma K
1601 N College Ave Lot 288
Fort Collins, Co 80524

Stice Cheryl A
1601 N College Ave Lot 27
Fort Collins, Co 80524

Stokes Chris Allen
1601 N College Ave Lot 122
Fort Collins, Co 80524

Stout Bobby G
Stout Patricia L
400 Hickory St Lot 27
Fort Collins, Co 80524

Stultz Johnnie Kent/Rosalie
1601 N College Ave Lot 267
Fort Collins, Co 80524

Sussex John
Daubert Lois
1601 N College Ave Lot 143
Fort Collins, Co 80524

Switzer Constance A
1601 N College Ave Lot 344
Fort Collins, Co 80524

Teager Rex A
1601 N College Ave Lot 242
Fort Collins, Co 80524

Teegarden Franklin
1601 N College Ave Lot 213
Fort Collins, Co 80524

Teich Allen
Teich Mary Lou
2659 W 45th St
Loveland, Co 80538

Thielen Robert A
Po Box 664
Laporte, Co 80535

Thompson Kathleen M
1601 N College Ave Lot 203
Fort Collins, Co 80524

Thompson Properties Llc
Po Box 1167
Laporte, Co 80535

Tilray Fort Collins Llc
655 Madison Ave Ste 1900
New York, Ny 10065

Toledo Rebeca Mendoza
400 Hickory St Lot 55
Fort Collins, Co 80524

Tomlinson Phillip F Jr
Tomlinson Susan
1601 N College Ave Lot 101
Fort Collins, Co 80524

Tongate Lewanda Lee
1601 N College Ave Lot 7
Fort Collins, Co 80524

Torok Geraldine L
1601 N College Ave Lot 4
Fort Collins, Co 80524

Torres Vanessa
Soto Victor
400 Hickory St Lot 115
Fort Collins, Co 80524

Torrez Carmen
1601 N College Ave Lot 6
Fort Collins, Co 80524

Trejo Alonso
Rios Diana
400 Hickory St Lot 105
Fort Collins, Co 80524

Trent David W
Grenemyer Allyne A
1601 N College Ave Lot 314
Fort Collins, Co 80524

Troudt William Lee
1601 N College Ave Lot 105
Fort Collins, Co 80524

Trudeau Amy E
1601 N College Ave Lot 336
Fort Collins, Co 80524

Tupica Amy
400 Hickory St Lot 21
Fort Collins, Co 80524

Union Colony Bank
1620 Dodge St Stop 3120
Omaha, Ne 68197

Union Pacific Railroad Co
1400 Douglas St Stop 1640
Omaha, Ne 68179

United States Of America
Bureau Of Land Management
1313 Sherman St
Denver, Co 80203

Valdez Fermin Jr
1601 N College Ave Lot 87
Fort Collins, Co 80524

Valdez Lily
1601 N College Ave Lot 14
Fort Collins, Co 80524

Valdez Mary A/Andrew D
1601 N College Ave Lot 361
Fort Collins, Co 80524

Valencia Ruiz Angel R
400 Hickory St Lot 5
Fort Collins, Co 80524

Vaquera Ruben
Venegas Silvina
400 Hickory St Lot 168
Fort Collins, Co 80524

Vargas Rosa Martinez
400 Hickory St Lot 62
Fort Collins, Co 80524

Vega Laura Lisa
Chavez Martin Adrian Saldivar
400 Hickory St Lot 95
Fort Collins, Co 80524

Venegas Mayra
Gonzalez Hugo
400 Hickory St Lot 171
Fort Collins, Co 80524

Venegas Miranda Rodolfo
400 Hickory St Lot 128
Fort Collins, Co 80524

Venzor Brissa
400 Hickory St Lot 154
Fort Collins, Co 80524

Venzor Socorro
400 Hickory St Lot 108
Fort Collins, Co 80524

Venzor Sonia
400 Hickory St Lot 103
Fort Collins, Co 80524

Vergara Mercedes
400 Hickory St Lot 187
Fort Collins, Co 80524

Villalobos Eva Perez
Silverio Nicholas
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Wingate Susan
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Wares Cynthia Ann
Wares Jennifer Rae
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Weaver John Craig/Monica
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Webb Dee
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Weis Michael Lee
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West Rodney I/Sharon L
Davis Patricia A
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Weymouth Sandra Morgan
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Williams Lori D
Warren Pamela G
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Wilson Rodney A
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Wise Brian
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122 Hibdon Ct
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Worrell Richard
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Wray Mark Douglas
1601 N College Ave Lot 322
Fort Collins, Co 80524

Wurst Pamela C
1601 N College Ave Lot 61
Fort Collins, Co 80524

Young William Kent
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Fort Collins, Co 80524

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Zamora Fuentes Monica
Avalos A Juan Daniel
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Fort Collins, Co 80524

Zamora Fuentes Monica
Zamora Maria
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Zarco Richard
Dumas Richelle/Christopher
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Zender Jacqueline D
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Fort Collins, Co 80524

**Staff Report
(with attachments)
Presented to the**

*Planning and Zoning Commission on
August 28, 2024*

Development Review Staff Report

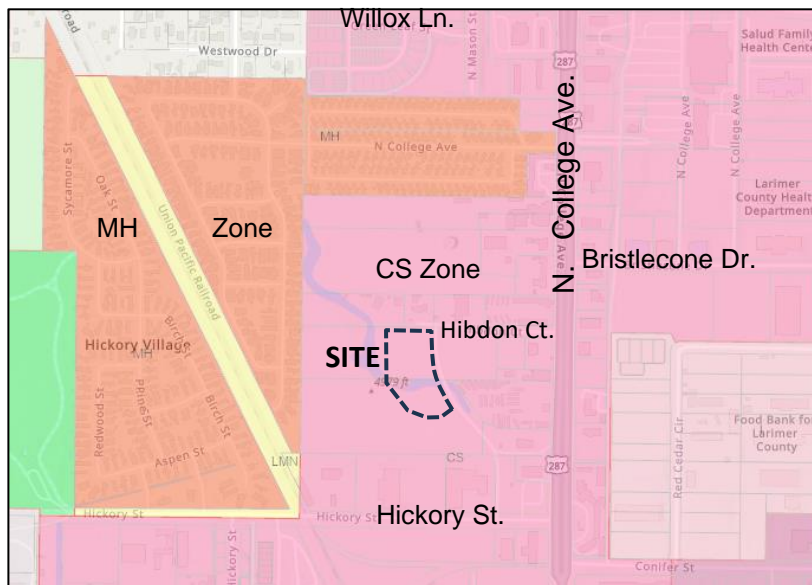
August 28, 2024

Fort Collins Rescue Mission Development Plan #FDP230022

Summary of Request

This is a proposed combined Project Development Plan/Final Development Plan for development of a homeless shelter.

Zoning Map



Land Use Code

This project was submitted and reviewed under the pre-May 2025 Land Use Code.

Next Steps

If this development plan is approved, then final plan documents can be signed and recorded per typical Final Development Plan procedure. Applicants would then be able to proceed with permits for construction.

Location

Hibdon Court and the existing access drive north of Hickory Street, one block west of North College Avenue. Parcel #'s 9702100918 and 9702100007.

Property Owner

Denver Rescue Mission
Seth Forwood
316 Jefferson Street
Fort Collins, Colorado 80524

Applicant/Representative

Klara Rossouw
Ripley Design Inc.
419 Canyon Avenue Ste. 200
Fort Collins, CO 80521

Staff

Clark Mapes, City Planner

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Staff Recommendation

Approval of the combined PDP/FDP.

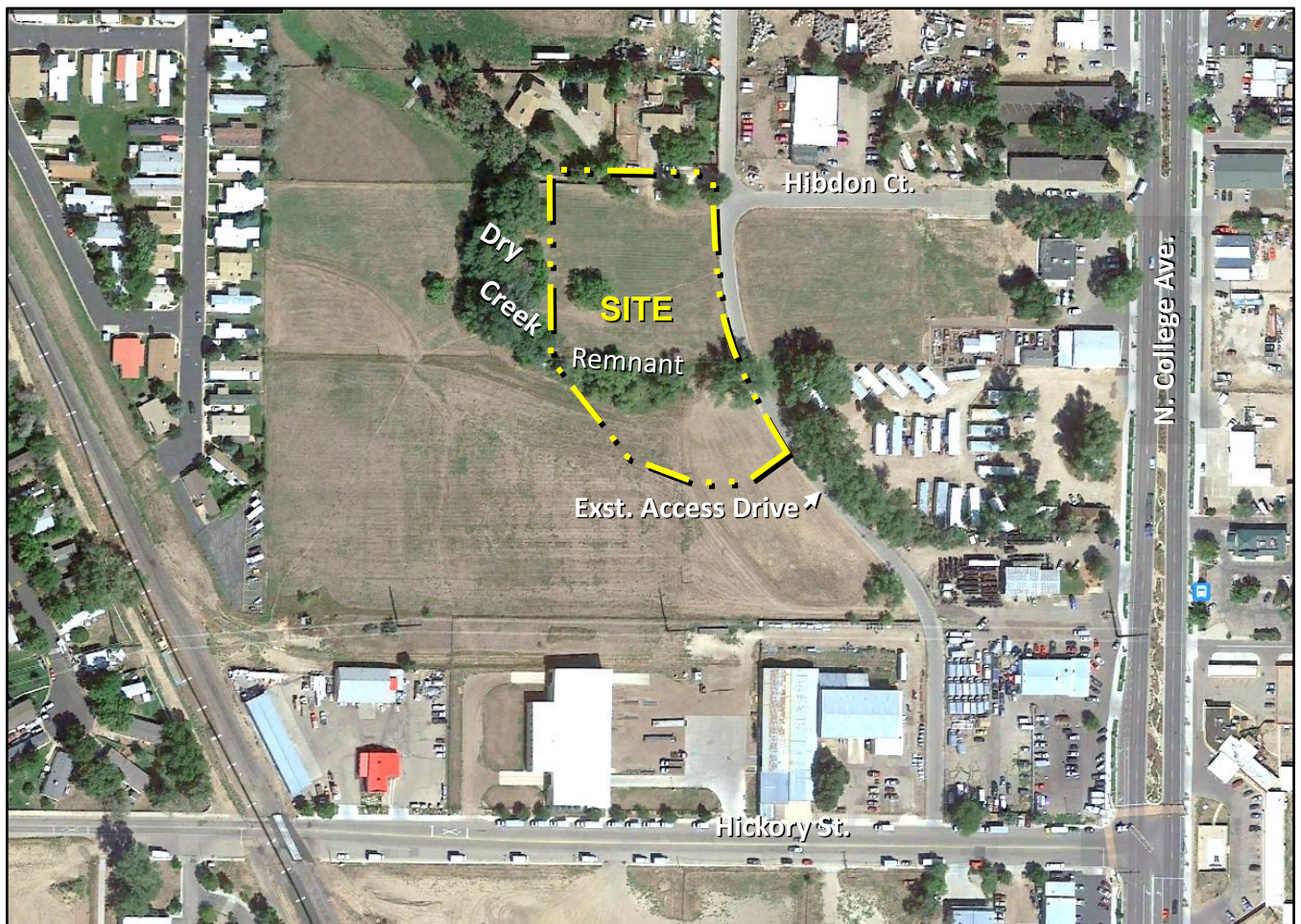
1. Project Introduction

A. PROJECT DESCRIPTION

Combined PDP/FDP. The combined FDP aspect of this development plan reflects the fact that the applicants have worked out plan details to the degree that there is no benefit to a separate subsequent application for an FDP. If this PDP/FDP is approved, staff will then continue to process the Final Plan per typical FDP procedure, including proceedings to execute a Development Agreement, obtain signatures and file the plans.

The applicants' narrative describes the purpose, need and intent, and design considerations of the plan (attached).

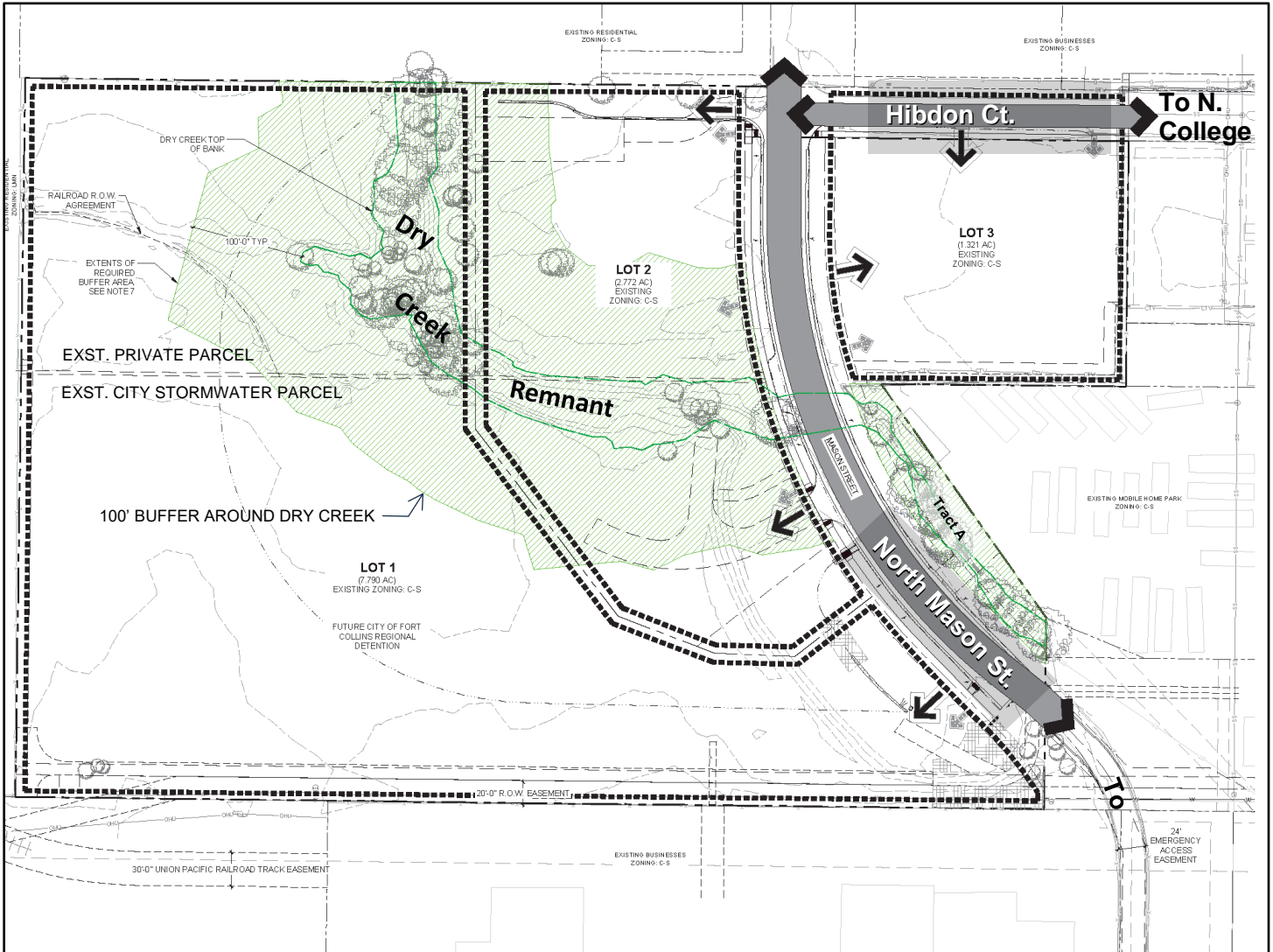
The Site. The site is situated along an access drive that will become a new segment of North Mason Street, at the end of Hibdon Court, north of Hickory Street on the west side of North College Avenue.



Prior Infrastructure Plan. The site is Lot 2 of the Mason Street Infrastructure development plan which was approved June 24, 2024. That plan reconfigured two existing land parcels to form 3 buildable lots and street right-of-way for the new segment of North Mason Street which provides public street access and utilities to the site. The image below shows that general reconfiguration.

The infrastructure plan designed all required infrastructure for drainage and stormwater detention, water, sewer, and electric utilities to serve development in the area. The final signatures and recording of documentation for that plan is in progress at the time of this writing.

The infrastructure plan fulfills community planning direction from the past 30 years.



Proposed Shelter Development Plan. The shelter for individuals experiencing homelessness would operate 24/7 with a day-use area and an overnight shelter. The proposed plan includes up to 250 beds, a kitchen and dining area for guests, large outdoor amenity courtyard area, laundry facilities, and administrative offices for staff and volunteers.

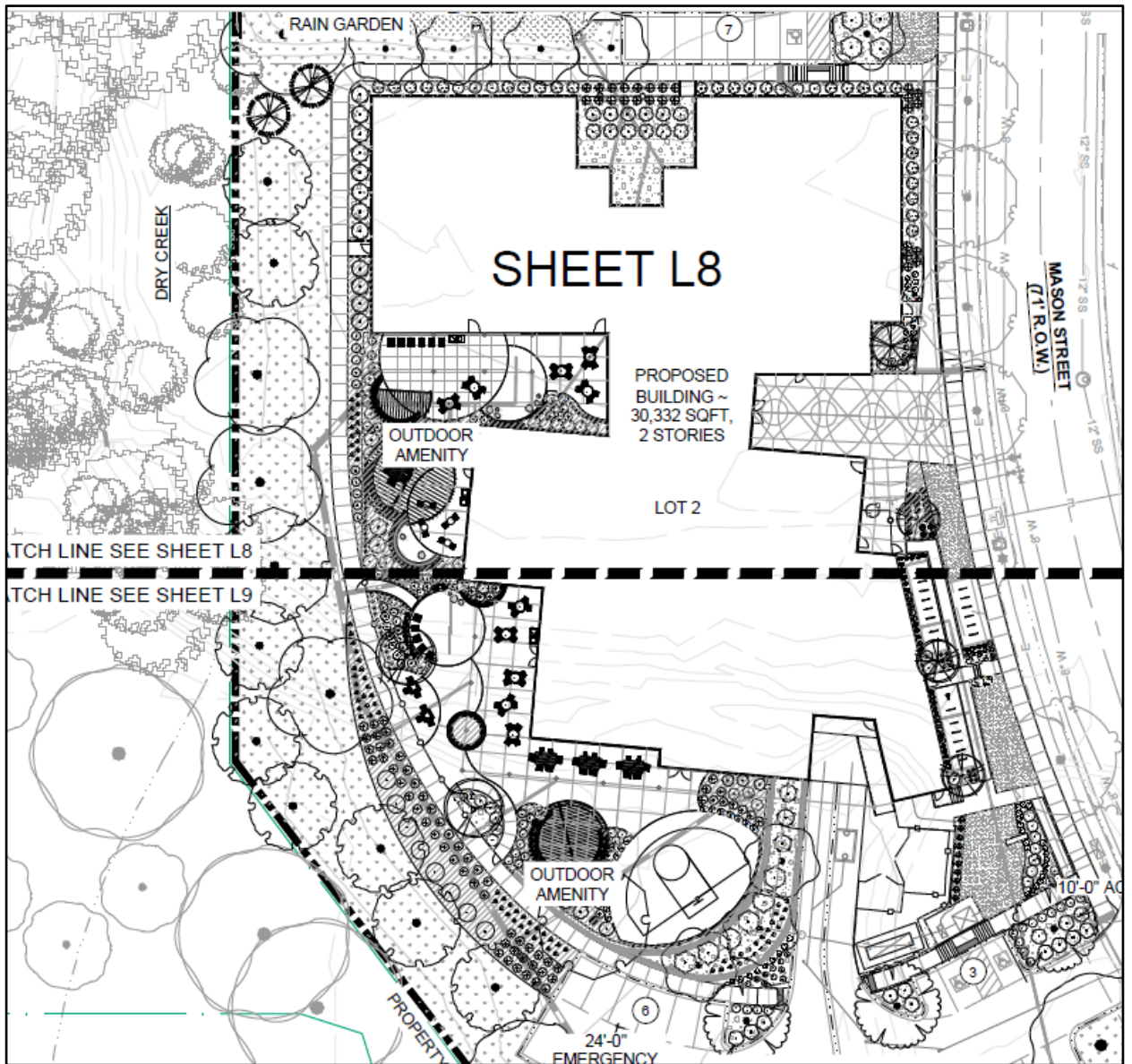
35 parking spaces and 40 bike parking spaces are provided, based on parking analysis by the applicants.

Main components in the plan include:

- A 2-story, ~ 42,000 sq. ft. building with extensive massing and roof form variation.



- Outdoor courtyard amenity spaces formed by the building, fencing, and a belt of trees.



Surrounding Zoning and Land Use:

	North	South	East	West
Zoning	Service Commercial (CS)	Service Commercial (CS)	Service Commercial (CS)	CS and Manufactured Housing (MH)
Land Use	Two houses, auto repair with outdoor storage, Montclair mobile homes with outdoor storage	Hickory Pond regional stormwater detention pond, industrial operations (steel supply)	Vacant Lot 3 of the Mason St. Infrastructure Plan, Stonecrest mobile homes	Hickory Pond regional stormwater detention pond, Mobile Home Park west of the pond

B. OVERVIEW OF MAIN ISSUES IN STAFF’S REVIEW

The previously approved Mason Street Infrastructure Plan resolved all major land development issues. There have been no notable issues with staff’s review of this development plan – the review has mainly involved details of utility spacings and other minor adjustments.

However, there has been, and continues to be community opposition to the homeless shelter use on the site; and opponents have specifically cited the Land Use Code Building and Project Compatibility Section because the Purpose statement of the Section is “to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.” The contention involves the behavior and activity of people when they are not on the shelter premises.

The Land Use Code is the basis of staff’s review of the development plan, and staff has considered the Compatibility Section in light of the contention. After consideration, staff’s evaluation of the Compatibility Section later in this report addresses the built environment, but does not address potential implications for social and behavioral issues.

2. Planning Background & Comprehensive Plan

A. ANNEXATION & ORIGINAL DEVELOPMENT

The land was annexed as part of the 1959 North College Annex. The North College corridor area was divided up and developed on the outskirts of the city, across the river and train tracks, on floodplain land, partly with ad hoc private water and sewer systems, throughout much of the 20th century both before and after annexing into the City. Parcels along the highway developed as a commercial strip of highway-oriented buildings, with full-movement vehicle access to every parcel and no defined street edge improvements or coordinated drainage system. Original development included little to no attention to rear areas behind the highway frontage in terms of infrastructure or integrated City development.

The corridor served early automobile tourist traffic with motels and auto courts; and also served and continues to serve as a lower-rent business incubator area and lower-income housing area with several mobile home parks.

B. COMMUNITY PLANNING

In the 1990s, the community began to show interest in comprehensive planning to better integrate the North College corridor with the rest of the city south of the river.

The first North College Corridor Plan was adopted in 1995 and updated in 2006. Retrofitting an extension of Mason Street west of North College Avenue, including utilities that would go into the right-of-way, has been a basic part of all planning for the evolving corridor.

Relatedly, planning for flood improvements and retrofitting a drainage system into the corridor has been a significant continuous effort since the early 2000s and continuing today and into the future.

Extensive City planning and investment has led to dozens of incremental improvements in the corridor totaling many tens of millions of dollars' worth of public projects including a 2016 North College Improvements capital project that built the existing access drive across the property as a related part of streetscape improvements on North College Avenue.

C. CITY PLAN (2019)

The City's comprehensive plan, called City Plan, was developed with the participation of thousands of community members and articulates the community's vision and core values. It establishes the overall policy foundation for changes and choices with high-level policy direction for growth and transportation issues throughout the City.

Development plans are governed by the Land Use Code and not City Plan, but the Land Use Code's stated purpose, subsection 1.2.2(a), is to ensure that growth and development is consistent with City Plan and its adopted components – which for this project includes the North College Corridor Plan.

City Plan includes Principle LV-8 on p. 45 which is pertinent:

“Develop an equitable, comprehensive, coordinated and efficient system of health and human services that is accessible to all residents in need of assistance”.

This is followed by Policies LIV 8.3, 8.5, and 8.6 which pertain specifically to homelessness. They call for partnering, funding, and collaborating with service providers and siting facilities with careful consideration of transportation implications emphasizing public transit.

D. NORTH COLLEGE CORRIDOR PLAN (2006)

The *North College Corridor Plan* is an adopted element of *City Plan* with much more specific, pertinent policy direction tailored to the circumstances of the area. It describes the need to evolve more complete infrastructure starting with the street network and associated utilities, particularly in areas behind the highway frontage, including the subject site.

The recently approved Mason Street Infrastructure development plan is directly consistent with the corridor plan in this regard. That development plan created this Lot 2 with the intention to accommodate the proposed shelter.

The corridor plan's overall vision and goals encourage continued evolution of the area with reinvestment and new investment, redevelopment and new development, both public and private, to address problems and deficiencies and give the area a more positive character.

The corridor plan describes the issue of strong long-standing concerns about social service uses:

“Negative Effects of Concentrating Social Service and Tax-Exempt Uses in the Corridor

The corridor's concentrations of social services and tax-exempt non-profit uses have raised extensive concern and discussion. Concerns focus around negative effects on the business climate, economic activity, and property tax increment financing revenues. The negative behavior of some of the clients of these social service agencies has been bothersome for businesses, and requires special police services within the corridor. As with vehicle-related uses discussed above, these tax-exempt uses have exhibited a self-reinforcing tendency to concentrate in the corridor.

There is opposition within the corridor to further concentration, based on a belief that the areas already has its “fair share” of such uses; and that any further concentration will be detrimental. This opposition is coupled with a desire for a shift toward uses more beneficial to business synergy and economic health of the corridor, including a growing property tax base.

However, no good mechanism or idea has been identified to prevent the location of additional agencies or facilities within the corridor.”

The corridor plan discusses a vision for architecture, with contemporary semi-industrial character as a preferred approach. It mentions avoiding pre-designed generic character; juxtaposed forms including significant, functional roof forms; exposed structural elements; and materials and colors to emphasize the massing and forms.

E. HOMELESS ADVISORY COMMITTEE REPORTS

In the 2019-2021 time frame, the City Manager twice convened a committee to explore all considerations and develop recommendations for expanding emergency shelter capacity in the city. The committee’s charter was to in support of the community’s goals for homelessness to be rare, short-lived, and non-recurring. Community goals are also found in City Plan as noted above, and also in Housing Strategic Plans for the City. The attached Report 2.0 is the final result.

3. Land Use Code Article 1

A. PURPOSE OF THE LAND USE CODE (SECTION 1.2.2)

Land Use Code Section 1.2.2 lists a wide range of over-arching, high-level objectives (i.e., “reducing energy consumption and demand”) that are further developed and implemented in Articles 1 through 7 of the Land Use Code to ensure that proposed development meets the overall purpose to “improve and protect the public health, safety, and welfare” of the community.

The requirements, standards, and definitions contained in Articles 1 through 7 of the Land Use Code have been crafted to fulfill and implement the stated purpose of this Code in § 1.2.2. By satisfying the purposes statements, and meeting the applicable specific requirements, standards, and definitions set forth in Articles 1 through 7, this project demonstrates consistency with Land Use Code § 1.2.2 (B) through (O) to the extent (B) through (O) are applicable to this project.

As they may apply to the subject property and proposed project, the following sections of this report describe design elements of the proposed development plan that provide evidence of and the degree to which compliance would be achieved relative to the specific and enumerated standards within the Land Use Code.

4. Land Use Code Article 2

A. DIVISION 2.2 – DEVELOPMENT REVIEW PROCEDURES

Applicable Code Standard	Summary of Code Requirement and Staff Analysis	Staff Findings
2.2.1-2.2.8 Procedural Steps	<p>These subsections outline the required steps for processing development applications. Pertinent steps have been:</p> <p>Preliminary Design Review</p> <p>A Preliminary Design Review meeting for the original shelter concept was held on November 2, 2022.</p> <p>First Application Submittal: November 1, 2023.</p> <p>Neighborhood Meetings: March 2, 2023 and June 14, 2023.</p> <p>Notice (Posted, Written and Published)</p> <ul style="list-style-type: none"> Posted Notice: Sign posted February 9, 2023, Sign #730. Written Hearing Notice: August 13, 2024, 1183 addresses mailed. Published Hearing Notice: August 1, 2024. 	Complies

5. Land Use Code Article 3 – General Development Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standards	Summary of Code Requirement and Analysis	Staff Findings
<p>3.2.1 Landscaping and Tree Protection</p> <p>3.2.1(D) – Tree Planting Standards</p> <p>3.2.1(D)(1)(c) – Full Tree Stocking</p> <p>3.2.1(E) – Landscape Standards</p>	<p>The standards of this section require development plans to demonstrate a comprehensive approach to landscaping that enhances the appearance and function of development including streetscapes, walkways, buildings and their outdoor spaces, and parking lots.</p> <p>Standards require water-efficient techniques in landscaping and a water budget based on a ‘hydrozone’ plan.</p> <ul style="list-style-type: none"> • The plan provides extensive and complete irrigated landscaping with these main components: <ul style="list-style-type: none"> - Extensive tree plantings around the building, its outdoor courtyard spaces, and parking lots. Note that street trees are a key part of the standards, and those are provided in the approved Mason Street Infrastructure development plan. - Mulched planting beds around the building and its outdoor courtyard spaces with extensive plantings of shrubs, ornamental grasses and perennials. - Specialized seed mixes for stormwater ‘rain garden’ filtration features, and for peripheral upland areas. - Some small turfgrass lawn areas along the sidewalk in front of the building. - Varied patio paving in a highly detailed rear courtyard with shade structures and outdoor furnishings indicated. - 6-foot metal fencing and 6-foot wood privacy fencing around the rear courtyard and along the north boundary. - A hydrozone plan based on water efficiency design principles described in this Section. 	<p>Complies</p>
<p>3.2.1(J) – Irrigation</p>	<p>This Section requires automatic irrigation of landscape plantings, with plans to be approved prior to construction.</p> <ul style="list-style-type: none"> • The plan set includes an Irrigation Plan. 	<p>Complies</p>
<p>3.2.2 – Access, Circulation and Parking – General Standard</p>	<p>This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood.</p> <ul style="list-style-type: none"> • In compliance, the plan provides convenient parking, a front drop-off area with an inset curb, and generous walkway access around the site. 	<p>Complies</p>
<p>3.2.2(C)(4) – Bicycle Parking Space Requirements</p>	<p>This subsection requires bike parking for a list of uses. For uses that are not specifically listed, the requirement is the number for the most similar use listed. Staff finds that the only listed use with any notable similarity is Group Homes, which is the one use listed with “no requirement.”</p> <p>The only basis staff and the applicants found for a number of bike rack spaces was conversation with the shelter staff.</p>	<p>Complies</p>

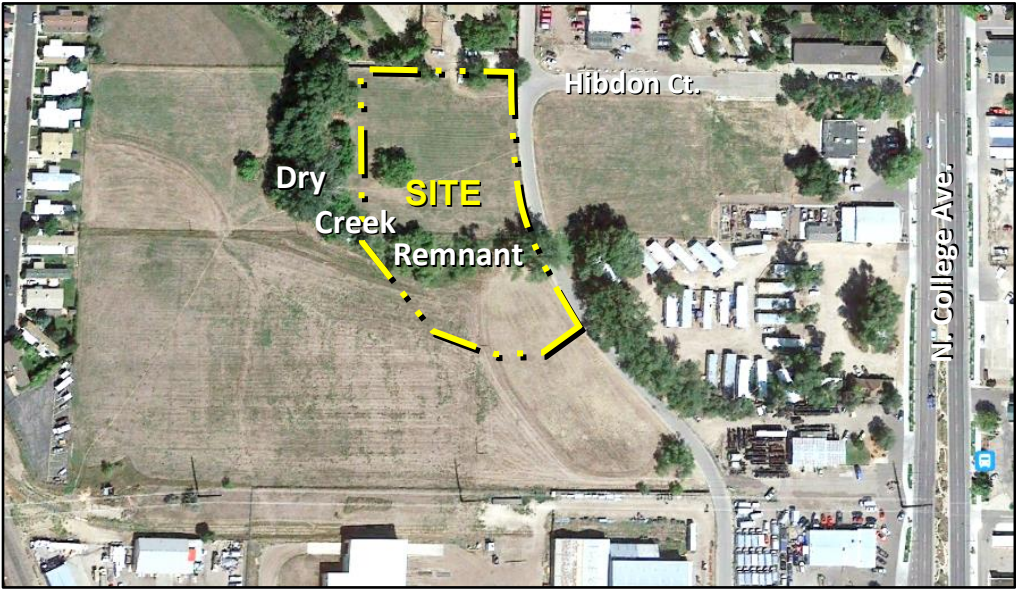
	<ul style="list-style-type: none"> Shelter staff recommend 40 bike parking spaces for the shelter which has an expected maximum occupancy of 250 beds plus the employees. The plan provides 40 spaces on convenient fixed racks in front of the building. 	
<p>Section 3.2.2(K)(3) – Number of Parking Spaces, Alternative Compliance</p>	<p>Similar to bike parking requirements, requirements for vehicle parking are shown for a list of uses. For uses not listed, the requirement is the number for the most similar use listed. There is no clearly similar use listed, so the applicants did not use the list to determine the parking supply needed to meet demand. Also, the applicants find no comparable trip generation category within the Institute of Transportation Engineers’ (ITE) Trip Generation Manual.</p> <p>As an alternative to the numbers in the list, this subsection allows ‘Alternative Compliance’ to be based on a parking impact study. Rather than try to justify a “most similar use”, the applicants used this provision to determine the parking supply needed to meet demand. It used data from the Denver Rescue Mission shelter. This includes detailed information on staffing, operational needs, and anticipated number of people served on a daily basis for the new shelter.</p> <p>To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section.</p> <p>In reviewing the request, the decision maker must take into account the employees occupying the building, expected customers or clients, availability of nearby on-street parking (if any), availability of shared parking with adjacent land uses (if any), trip reduction programs (if any), or any other factors unique to the applicant’s development request. The decision maker shall not approve the alternative parking plan unless it:</p> <ol style="list-style-type: none"> does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity, minimizes the visual and aesthetic impact along the public street by placing parking lots to the rear or along the side of buildings, to the maximum extent feasible, minimizes the visual and aesthetic impact on the surrounding neighborhood, creates no physical impact on any facilities serving alternative modes of transportation, creates no detrimental impact on natural areas or features, maintains handicap parking ratios. <ul style="list-style-type: none"> The plan proposes 35 spaces. A parking study is attached. It explains the operational data expected for the shelter, which primarily involves employees in 3 shifts, and then also interns and volunteers. It concludes that the 35 spaces represent a higher parking ratio than the Denver shelter. 	<p>Complies via Alternative Compliance</p>
<p>3.2.4 – Site Lighting</p>	<p>This Section sets limits for exterior lighting using technical parameters. Limits include 1) photometric parameters for light on the ground measured in footcandles, within the site and off-site as spillover; 2) technical ratings for Backlight, Uplight and Glare (BUG); and 3) a total light budget for the site measured in lumens.</p> <ul style="list-style-type: none"> A thorough lighting plan provides architectural exterior lighting on the building, and pole-mounted area lights in landscape areas around the building and rear courtyard, all consistent with the purposes of the standards and all within limits. 	<p>Complies</p>

Section 3.2.5 – Trash and Recycling Enclosures	<p>This Section requires the provision of areas, compatible with surrounding land uses, for the collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable and recyclable materials.</p> <ul style="list-style-type: none"> The plan incorporates a generous architectural enclosure for these functions. 	Complies
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B. DIVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	<p>This standard requires an applicant to dedicate rights-of-way for public streets, and all easements needed to serve the area being developed.</p> <ul style="list-style-type: none"> The approved Mason Street Infrastructure development plan includes a subdivision plat that provides the right-of-way and easements needed for this Rescue Mission development plan. 	Complies via approved Mason Street Infrastructure plan
Section 3.3.2 Development Improvements	<p>This Section requires engineering improvements to be designed and constructed according to the city’s various design criteria and standards, and to be approved by the City Engineer prior to construction.</p> <p>This Section also requires a Development Agreement between the applicant and the City in conjunction with signing and recording the FDP with the County Clerk and Recorder.</p> <ul style="list-style-type: none"> The utility plan set meets all pertinent criteria and standards for drainage and utility services. A Development Agreement will be signed and recorded in conjunction with signature of the FDP. 	Complies
3.3.5 Engineering Design Standards	<p>This Section requires projects to comply with requirements and specifications for the following services as certified by the appropriate agency:</p> <ul style="list-style-type: none"> water supply sanitary sewer mass transit fire protection flood hazard areas telephone walks/bikeways irrigation companies electricity natural gas storm drainage cable television streets/pedestrians broadband/fiber optic <p>The plan complies for all of these services that are pertinent to the shelter project.</p>	Complies


C. DIVISION 3.4 - ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats	<p>This Section applies when development is proposed within 500 feet of an identified natural habitat or feature. In this case, a remnant of Dry Creek that runs across the property is considered a Natural Habitat Feature in the code.</p> <p>An Ecological Characterization Study (ECS) was done for the site as part of the approved Mason Street Infrastructure plan. That development plan meets the requirements for restoration and mitigation measures associated with the feature and the removal of the portion on the shelter site.</p> <div style="text-align: center;">  </div> <ul style="list-style-type: none"> • The proposed shelter plan does not affect the Natural Habitat Buffer Zone that was approved in the prior infrastructure plan. 	Complies

D. DIVISION 3.5 – BUILDINGS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1 – Building and Project Compatibility	<p>Subsection 3.5.1(A) is the Purpose statement “to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.”</p> <p>Standards mostly address the character of buildings and any other physical-visual components in a plan, and then also address operational impacts such as hours of operation with lighting or noise-related impacts.</p> <p>Subsections (B), (C), (D), (E), (F), (G) all involve architecture. The General Standard states that “in areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of</p>	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	<p>new development shall set an enhanced standard of quality for future projects or redevelopment in the area.”</p> <p>(H) also addresses visual character, but in a general way, for situations where compatibility needs to be achieved with buffer yards and passive open space separating the land uses with “significantly different visual character”. (I) addresses outdoor storage, loading operations, and trash collection.</p> <p>(J) is “Operational/physical compatibility” standards. This subsection states:</p> <p>Conditions may be imposed upon the approval of development applications to ensure that new development will be compatible with existing neighborhoods and uses. Such conditions may include, but need not be limited to, restrictions on or requirements for:</p> <ol style="list-style-type: none"> (1) hours of operation and deliveries; (2) location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare; (3) placement of trash receptacles; (4) location of loading and delivery zones; (5) light intensity and hours of full illumination; (6) placement and illumination of outdoor vending machines; (7) location and number of off-street parking spaces. <ul style="list-style-type: none"> • Staff does not find any existing defining architectural character consistent with the purposes of the Land Use Code. Rather, the context is eclectic service commercial in character. • The closest existing buildings include two abutting large-lot residential properties, aging mobile homes and nearby service commercial and industrial properties. On the abutting residential properties the closest directly facing improvements are driveways and large garages. • Staff finds that the plan represents an enhanced standard of architecture and quality of all aspects of the plan in the context of the area. Defining characteristics include: <ul style="list-style-type: none"> - Low-slope pitched roof forms which provides a degree of residential character to help relate to abutting properties on the north that have existing houses. - Building massing is highly modulated and articulated. - Quality exterior finish materials including cementitious siding in board-and-batten and lap patterns, brick, and glu-lam wood members. The siding further lends a degree of residential character. 	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	 <p style="text-align: center;"><i>Northeast corner of the building</i></p> <p>Staff finds no other activities on the site that generate any additional impacts such as noise, glare, loading, deliveries, trash dumpsters, or similar types of impacts.</p>	

E. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

Several Sections in this Division have requirements for streets and easements. The street and easements needed for development of this lot were approved in the Mason Street Infrastructure development plan.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 – Transportation Level of Service Requirements	<p>This Section contains requirements for the transportation needs of proposed development to be safely accommodated by the existing transportation system, or that appropriate mitigation of impacts will be provided by the development to meet adopted Level of Service (LOS) standards.</p> <ul style="list-style-type: none"> • A Traffic Impact Study was reviewed and accepted by staff. It concluded that the project trips have little to no impact on the operations of the study intersections as compared to the background scenario. The existing roadways and intersections within the study area can accommodate the trips associated with the proposed Fort Collins Rescue Mission. • There are no mitigation measures needed to support the vehicular traffic. • It recommends that multi-modal connectivity be provided along the project frontage to support the patrons that are likely to arrive/depart via walking, biking, or using transit. This is provided in the approved Mason Street infrastructure plan. • Although the City's <i>Master Street Plan</i> identifies this segment of Mason Street as a Collector roadway, the volumes associated with the site are well below the capacity threshold for a local street. Unless significant development occurs (or is anticipated to occur), Mason Street could functionally operate as a local street. No operational concerns related to levels of service were identified, and the previous conclusions and approval pertain to this plan for the street. • The 98-page study is attached. 	<p>Complies</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.6 – Emergency Access	This Section requires access for emergency vehicles and services. <ul style="list-style-type: none"> • The project has been reviewed by Poudre Fire Authority (PFA) and meets the needs and requirements of PFA regulations. 	Complies

6. Land Use Code Article 4

The site is zoned C-S, Service Commercial, Division 4.22, which permits the homeless shelter use. The zoning is for high traffic commercial corridors where a very wide range of uses is encouraged with a transition from commercial operations on a highway, arterial street or rail spur, to less intensive use areas or residential neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Complies
4.2 (D) Maximum Building Height	The only development standard in the zone district is a height limit of 3 stories and the proposed building is 1 and 2 stories.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Fort Collins Rescue Mission Project Development Plan/Final Development Plan #FDP230022, staff makes the following findings of fact and conclusions:

1. By demonstrating compliance with the specific standards, requirements, and definitions of Articles 1 through 5 of the Land Use Code through the submittal materials for the Project Development Plan/Final Development Plan, this project satisfies and aligns with the purpose of the Land Use Code stated in Section 1.2.2(A) through (O). Specifically, the project satisfies Section 1.2.2(A) because it is consistent with City Plan and the North College Corridor Plan.
2. The plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
3. The plan complies with the applicable standards in Article 3 of the Land Use Code.
4. The use is a Permitted Use in the Service Commercial zone district standard in Article 4 of the Land Use Code, for building height. The homeless shelter project comprises a permitted use.

8. Recommendation

Staff recommends that the Planning and Zoning Commission approve the Fort College Rescue Mission Project Development Plan/Final Development Plan #FDP230022, based on the Findings of Fact and supporting explanations found in the staff report.

9. Attachments

1. Applicant Narrative
2. Architecture
3. Site Plan
4. Landscape Plan
5. Lighting Plan
6. Utility Plan
7. Parking Alternative Compliance Request
8. Parking Study
9. Drainage Report
10. Traffic Study
11. Neighborhood Meeting Video Link
12. 2021 Housing Strategic Plan
13. 2015-2019 Affordable Housing Strategic Plan
14. Homeless Advisory Committee Report 2.0
15. Homeless Advisory Committee Report (1)
16. Trauma Informed Design Framework
17. Trauma Informed Design Report
18. North College Corridor Plan Excerpts
19. Soils Report
20. Public Comment Letters
21. Staff Presentation

Informe del personal de la revisión del desarrollo

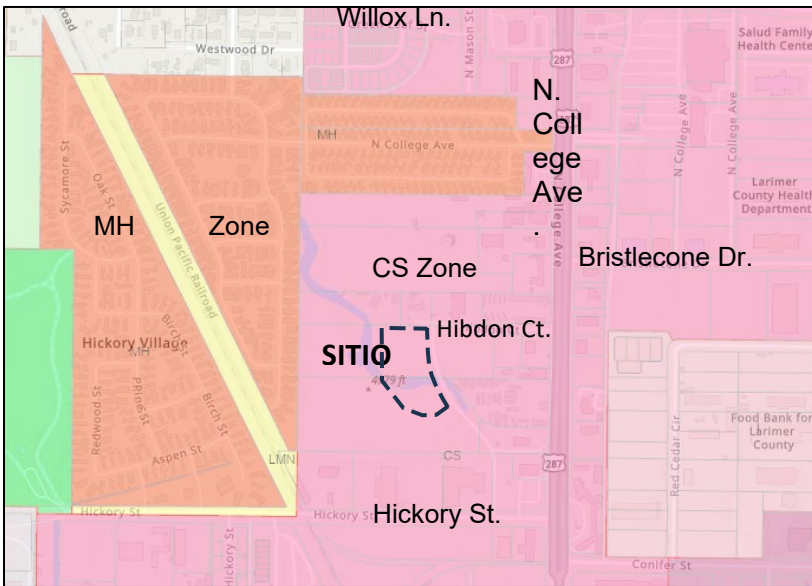
28 de agosto de 2024

Plan de desarrollo de Fort Collins Rescue Mission n.º FDP230022

Resumen de la solicitud

Esta es una propuesta combinada del Plan de desarrollo del proyecto/Plan de desarrollo final para el desarrollo de un refugio para personas sin hogar.

Mapa de zonificación



Código de Uso del Suelo

Este proyecto fue presentado y revisado en virtud del Código de Uso del Suelo anterior a mayo de 2025.

Próximos pasos

Si se aprueba este plan de desarrollo, entonces los documentos del plan final se pueden firmar y registrar según el procedimiento típico del Plan de Desarrollo Final. Los solicitantes podrían así proceder a obtener los permisos para la construcción.

Ubicación

Hibdon Court y el acceso existente al norte de Hickory Street, una cuadra al oeste de North College Avenue. Parcelas números 9702100918 y 9702100007.

Propietario

Denver Rescue Mission
Seth Forwood
316 Jefferson Street
Fort Collins, Colorado 80524

Solicitante/representante

Klara Rossouw
Ripley Design Inc.
419 Canyon Avenue Ste. 200
Fort Collins, CO 80521

Personal

Clark Mapes, urbanista

Contenidos

1. Introducción del proyecto.....
2. Antecedentes de planificación y plan integral ...
3. Artículo 1 del Código de Uso del Suelo
4. Artículo 2 del Código de Uso del Suelo
5. Artículo 3 del Código de Uso del Suelo:
Estándares generales de desarrollo
6. Artículo 4 del Código de Uso del Suelo
7. Determinaciones de hecho/Conclusión
8. Recomendación
9. Documentos adjuntos

Recomendación del personal

Aprobación del PDP/FDP combinado.

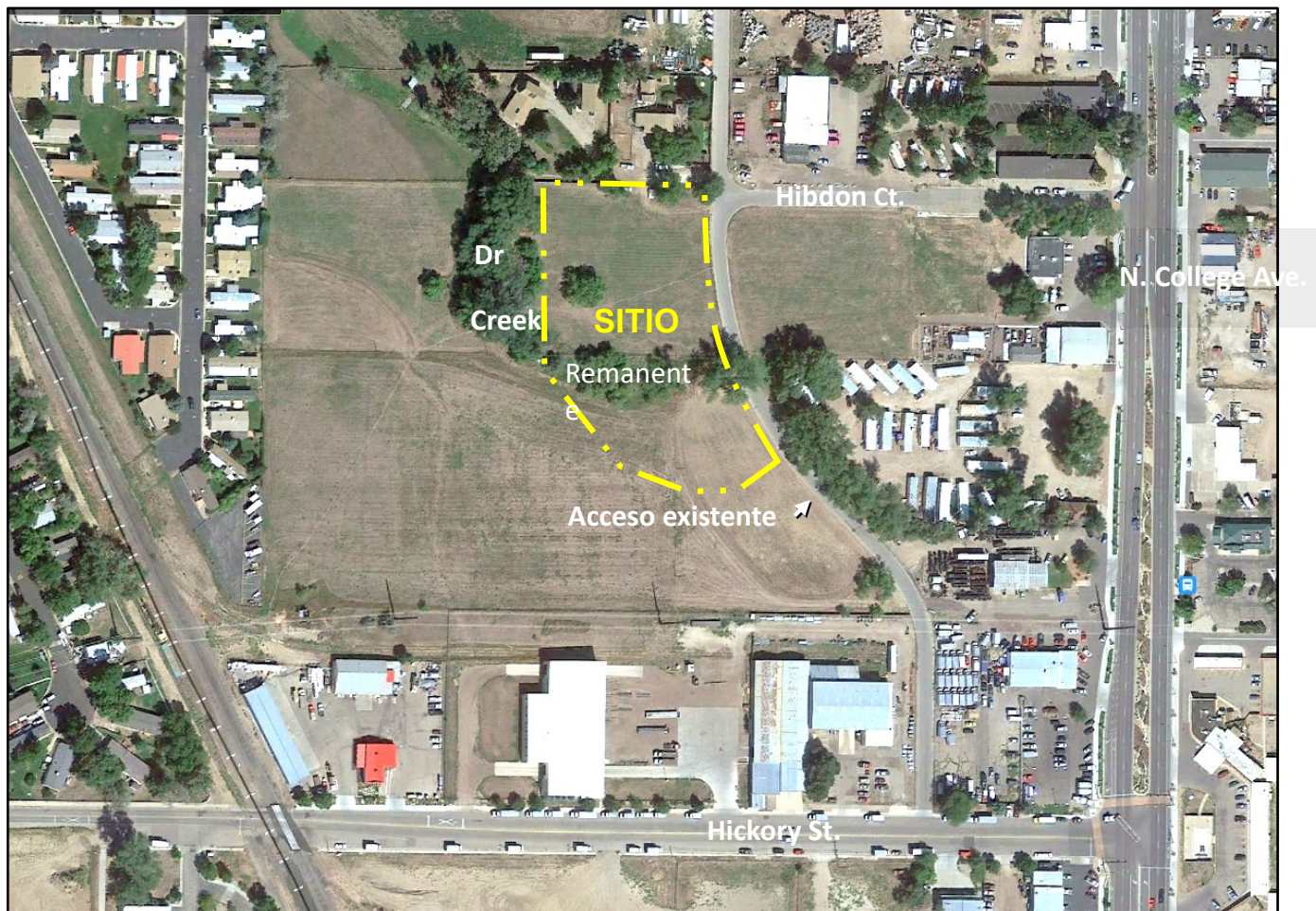
1. Introducción del proyecto

A. DESCRIPCIÓN DEL PROYECTO

PDP/FDP combinado. El aspecto del Plan de desarrollo final (FDP) combinado de este plan de desarrollo refleja el hecho de que los solicitantes han elaborado los detalles del plan hasta tal punto que no resulta beneficioso presentar una solicitud posterior por separado para un FDP. Si se aprueba este PDP/FDP, el personal continuará procesando el procedimiento típico del FDP del plan final, incluidos los procedimientos para llevar a cabo un Acuerdo de desarrollo, obtener las firmas y registrar el plano.

La narrativa de los solicitantes explica el propósito, la necesidad y la intención, así como las consideraciones de diseño del plan (adjunto).

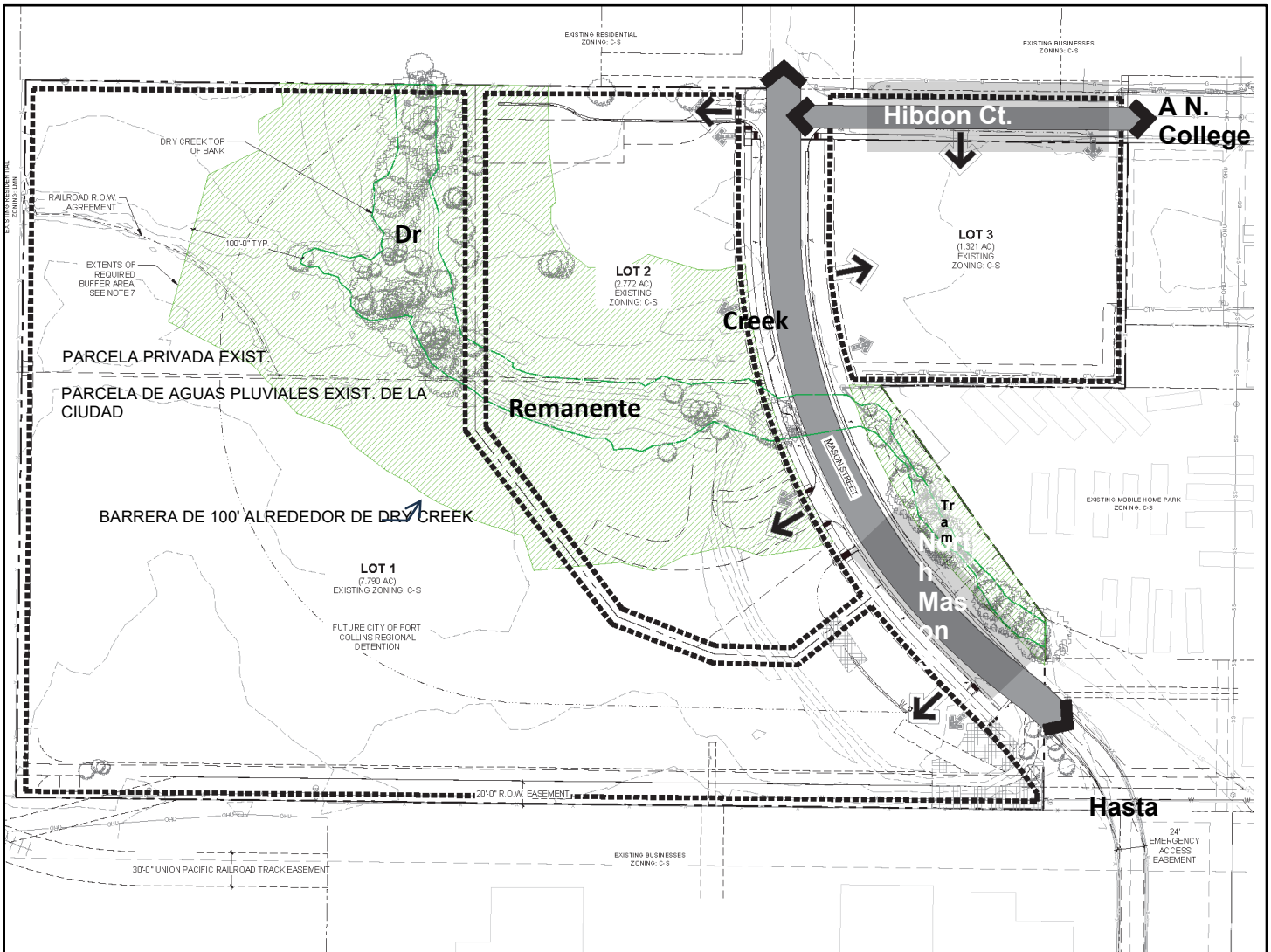
El sitio. El sitio está situado a lo largo de un acceso que se convertirá en un nuevo segmento de North Mason Street, al final de Hibdon Court, al norte de Hickory Street en el lado oeste de North College Avenue.



Plan de infraestructura previo. El sitio es el Lote 2 del plan de desarrollo de infraestructura de Mason Street que fue aprobado el 24 de junio de 2024. Ese plan reconfiguró dos parcelas de tierra existentes para formar 3 lotes y el derecho de paso de la calle para el nuevo segmento de North Mason Street que brinda acceso público a la calle y servicios públicos al sitio. La imagen de abajo muestra esa reconfiguración general.

En el plan de infraestructura se diseñó toda la infraestructura necesaria para el drenaje y la retención de aguas pluviales, agua, alcantarillado y servicios eléctricos para brindar servicios al desarrollo en el área. Las firmas finales y el registro de la documentación para dicho plan están en proceso al momento de escribir el presente documento.

El plan de infraestructura cumple con la dirección de planificación comunitaria de los últimos 30 años.



Plan de desarrollo de un refugio propuesto. El refugio para personas sin hogar funcionaría las 24 horas del día, los 7 días de la semana, con un área de uso diurno y un refugio para pasar la noche. El plan propuesto incluye hasta 250 camas, una cocina y un comedor para los huéspedes, un amplio patio con servicios al aire libre, instalaciones para lavandería y oficinas administrativas para el personal y los voluntarios.

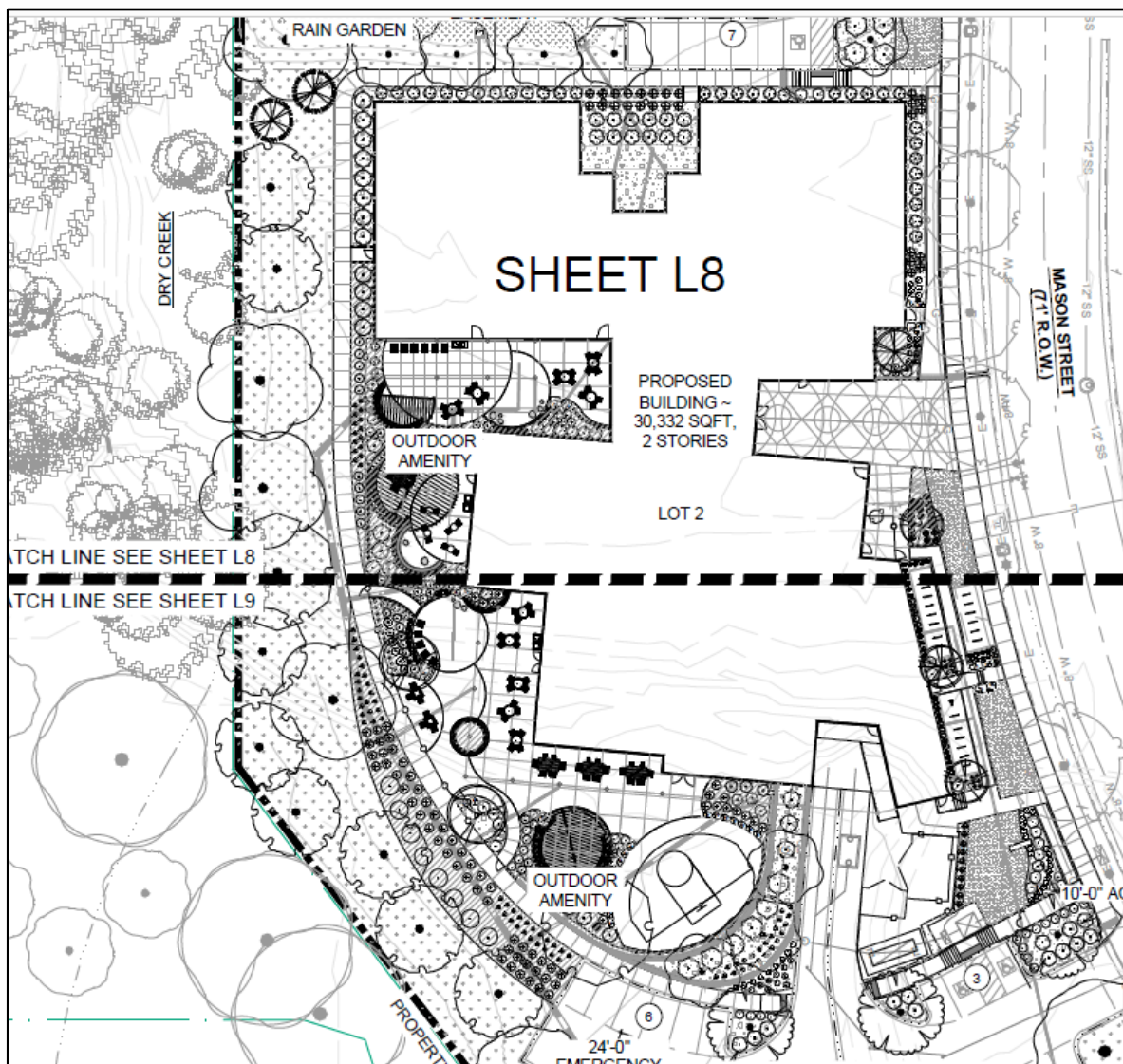
Se proporcionan 35 espacios de estacionamiento y 40 espacios de estacionamiento para bicicletas, según el análisis de estacionamiento realizado por los solicitantes.

Los componentes principales del plan incluyen los siguientes:

- Un edificio de 2 pisos y 40,612 pies cuadrados con amplia variación en la masa y forma del techo.



- Espacios de esparcimiento del patio al aire libre formados por el edificio, la cerca y un cinturón de árboles.



Zonificación y uso del suelo circundante:

	Norte	Sur	Este	Oeste
Zonificación	Servicio comercial (CS)	Servicio comercial (CS)	Servicio comercial (CS)	CS y viviendas prefabricadas (MH)
Uso del suelo	Dos casas, taller de reparación de automóviles con almacenamiento al aire libre, casas rodantes Montclair con almacenamiento al aire libre	Estanque de retención de aguas pluviales regional de Hickory Pond, operaciones industriales (suministro de acero)	Lote vacante 3 del plan de infraestructura de Mason St., casas rodantes Stonecrest	Estanque de retención de aguas pluviales regional de Hickory Pond, parque de casas rodantes al oeste del estanque

B. DESCRIPCIÓN GENERAL DE LOS PRINCIPALES PROBLEMAS DE LA EVALUACIÓN DEL PERSONAL

El Plan de infraestructura de Mason Street previamente aprobado resolvió todos los problemas principales de desarrollo del suelo. El personal no observó problemas notables con la revisión de este plan de desarrollo: la revisión se centró principalmente en detalles sobre los espacios de servicios públicos y otros ajustes menores.

Sin embargo, ha habido y sigue habiendo una importante oposición de la comunidad al uso del refugio para personas sin hogar en el sitio durante el proceso de revisión. La oposición ha expresado los problemas existentes asociados con la falta de vivienda en el área del corredor de North College en general y también específicamente en el contexto del área adyacente. El debate ha resaltado la concentración de servicios sociales en el corredor de North College como causa de este tipo de problemas y la oposición se basa en la idea de que el refugio atraerá más actividad no deseada y delictiva a la zona.

El debate público con el personal incluyó una disputa de que el plan no cumple con la sección 3.5.1 del Código de Uso del Suelo sobre Compatibilidad de construcción y proyectos, bajo la División de estándares de construcción del código, porque la declaración del propósito de la sección es "garantizar que las características físicas y operativas de las construcciones y usos propuestos sean compatibles cuando se los considera dentro del contexto del área circundante". La disputa involucra el comportamiento y la actividad de las personas cuando no están en las instalaciones del refugio.

El Código de Uso del Suelo es la base de la revisión del plan de desarrollo por parte del personal, y el mismo ha considerado la sección de Compatibilidad a la luz de las afirmaciones. Después de considerarlo, la evaluación del personal sobre la sección de Compatibilidad que aparece más adelante en este informe aborda el entorno construido, pero el código no aborda ningún posible problema social y de comportamiento.

2. Antecedentes de planificación y plan integral

A. ANEXIÓN Y DESARROLLO ORIGINAL

El terreno fue anexado como parte del Anexo North College de 1959. El área del corredor de North College se dividió y se desarrolló en las afueras de la ciudad, al otro lado del río y las vías del tren, en terrenos inundables, y los propietarios construyeron sistemas privados de agua y alcantarillado durante gran parte del siglo XX, tanto antes como después de la anexión a la ciudad. Las parcelas a lo largo de la autopista se desarrollaron como una franja comercial de edificios orientados hacia la autopista, con acceso vehicular de pleno movimiento a cada parcela y sin mejoras definidas en los bordes de las calles ni un sistema de drenaje coordinado. El desarrollo *ad hoc* original incluía poca o nada de atención a las áreas traseras detrás del frente de la autopista en términos de infraestructura o desarrollo integrado de la Ciudad.

El corredor sirvió para el tráfico turístico de automóviles con moteles y áreas de servicios para automóviles. También sirvió como área incubadora de negocios de alquileres más bajos y área de viviendas para personas de bajos ingresos con varios parques de casas rodantes.

B. PLANIFICACIÓN COMUNITARIA

En la década de 1990, la comunidad comenzó a mostrar interés en una planificación integral para integrar mejor el corredor de North College con el resto de la ciudad al sur del río.

El primer Plan del corredor de North College se adoptó en 1995 y se actualizó en 2006. La modernización de una extensión de Mason Street al oeste de North College Avenue, incluidos los servicios públicos que pasarían por el derecho de paso, ha sido una parte básica de toda la planificación para la evolución del corredor.

De manera similar, la planificación de mejoras para prevenir inundaciones y modernizar un sistema de drenaje en el corredor ha sido un esfuerzo continuo e importante desde principios de los 2000 y continúa hoy y en el futuro.

La extensa planificación e inversión de la Ciudad ha dado lugar a docenas de mejoras progresivas en el corredor por un total de muchas decenas de millones de dólares, incluido un proyecto de infraestructura de mejoras de North College de 2016, donde se construyó el acceso existente a través de la propiedad como parte relacionada de las mejoras del paisaje urbano en North College Avenue.

C. PLAN DE LA CIUDAD (2019)

El plan integral de la Ciudad, llamado Plan de la Ciudad, se desarrolló con la participación de miles de integrantes de la comunidad, y expresa la visión y los valores fundamentales de la comunidad; también establece la base política general para proporcionar una dirección política de alto nivel con el fin de lograr de una visión comunitaria compartida de crecimiento y transporte en toda la Ciudad.

Los planes de desarrollo se rigen por el Código de Uso del Suelo y no por el Plan de la Ciudad, pero la declaración de propósito del Código, subsección 1.2.2(a), es garantizar que el crecimiento y el desarrollo sean consistentes con el Plan de la Ciudad y sus componentes adoptados, que para este proyecto incluye el Plan del corredor de North College.

El Plan de la Ciudad incluye el principio LV-8 en la pág. 45 que es pertinente:

"Desarrollar un sistema de salud y servicios humanos equitativo, integral, coordinado y eficiente que sea accesible a todos los habitantes que necesiten asistencia".

A esto le siguen las políticas LIV 8.3, 8.5 y 8.6 que se refieren específicamente a las personas sin hogar. Piden asociarse, financiar y colaborar con los proveedores de servicios y las instalaciones de ubicación, teniendo en cuenta cuidadosamente las implicaciones del transporte, haciendo hincapié en el transporte público.

D. PLAN DEL CORREDOR DE NORTH COLLEGE (2006)

El *Plan del corredor de North College* es un elemento adoptado del *Plan de la Ciudad* con una dirección política mucho más específica y pertinente adaptada a las circunstancias del área. Describe la necesidad de desarrollar una infraestructura más completa comenzando por la red de calles y los servicios públicos asociados, particularmente en las áreas detrás del frente de la autopista, incluido el sitio en cuestión.

El plan de desarrollo de infraestructura de Mason Street recientemente aprobado es directamente coherente con el plan del corredor en este sentido. Ese plan de desarrollo creó este Lote 2 con la intención de albergar el refugio propuesto.

La visión general y los objetivos del plan del corredor fomentan la evolución continua del área con reinversión y nuevas inversiones, reurbanización y nuevos desarrollos, tanto públicos como privados, para abordar los problemas y las deficiencias, así como para darle al área un carácter más positivo.

El plan del corredor describe el problema de las grandes preocupaciones desde hace tiempo sobre los usos de los servicios sociales, como el refugio propuesto:

"Efectos negativos de la concentración de servicios sociales y usos exentos de impuestos en el corredor"

La concentración de servicios sociales y usos sin fines de lucro exentos de impuestos en el corredor ha suscitado gran preocupación y debate. Las preocupaciones se centran en los efectos negativos sobre el entorno empresarial, la actividad económica y los ingresos por la financiación del aumento impositivo a la propiedad. El comportamiento negativo de algunos de los clientes de estas agencias de servicios sociales ha sido molesto para las empresas y requiere servicios policiales especiales dentro del corredor. Al igual que con los usos relacionados con los vehículos analizados anteriormente, estos usos exentos de impuestos han mostrado una tendencia autorreforzada a concentrarse en el corredor.

Existe oposición dentro del corredor a una mayor concentración, basada en la creencia de que las áreas ya tienen su "cuota justa" de dichos usos, y que cualquier concentración adicional será perjudicial. Esta oposición va acompañada de un deseo de cambio hacia usos más beneficiosos para la sinergia empresarial y la salud económica del corredor, incluida una creciente base de impuestos a la propiedad.

Sin embargo, no se ha identificado ningún mecanismo o idea adecuada para evitar la ubicación de agencias o instalaciones adicionales dentro del corredor".

El plan del corredor propone una visión de la arquitectura, con un carácter semiindustrial contemporáneo como enfoque preferido. Se menciona que se debe evitar un carácter genérico prediseñado; formas yuxtapuestas que incluyan formas de techo significativas y funcionales; elementos estructurales expuestos; así como materiales y colores para enfatizar la distribución de masas y las formas.

3. Artículo 1 del Código de Uso del Suelo

A. PROPÓSITO DEL CÓDIGO DE USO DEL SUELO (SECCIÓN 1.2.2)

La sección 1.2.2 del Código de Uso del Suelo enumera una amplia gama de objetivos generales y de alto nivel (es decir, "reducir el consumo y la demanda de energía") que se desarrollan e implementan en los artículos 1 a 7 del Código de Uso del Suelo para garantizar que el desarrollo propuesto cumpla con el propósito general de "mejorar y proteger la salud, la seguridad y el bienestar públicos" de la comunidad.

Los requisitos, estándares y definiciones que figuran en los artículos 1 a 7 del Código de Uso del Suelo han sido elaborados para cumplir e implementar el propósito establecido de este Código en la sección 1.2.2. Al satisfacer las declaraciones de propósitos y cumplir con los requisitos, estándares y definiciones específicos aplicables establecidos en los artículos 1 a 7, este proyecto demuestra coherencia con el Código de Uso del Suelo, sección 1.2.2 (B) a (O) en la medida en que (B) a (O) sean aplicables a este proyecto.

En la medida en que puedan aplicarse a la propiedad en cuestión y al proyecto propuesto, las siguientes secciones de este informe describen los elementos de diseño del plan de desarrollo propuesto que brindan evidencia del cumplimiento y el grado en que el cumplimiento se lograría en relación con los estándares específicos y enumerados dentro del Código de Uso del Suelo.

4. Artículo 2 del Código de Uso del Suelo

A. DIVISIÓN 2.2: PROCEDIMIENTOS DE REVISIÓN DEL DESARROLLO

Estándar del código aplicable	Resumen de los requisitos del código y análisis del personal	Conclusiones del personal
2.2.1-2.2.8	Estas subsecciones describen los pasos necesarios para procesar solicitudes de	Cumple

Pasos del procedimiento	<p>desarrollo. Las medidas pertinentes han sido las siguientes:</p> <p>Revisión preliminar del diseño</p> <p>El 2 de noviembre de 2022 se llevó a cabo una reunión de revisión preliminar del diseño del concepto del refugio original.</p> <p>Presentación de la primera solicitud: 1 de noviembre de 2023.</p> <p>Reuniones vecinales: 2 de marzo de 2023 y 14 de junio de 2023.</p> <p>Aviso (colocado, escrito y publicado)</p> <ul style="list-style-type: none"> • Aviso colocado: cartel colocado el 9 de febrero de 2023, cartel n.º 730. • Aviso de audiencia por escrito: 13 de agosto de 2024, 1183 correos enviados. • Aviso de audiencia publicado: 1 de agosto de 2024. 	
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5. Artículo 3 del Código de Uso del Suelo: Estándares generales de desarrollo

A. DIVISIÓN 3.2: ESTÁNDARES DE DISEÑO Y PLANIFICACIÓN DEL SITIO

Estándares del código aplicables	Resumen de los requisitos del código y análisis	Conclusiones del personal
<p>3.2.1 Paisajismo y protección de árboles</p> <p>3.2.1(D) – Estándares de plantación de árboles</p> <p>3.2.1(D)(1)(c) – Plantación completa de árboles</p> <p>3.2.1(E) – Estándares de paisaje</p>	<p>Los estándares de esta sección requieren que los planes de desarrollo demuestren un enfoque integral del paisajismo que mejore la apariencia y la función del desarrollo, incluidos los paisajes urbanos, las aceras, los edificios y sus espacios al aire libre, así como los estacionamientos.</p> <p>Los estándares exigen técnicas de uso eficiente del agua en el paisajismo y un presupuesto hídrico basado en un plan de "hidrozona".</p> <ul style="list-style-type: none"> • El plan prevé un amplio y completo diseño paisajístico irrigado con estos componentes principales: <ul style="list-style-type: none"> - Amplias plantaciones de árboles alrededor del edificio, espacios de patio al aire libre y estacionamientos. Tenga en cuenta que los árboles de la calle son una parte clave de los estándares y se proporcionan en el plan de desarrollo de infraestructura de Mason Street aprobado. - Canteros cubiertos con mantillo alrededor del edificio y sus espacios de patio al aire libre con extensas plantaciones de arbustos, pastos ornamentales y plantas perennes. - Mezclas de semillas especializadas con características de filtración de aguas pluviales tipo "jardines de lluvia" y para áreas periféricas de tierras altas. - Algunas pequeñas zonas de césped a lo largo de la acera frente al edificio. - Pavimento de patio variado que incluye una pequeña zona de césped artificial en un patio trasero muy detallado con estructuras de sombra y muebles de exterior indicados. - Cerca de metal de 6 pies y cerca de madera de 6 pies para privacidad alrededor del patio trasero y a lo largo del límite norte. - Un plan de hidrozona basado en los principios de diseño de eficiencia hídrica descritos en esta sección. 	Cumple
3.2.1(J) – Riego	<p>Esta sección requiere el riego automático de las plantaciones paisajísticas y los planos deben ser aprobados antes de la construcción.</p> <ul style="list-style-type: none"> • El conjunto de planos incluye un Plan de riego. 	Cumple
3.2.2 – Acceso, circulación y estacionamiento: estándar general	<p>Este estándar requiere que los proyectos de desarrollo permitan el movimiento de vehículos, bicicletas, peatones y tránsito en todo el proyecto, así como la circulación hacia y desde las áreas circundantes de manera segura y conveniente, y que contribuyan al atractivo del vecindario.</p>	Cumple

	<ul style="list-style-type: none"> En cumplimiento con el plan, se proporciona estacionamiento conveniente, un área de descenso al frente con un cordón añadido y un generoso acceso peatonal alrededor del sitio. 	
<p>3.2.2(C)(4) – Requisitos de espacio para estacionamiento de bicicletas</p>	<p>Esta subsección requiere estacionamiento de bicicletas para una lista de usos. Para los usos que no están mencionados específicamente, el requisito es el número correspondiente al uso más similar. El personal considera que el único uso mencionado con alguna similitud notable es el de hogares grupales, que es el único uso que figura como "sin requisito".</p> <p>La única base que el personal y los solicitantes encontraron para una serie de espacios para estacionamiento de bicicletas fue la conversación con el personal del refugio.</p> <ul style="list-style-type: none"> El personal del refugio recomienda 40 espacios de estacionamiento para bicicletas para el refugio que tiene una ocupación máxima esperada de 250 camas más los empleados. El plan prevé 40 espacios en cómodas portabicicletas fijas frente al edificio. 	<p>Cumple</p>
<p>Sección 3.2.2(K)(3) – Número de espacios de estacionamiento, cumplimiento alternativo</p>	<p>De manera similar a los requisitos de estacionamiento de bicicletas, se muestra una lista de usos de los requisitos para el estacionamiento de vehículos. Para los usos que no estén mencionados, el requisito es el número correspondiente al uso más similar. No existe un uso claramente similar mencionado, por lo que los solicitantes no utilizaron la lista para determinar la oferta de estacionamiento necesaria para satisfacer la demanda. Además, los solicitantes no encuentran ninguna categoría de generación de viajes comparable dentro del Manual de generación de viajes del Instituto de Ingenieros de Transporte (ITE).</p> <p>Como alternativa a los números de la lista, esta subsección permite que el "Cumplimiento alternativo" se base en un estudio de impacto del estacionamiento. En lugar de intentar justificar un "uso más similar", los solicitantes utilizaron esta disposición para determinar la oferta de estacionamiento necesaria para satisfacer la demanda. Se utilizaron datos del refugio Denver Rescue Mission. Esto incluye información detallada sobre la dotación de personal, las necesidades operativas y el número previsto de personas a las que se brinda servicio diariamente en el nuevo refugio.</p> <p>Para aprobar un plan alternativo, el encargado de tomar decisiones primero debe determinar que el plan alternativo propuesto cumple con los propósitos de esta sección igual o mejor que un plan que cumpla con los estándares de esta sección.</p> <p>Al revisar la solicitud, el encargado de tomar decisiones debe tener en cuenta los empleados que ocupan el edificio, los usuarios o clientes esperados, la disponibilidad de estacionamiento cercano en la calle (si lo hubiera), la disponibilidad de estacionamiento compartido con usos de terrenos adyacentes (si lo hubiera), los programas de reducción de viajes (si los hubiera) o cualquier otro factor único de la solicitud de desarrollo del solicitante. El encargado de tomar decisiones no aprobará el plan de estacionamiento alternativo a menos que:</p> <ol style="list-style-type: none"> no quite la continuidad, la conectividad y la proximidad conveniente para los peatones entre usos existentes o futuros en las inmediaciones; minimice el impacto visual y estético a lo largo de la vía pública ubicando los estacionamientos en la parte trasera o a los costados de los edificios, en la medida de lo posible; minimice el impacto visual y estético en el vecindario circundante; no genere ningún impacto físico en ninguna instalación que brinde servicios a modos alternativos de transporte; no genere ningún impacto perjudicial sobre áreas o elementos naturales; mantenga las proporciones de estacionamiento para discapacitados. <ul style="list-style-type: none"> El plan propone 35 espacios. Se adjunta estudio de estacionamiento. Se explican los datos operativos previstos para el refugio, en el que participan principalmente empleados en 3 turnos, y luego 	<p>Cumple mediante cumplimiento alternativo</p>

	también pasantes y voluntarios. Se concluye que los 35 espacios representan una tasa de estacionamiento más alta que el refugio de Denver.	
3.2.4 – Iluminación del sitio	<p>Esta sección establece límites para la iluminación exterior utilizando parámetros técnicos. Los límites incluyen 1) parámetros fotométricos para la luz en el suelo medidos en pies-candela, dentro y fuera del sitio como efecto indirecto; 2) clasificaciones técnicas para luz de fondo, luz ascendente y deslumbramiento (BUG); y 3) un presupuesto de luz total para el sitio medido en lúmenes.</p> <ul style="list-style-type: none"> Un plan de iluminación exhaustivo proporciona iluminación exterior arquitectónica en el edificio y luces de área montadas en postes en áreas de paisajes alrededor del edificio y el patio trasero, todo compatible con los propósitos de los estándares y dentro de los límites. 	Cumple
Sección 3.2.5 – Recintos para basura y reciclaje	<p>Esta sección requiere la provisión de áreas, compatibles con los usos del suelo circundante, para la recolección, separación, almacenamiento, carga y recogida de basura, aceite de cocina usado, materiales compostables y reciclables.</p> <ul style="list-style-type: none"> El plan incorpora un generoso recinto arquitectónico para estas funciones. 	Cumple

B. DIVISIÓN 3.3: ESTÁNDARES DE INGENIERÍA

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
3.3.1(C) – Sitios públicos, reservas y dedicatorias	<p>Este estándar requiere que el solicitante dedique derechos de paso a las calles públicas y todas las servidumbres necesarias para brindar servicios al área que se está desarrollando.</p> <ul style="list-style-type: none"> El plan de desarrollo de infraestructura de Mason Street aprobado incluye un plano de subdivisión que proporciona el derecho de paso y las servidumbres necesarias para este plan de desarrollo de Rescue Mission. 	Cumple mediante el plan de infraestructura de Mason Street aprobado
Sección 3.3.2 Mejoras en el desarrollo	<p>Esta sección requiere que las mejoras de ingeniería se diseñen y construyan de acuerdo con los diversos criterios y estándares de diseño de la ciudad, y que sean aprobadas por el ingeniero de la Ciudad antes de la construcción.</p> <p>Esta sección también requiere un Acuerdo de desarrollo entre el solicitante y la Ciudad junto con la firma y registro del FDP con el secretario y oficial del registro del condado.</p> <ul style="list-style-type: none"> El conjunto de planos de servicios públicos cumple con todos los criterios y estándares pertinentes para los servicios de drenaje y servicios públicos. Se firmará y registrará un Acuerdo de desarrollo junto con la firma del FDP. 	Cumple
3.3.5 Estándares de diseño de ingeniería	<p>Esta sección requiere que los proyectos cumplan con los requisitos y las especificaciones para los siguientes servicios certificados por la agencia correspondiente:</p> <ul style="list-style-type: none"> suministro de agua drenaje sanitario tránsito masivo protección contra incendios zonas con riesgo de inundaciones teléfono sendas peatonales y ciclovías 	Cumple

	<ul style="list-style-type: none"> • empresas de riego • electricidad • gas natural • drenaje pluvial • televisión por cable • calles/cruces peatonales • banda ancha/fibra óptica <p>El plan cumple con todos estos servicios que son pertinentes para el proyecto del refugio.</p>	
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C. DIVISIÓN 3.4: ESTÁNDARES DE PROTECCIÓN DEL MEDIO AMBIENTE, ÁREAS NATURALES, RECURSOS RECREATIVOS Y CULTURALES

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
<p>3.4.1 – Hábitats naturales</p>	<p>Esta sección se aplica cuando se propone un desarrollo dentro de los 500 pies de un hábitat o característica natural identificada. En este caso, un remanente de Dry Creek que atraviesa la propiedad se considera una característica de hábitat natural en el código.</p> <p>Se realizó un estudio de caracterización ecológica (ECS) para el sitio como parte del plan de infraestructura de Mason Street aprobado.</p>  <ul style="list-style-type: none"> • La nivelación en ese plan de infraestructura elimina la parte del canal y su vegetación que atraviesa el sitio del refugio. Ese plan cumple con los requisitos de las medidas de restauración y mitigación asociadas con la característica y la eliminación de la parte del sitio del refugio. 	<p>Cumple</p>

D. DIVISIÓN 3.5: EDIFICIOS

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
<p>3.5.1 – Compatibilidad entre edificios y proyectos</p>	<p>La subsección 3.5.1(A) es la declaración del propósito "para garantizar que las características físicas y operativas de los edificios y usos propuestos sean compatibles cuando se consideren dentro del contexto del área circundante".</p> <p>Los estándares abordan principalmente el carácter de los edificios y cualquier otro componente físico-visual en un plan, y luego también abordan los impactos operativos, como las horas de funcionamiento con iluminación o los impactos relacionados con el ruido.</p> <p>Las subsecciones (B), (C), (D), (E), (F) y (G) tratan todas de arquitectura. El estándar general establece que "en áreas donde el carácter arquitectónico existente no está definitivamente establecido o no es consistente con los propósitos de este Código, la arquitectura del nuevo proyecto deberá establecer un estándar mejorado de calidad para futuros proyectos o reurbanizaciones en el área".</p> <p>La subsección (H) también aborda el carácter visual, pero de manera general, para situaciones en las que es necesario lograr compatibilidad con patios de barreras y espacios abiertos pasivos que separan los usos del suelo con "carácter visual significativamente diferente". La subsección (I) aborda el almacenamiento, las operaciones de carga y la recolección de basura al aire libre.</p> <p>La subsección (J) son estándares de "compatibilidad operativa/física". Esta subsección establece lo siguiente:</p> <p>Se pueden imponer condiciones a la aprobación de solicitudes de desarrollo para garantizar que el nuevo proyecto sea compatible con los vecindarios y usos existentes. Estas condiciones pueden incluir, entre otras, restricciones o requisitos para:</p> <ol style="list-style-type: none"> (1) horario de atención y entregas; (2) ubicación en un sitio de actividades que generen posibles impactos adversos sobre usos adyacentes, tales como ruido y deslumbramiento; (3) colocación de recipientes para basura; (4) ubicación de las zonas de carga y entrega; (5) intensidad de la luz y horas de iluminación plena; (6) colocación e iluminación de máquinas expendedoras al aire libre; (7) ubicación y número de espacios de estacionamiento fuera de la calle. <ul style="list-style-type: none"> • El personal no encuentra ningún carácter arquitectónico definitorio existente que sea coherente con los propósitos del Código de Uso del Suelo. Más bien, el contexto es de carácter comercial variado. • Los edificios existentes más cercanos incluyen dos propiedades residenciales contiguas de lotes grandes, casas rodantes antiguas y propiedades de servicios comerciales e industriales cercanas. En las propiedades residenciales adyacentes, las mejoras más cercanas que dan directamente son los caminos de entrada y los garajes grandes. • El personal considera que el plan representa un estándar mejorado de arquitectura y calidad de todos los aspectos del plan en el contexto del área. Las características definitorias incluyen: <ul style="list-style-type: none"> - Formas de techos inclinados de baja pendiente que brindan un grado de carácter residencial para ayudar a relacionarse con las propiedades adyacentes al norte que tienen casas existentes. - La masa del edificio está altamente modulada y articulada. - Materiales de acabado exterior de calidad, incluidos los revestimientos de 	<p>Cumple</p>

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
	<p>cemento en patrones de tablas y listones, así como traslapados, ladrillos y elementos de madera laminada engomada. El revestimiento aporta además un cierto grado de carácter residencial.</p>  <p>Esquina noreste del edificio</p> <p>El personal no encuentra otras actividades en el sitio que generen impactos adicionales como ruido, deslumbramiento, carga, entregas, contenedores de basura o tipos de impactos similares.</p>	

E. DIVISIÓN 3.6: TRANSPORTE Y CIRCULACIÓN

Varias secciones de esta división tienen requisitos para calles y servidumbres. La calle y las servidumbres necesarias para el desarrollo de este lote fueron aprobadas en el plan de desarrollo de infraestructura de Mason Street.

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
<p>3.6.4 – Requisitos del nivel de servicio de transporte</p>	<p>Esta sección contiene requisitos para que el sistema de transporte existente adapte las necesidades de transporte del desarrollo propuesto de manera segura o que el proyecto de desarrollo proporcione una mitigación adecuada de los impactos para cumplir con los estándares del nivel de servicio (LOS) adoptados.</p> <ul style="list-style-type: none"> El personal revisó y aceptó un estudio de impacto de tránsito. Se concluyó que los viajes del proyecto tienen poco o ningún impacto en las operaciones de las intersecciones del estudio en comparación con el escenario de fondo. Las carreteras e intersecciones existentes dentro del área de estudio pueden acomodar los viajes asociados con la propuesta de Fort Collins Rescue Mission. No existen medidas de mitigación necesarias para apoyar el tránsito vehicular. Se recomienda que se proporcione conectividad multimodal a lo largo del frente del proyecto para apoyar a los usuarios que es probable que lleguen o salgan caminando, en bicicleta o mediante el transporte público. Esto está previsto en el plan de infraestructura aprobado de Mason Street. Si bien el <i>Plan Maestro de Calles</i> de la Ciudad identifica este segmento de Mason Street como una vía colectora, los volúmenes asociados con el sitio están muy por debajo del umbral de capacidad para una calle local. A menos que ocurra un desarrollo significativo (o se anticipe que ocurra), Mason Street podría funcionar como una calle local. No se identificaron preocupaciones operativas relacionadas con los niveles de servicio, y las conclusiones y aprobaciones anteriores se refieren a este 	<p>Cumple</p>

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Conclusiones del personal
	plan para la calle. <ul style="list-style-type: none"> Se adjunta el estudio de 98 páginas. 	
3.6.6 – Acceso de emergencia	Esta sección requiere acceso para vehículos y servicios de emergencia. <ul style="list-style-type: none"> El proyecto ha sido revisado por la Autoridad de Bomberos de Poudre (PFA) y cumple con las necesidades y requisitos de sus regulaciones. 	Cumple

6. Artículo 4 del Código de Uso del Suelo

El sitio está zonificado como C-S, servicio comercial, División 4.22, lo que permite el uso como refugio para personas sin hogar. La zonificación es para corredores comerciales de alto tránsito donde se fomenta una amplia gama de usos con una transición desde operaciones comerciales en una autopista, calle arterial o desvío ferroviario a áreas de uso menos intensivo o vecindarios residenciales.

Estándar del código aplicable	Resumen de los requisitos del código y análisis	Cumple
4.2 (D) Altura máxima del edificio	El único estándar de desarrollo en el distrito zonal es un límite de altura de 3 pisos y el edificio propuesto es de 1 y 2 pisos.	Cumple

7. Determinaciones de hecho/Conclusión

Al evaluar la solicitud del Plan de desarrollo del proyecto/Plan de desarrollo final de Fort Collins Rescue Mission n.º FDP230022, el personal realiza las siguientes determinaciones de hecho y conclusiones:

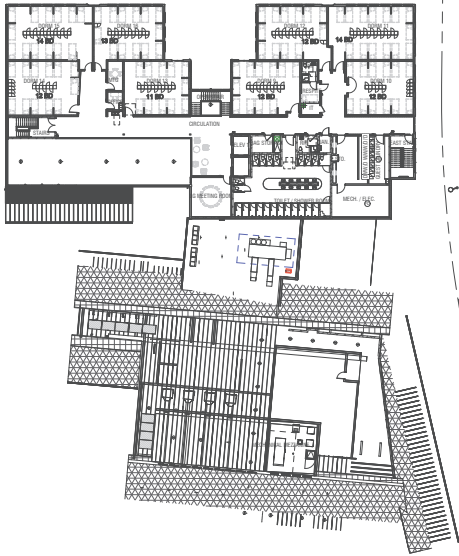
- Al demostrar el cumplimiento de los estándares, requisitos y definiciones específicos de los artículos 1 al 5 del Código de Uso del Suelo a través de los materiales de presentación para el Plan de desarrollo del proyecto/Plan de desarrollo final, este proyecto satisface y se alinea con el propósito del Código de Uso del Suelo establecido en la sección 1.2.2(A) a (O). Específicamente, el proyecto cumple con la sección 1.2.2(A) porque es consistente con el Plan de la Ciudad y el Plan del corredor de North College.
- El plan cumple con los requisitos procesales y administrativos aplicables del artículo 2 del Código de Uso del Suelo.
- El plan cumple con los estándares aplicables del artículo 3 del Código de Uso del Suelo.
- El uso es un uso permitido en el estándar del distrito de la zona de servicios comerciales en el artículo 4 del Código de Uso del Suelo, en cuanto a la altura de los edificios. El proyecto de refugio para personas sin hogar comprende un uso permitido.

8. Recomendación

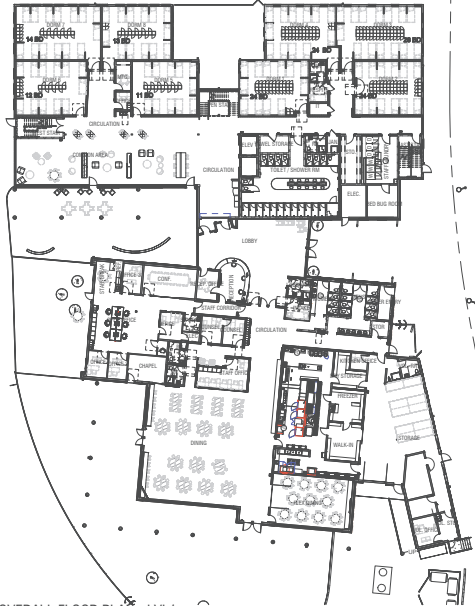
El personal recomienda que la Comisión de Planificación y Zonificación apruebe el Plan de desarrollo del proyecto/Plan de desarrollo final de Fort Collins Rescue Mission n.º FDP230022, basándose en las determinaciones de hecho y las explicaciones de respaldo que se encuentran en el informe del personal.

9. Documentos adjuntos

1. Narrativa del solicitante
2. Arquitectura
3. Plan del sitio
4. Plan de paisaje
5. Plan de iluminación
6. Plan de servicios públicos
7. Solicitud de cumplimiento con el estacionamiento alternativo
8. Estudio de estacionamiento
9. Informe de drenaje
10. Estudio del tránsito
11. Enlace al video de la reunión vecinal
12. Plan estratégico de viviendas de 2021
13. Plan estratégico de vivienda asequible 2015-2019
14. Informe del Comité Asesor para Personas sin Hogar 2.0
15. Informe del Comité Asesor para Personas sin Hogar (1)
16. Marco de diseño basado en traumas
17. Informe de diseño basado en traumas
18. Extractos del Plan del corredor de North College
19. Presentación del personal



2 PDP OVERALL FLOOR PLAN - LVL2
1" = 20'-0"



1 PDP OVERALL FLOOR PLAN - LVL1
1" = 20'-0"

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1. PDP SUBMITTAL 11/13/21

OVERALL FLOOR PLAN

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A.3.00

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ORIGINAL SIZE CHECK

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No. 1	DESCRIPTION
1	PDP SUBMITTAL
2	11/23

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No. 1	DESCRIPTION
1	PDP SUBMITTAL
2	11/23/20

EXTERIOR ELEVATIONS

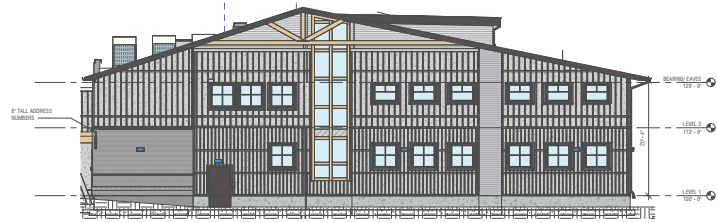
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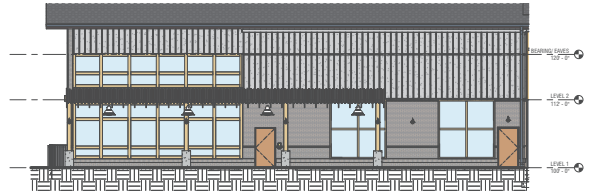
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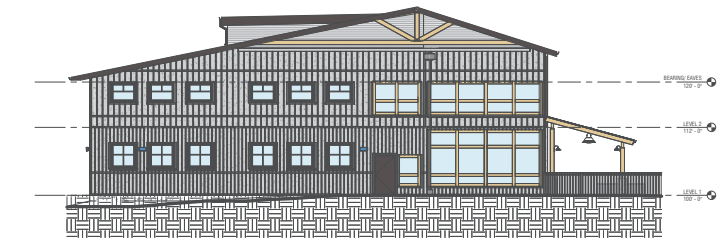
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3 PDP N BLDG EAST ELEV
1/8" = 1'-0"



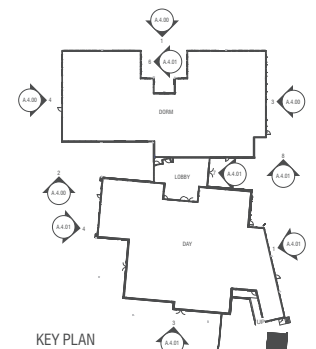
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4 PDP N BLDG WEST ELEV
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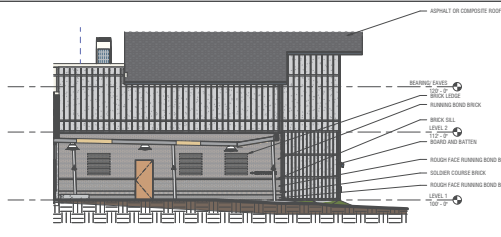
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[Symbol]	Dark Lap Siding
[Symbol]	White Lap Siding
[Symbol]	Fabric or Screen Profile Siding
[Symbol]	TRU ROOFING MEMBRANE
[Symbol]	Asphalt / Composite Shingles
[Symbol]	Steel Douglas Fir Gables
[Symbol]	Galvalume 1/2" Gable
[Symbol]	Weather Stripping

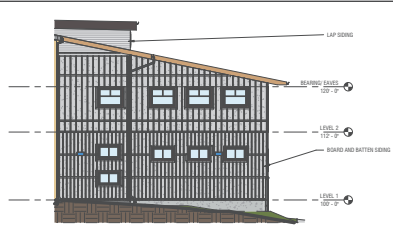


KEY PLAN

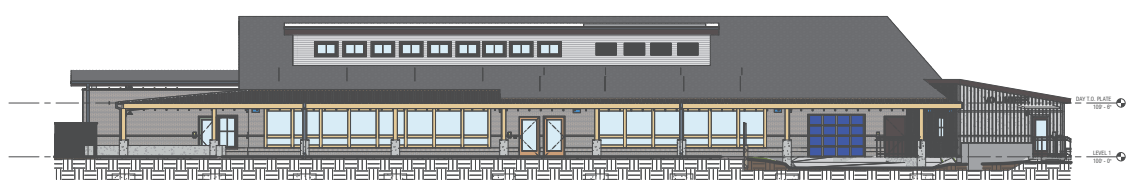
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8 PDP N BLDG SOUTH ELEV E 1/8" = 1'-0"



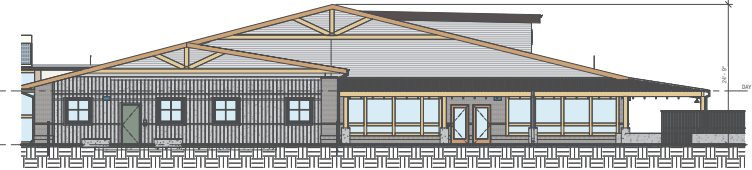
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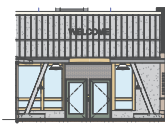
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1 PDP S BLDG EAST ELEV 1/8" = 1'-0"



4 PDP S BLDG WEST ELEV 1/8" = 1'-0"



7 PDP LOBBY EAST ELEV 1/8" = 1'-0"

Material	Material
Blank Brick	
White Cementitious Tile Board and Batten Siding	
White Lap Siding	
Wood or Stain Painted Siding	
Red Brick	
Asphalt/Composite Shingles	
Cementitious Lap Siding	
Cementitious Board and Batten Siding	
Sealed Douglas Fir Siding	
Concrete Tile Siding	
Decorative Shingles	

FORT COLLINS RESCUE MISSION

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PROJECT LOCATION: CO

PREPARED BY:

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SNOWWORKS ARCHITECTURE

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DATE: 11/3/23

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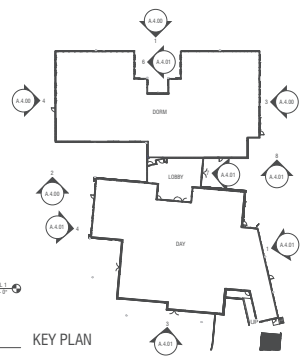
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EXTERIOR ELEVATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO.: 2027
DRAWN BY: S.S.
REVIEWED BY: B.
DRAWING NUMBER: A.4.01



KEY PLAN



1 PDP NE VIEW



2 PDP SE VIEW

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FORT COLLINS, CO

PREPARED BY:



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1	PDP SUBMITTAL	11/23

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No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	11/23/24

3D PERSPECTIVES

SEAL:



PROJECT No. 2207
DRAWN BY: S.S.
REVIEWED BY: R.
DRAWING NUMBER

A.4.20



1 PDP NW VIEW



3 ENTRY



2 PDP SW VIEW

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ARCHITECTURE

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ISSUED	DATE
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	DATE
	11/23

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No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	11/23/24

3D PERSPECTIVES

SEAL:



PROJECT NO.	2027
DRAWN BY	S.S.
REVIEWED BY	R.
DRAWING NUMBER	

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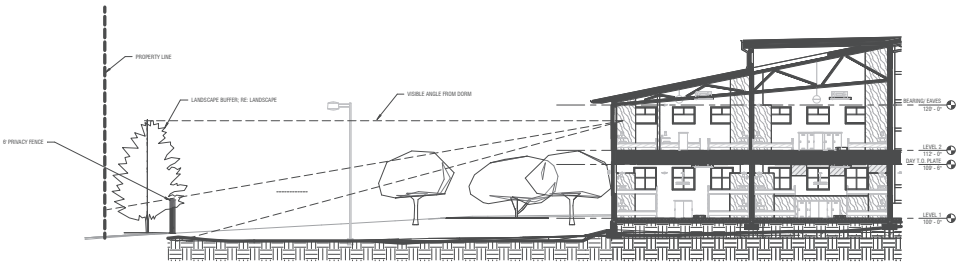
BUILDING SECTIONS

SEAL:

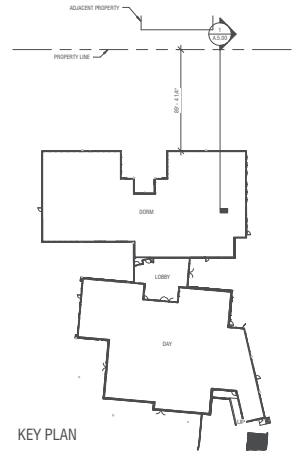


PROJECT No.	2027
DESIGNED BY	ASAP
REVIEWED BY	ASAP
DRAWING NUMBER	A.5.00

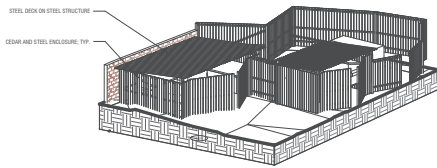
A.5.00



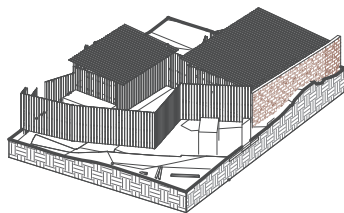
1 PDP N DORM BLDG SECTION
1/8" = 1'-0"



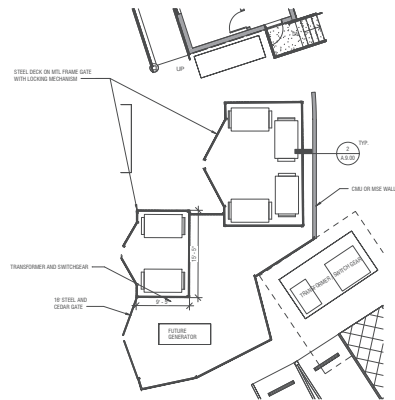
Ripley Design, 12/23/24, Denver, Project: Mission for Fort Collins Rescue Mission, 2024
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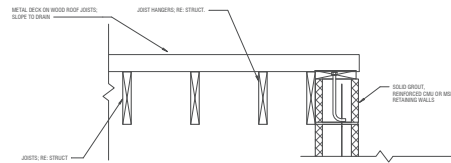
5 ISO TRASH ENCLOSURE NW



6 ISO TRASH ENCLOSURE SE



1 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



2 Trash Enclosure Wall Section
1/2" = 1'-0"

FORT COLLINS
RESCUE MISSION

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:



OWNER

FORT COLLINS RESCUE MISSION
310 Jefferson St.
Fort Collins, CO 80524
P: 970.224.4302

PLANNER/LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
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ARCHITECT

SNOWWORKS ARCHITECTURE
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ENGINEER

NORTHERN ENGINEERING
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SNOWWORKS
ARCHITECTURE

ORIGINAL SIZE CHECK

ISSUED	DATE
No. Description	
1 PDP SUBMITTAL	11/2/23

REVISIONS	DATE
No. Description	
1 PDP SUBMITTAL	2/14/2024

DETAILS

SEAL:



PROJECT NO.	2023
DRAWN BY	S.S.
REVIEWED BY	R
DRAWING NUMBER	

A.9.00

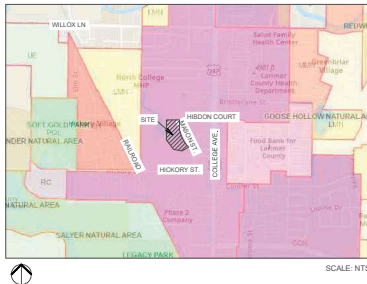
FORT COLLINS RESCUE MISSION

FINAL DEVELOPMENT PLAN

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICE STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS IN CASES WHERE BUILDING HEIGHTS DO NOT ACCOMPLISH SUFFICIENT SCREENING. THEN FREE STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MECHANICAL EQUIPMENT SUCH AS CONDENSATE METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. PROPOSED ALTERNATIVE COMPLIANCE TO 3.2.20(2)
7. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UPLIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
8. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
9. FIRE HYDRANTS MUST MEET OR EXCEED FUTURE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
10. ALL SHOE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
11. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST BE SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST BE SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1/4 CROSS SLOPE.
12. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAY, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- AND, IF APPLICABLE:
 13. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CCOPRS) OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF LANDSCAPE LANDSCAPING, SOLAR PHOTOVOLTAIC COLLECTORS IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE, CLOTHES LINES IF LOCATED IN BACK YARDS, COLOR CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
 14. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 15. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPROXIMATE ACCESS ROADS TO GENTLY SLOPE ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND PROPERLY MAINTAINED CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
 16. PHASING SEVERE FROM AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND FUTURE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MINIMUM SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF EIGHT-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

VICINITY MAP



LEGAL DESCRIPTION

LOT 2, WILSON STREET INFRASTRUCTURE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LAND USE CHART

EXISTING ZONING	SERVICE COMMERCIAL DISTRICT (S-C)
GENUINITY	NET
GROSS AREA	NET AREA
331,631 SF (3.02 AC)	331,631 SF (3.02 AC)

AREA COVERAGE	AREA (SF)	%
NET		
BUILDING COVERAGE	30,352	22.98
DRIVES AND PARKING	11,350	13.75
OPEN SPACE AND LANDSCAPE	82,318	47.26
PHOTOSCAPE (BRICKS & PLACED)	30,297	35.30
ACTIVE RECREATIONAL USE	284	0.75
TOTAL NET COVERAGE	152,211.00 SF (3.03 AC)	100.00

FLOOR AREA RATIO	MAXIMUM HEIGHT	STORIES
LOT 1, BLOCK 1		
BUILDING AREA (SF)	41,644	
LOT AREA (SF)	1,207.89	
FLOOR AREA RATIO (LOT 1, BLOCK 1)	3.4	

PROPOSED BUILDING	MAXIMUM HEIGHT	STORIES
	3-STORY: 33' - 4" (1-STORY) 24' - 9 1/2"	3 & 2

BICYCLE PARKING	PROVIDED	REQUIRED *
BICYCLE SPACES **	40	N/A

PROJECT PARKING	PROVIDED	REQUIRED
LONG-TERM PARKING STALLS	52	N/A
HANDICAP	2	1
TOTAL	54	1

* PARKING STUDY AND ALTERNATIVE COMPLIANCE FOR PARKING IS INCLUDED IN THIS PROPOSAL.
 ** 3% BICYCLE PARKING SPACES (3%) ARE COVERED

Sheet List Table

Sheet Number	Sheet Title
C	COVER
L1	OVERALL SITE PLAN
L2	SITE PLAN ENLARGEMENT 1
L3	SITE PLAN ENLARGEMENT 2
L4	SITE DETAILS
L5	LANDSCAPE NOTES & DETAILS
L6	LANDSCAPE NOTES & DETAILS
L7	OVERALL LANDSCAPE PLAN
L8	LANDSCAPE ENLARGEMENT 1
L9	LANDSCAPE ENLARGEMENT 2
L10	HYDROZONE MAP
A.3.00	OVERALL FLOOR PLAN
A.4.00	EXTERIOR ELEVATIONS
A.4.01	EXTERIOR ELEVATIONS
A.4.20	3D PERSPECTIVES
A.4.21	3D PERSPECTIVES
A.5.00	BUILDING SECTIONS
A.9.00	DETAILS
P	SITE PHOTOMETRIC
P1	SITE LIGHTING DETAILS
P2	SITE LIGHTING DETAILS

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED): _____ Date: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY _____ BY _____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS DAY _____

Director Signature: _____

FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:



OWNER
 FORT COLLINS RESCUE MISSION, INC.
 1100 Smith Road
 419 Canyon Ave, Suite 200
 Fort Collins, CO 80521

PLANNER/LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
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 ENGINEERING ARCHITECTURE
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 Fort Collins, CO 80521
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ENGINEER
 NORTHERN ENGINEERING
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 p: 970.221.4154

REVISION	DATE
01 - PREP ROUND 1	11-01-2023
02 - PREP ROUND 2	12-04-2023
03 - PREP ROUND 3	03-27-2024
04 - PREP ROUND 4	04-10-2024

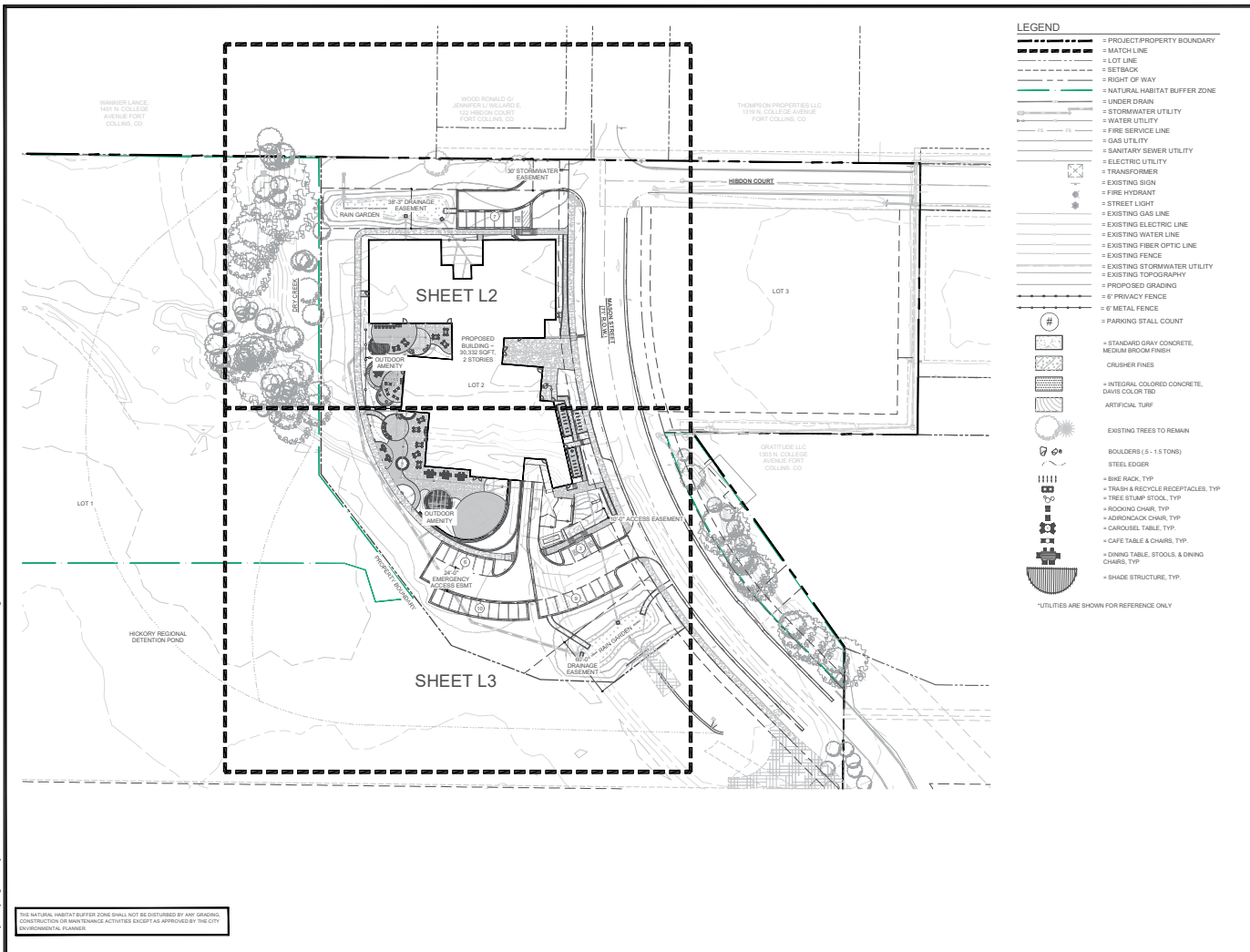
COVER

SEAL:



PROJECT NO.: 23-038
 DRAWN BY: JPS
 REVIEWED BY: JPS
 DRAWING NUMBER:

C



- LEGEND**
- PROJECT PROPERTY BOUNDARY
 - MATCH LINE
 - LOT LINE
 - SETBACK
 - RIGHT OF WAY
 - NATURAL HABITAT BUFFER ZONE
 - UNDER DRAIN
 - STORMWATER UTILITY
 - WATER UTILITY
 - FIRE SERVICE LINE
 - GAS UTILITY
 - SANITARY SEWER UTILITY
 - ELECTRIC UTILITY
 - TRANSFORMER
 - EXISTING SIGN
 - FIRE HYDRANT
 - STREET LIGHT
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING WATER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING FENCE
 - EXISTING STORMWATER UTILITY
 - EXISTING TOPOGRAPHY
 - PROPOSED GRADING
 - 6" PRIVACY FENCE
 - 6" METAL FENCE
 - PARKING STALL COUNT
 - STANDARD GRAY CONCRETE, MEDIUM BRUSH FINISH
 - CRUSHER FINES
 - INTEGRAL COLORED CONCRETE, DAVIS COLOR TEO
 - ARTIFICIAL TURF
 - EXISTING TREES TO REMAIN
 - BOLLARDS (1.5 TONS)
 - STEEL EDGER
 - BIKE RACK, TYP.
 - TRASH & RECYCLE RECEPTACLES, TYP.
 - TREE STUMP STOOL, TYP.
 - ROCKING CHAIR, TYP.
 - ADIRONACK CHAIR, TYP.
 - CAROUSEL TABLE, TYP.
 - CAFE TABLE & CHAIRS, TYP.
 - DINING TABLE, STOOLS & DINING CHAIRS, TYP.
 - SHADE STRUCTURE, TYP.
- *UTILITIES ARE SHOWN FOR REFERENCE ONLY

FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

OWNER:
JENNIFER WILLARD CO
1100 Smith Road
Denver, CO 80202
p. 303.297.1815

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Chief Designer
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ENGINEER:
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4000 W. 10th St., Suite 100
Fort Collins, CO 80521
p. 970.221.4154

REVISIONS:

No.	DESCRIPTION	DATE
01	PREP ROUND 1	11-01-2023
02	PREP ROUND 2	02-14-2024
03	PREP ROUND 3	03-20-2024

OVERALL SITE PLAN

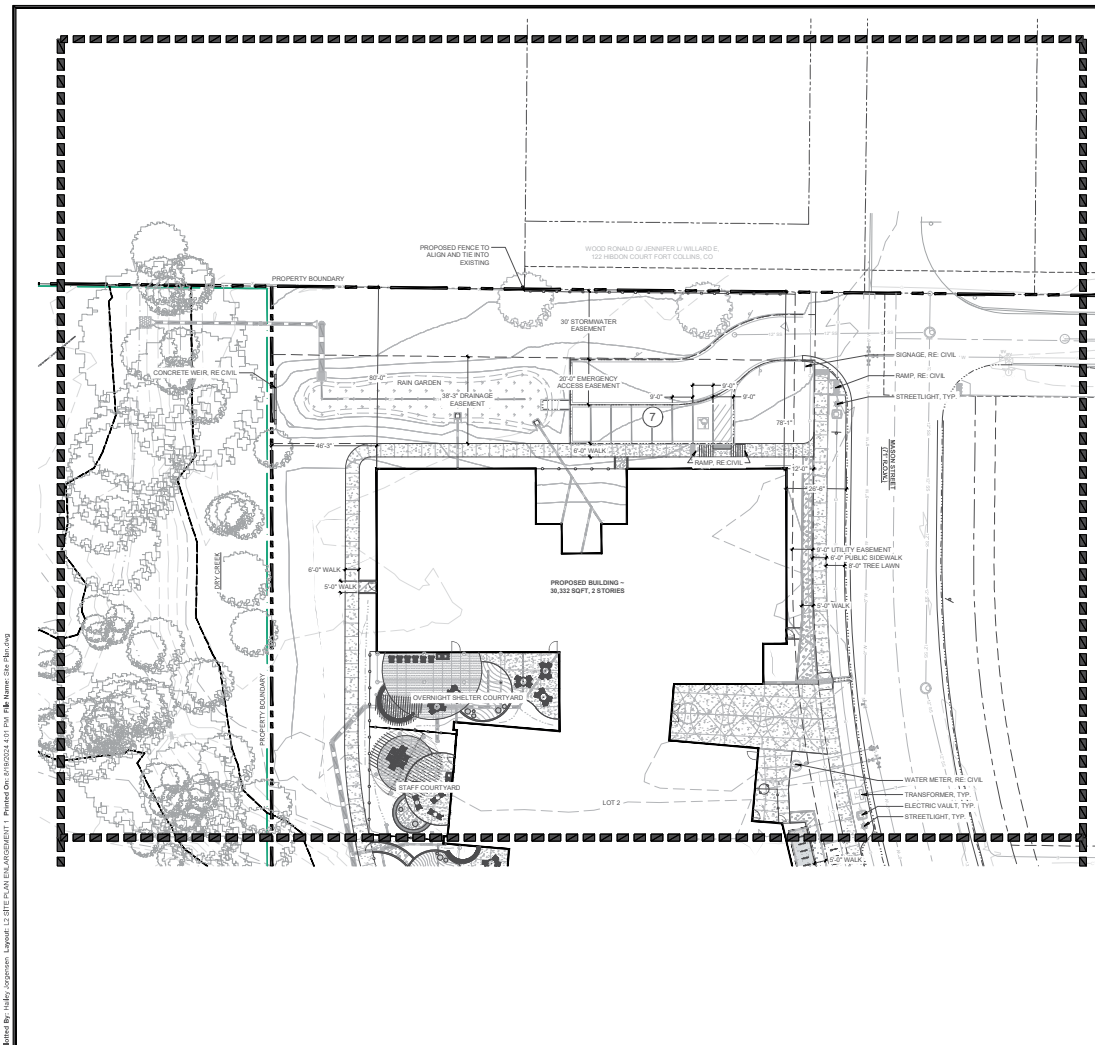
SEAL:

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO.: 232-005
DRAWN BY: JKR
REVIEWED BY: JKR
DRAWING NUMBER:
L1

Printed By: Jeffrey Jorgensen, Layout: LT OVERALL SITE PLAN, Printed On: 07/20/24 4:00 PM, File Name: Site Plan.dwg

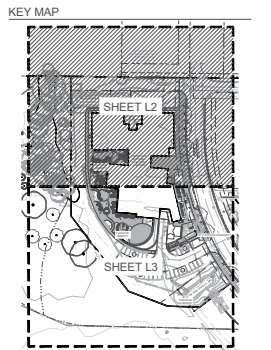
THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.



LEGEND

- PROJECT PROPERTY BOUNDARY
- MATCH LINE
- LOT LINE
- SETBACK
- RIGHT OF WAY
- NATURAL HABITAT BUFFER ZONE
- UNDER DRAIN
- STORMWATER UTILITY
- WATER UTILITY
- GAS UTILITY
- FIRE SERVICE LINE
- STREET LIGHT
- SANITARY SEWER UTILITY
- ELECTRIC UTILITY
- TRANSFORMER
- EXISTING SIGN
- FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FENCE
- EXISTING STORMWATER UTILITY
- PROPOSED GRADING
- 6' PRIVACY FENCE
- 6' METAL FENCE
- PARKING STALL COUNT
- STANDARD GRAY CONCRETE, MEDIUM BROOM FINISH
- CRUSHER FINES
- INTEGRAL COLORED CONCRETE, DAWN COLOR TIE
- ARTIFICIAL TURF
- EXISTING TREES TO REMAIN
- BOLLARDS (S - 1.5 TONS)
- STEEL EDGER
- BIKE RACK, TYP.
- TRASH & RECYCLE RECEPTACLES, TYP.
- TREE STUMP STOOL, TYP.
- ROCKING CHAIR, TYP.
- ADIRONDACK CHAIR, TYP.
- CAROUSEL TABLE, TYP.
- CAFE TABLE & CHAIRS, TYP.
- DINING TABLE, STOOLS & DINING CHAIRS, TYP.
- SHADE STRUCTURE, TYP.

*UTILITIES ARE SHOWN FOR REFERENCE ONLY



FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

OWNER:
 FORT COLLINS RESCUE MISSION
 1100 Smith Road
 Denver, CO 80202
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ENGINEER:
 NORTHERN ENGINEERING
 Amy Reiter, PE, Julia Igo
 Fort Collins, CO 80521
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REVISIONS:

NO.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT 1

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO.: 2022-006
 DRAWN BY: JKB
 REVIEWED BY: JKB
 DRAWING NUMBER:

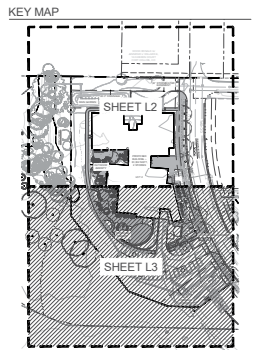
L2



LEGEND

- PROJECT PROPERTY BOUNDARY
- MATCH LINE
- LOT LINE
- SETBACK
- RIGHT OF WAY
- NATURAL HABITAT BUFFER ZONE
- UNDER DRAIN
- STORMWATER UTILITY
- WATER UTILITY
- FIRE SERVICE LINE
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- EXISTING FENCE
- EXISTING STORMWATER UTILITY
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- 6\"/>
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- DINING TABLE, STOOLS & DINING CHAIRS, TYP.
- SHADE STRUCTURE, TYP.

*UTILITIES ARE SHOWN FOR REFERENCE ONLY



FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

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REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUE FOR PERMITS	03-01-2023
02	REVISIONS TO PERMITS	03-10-2023
03	REVISIONS TO PERMITS	03-27-2023
04	FOR HEARING	04-10-2023

SITE PLAN ENLARGEMENT 2

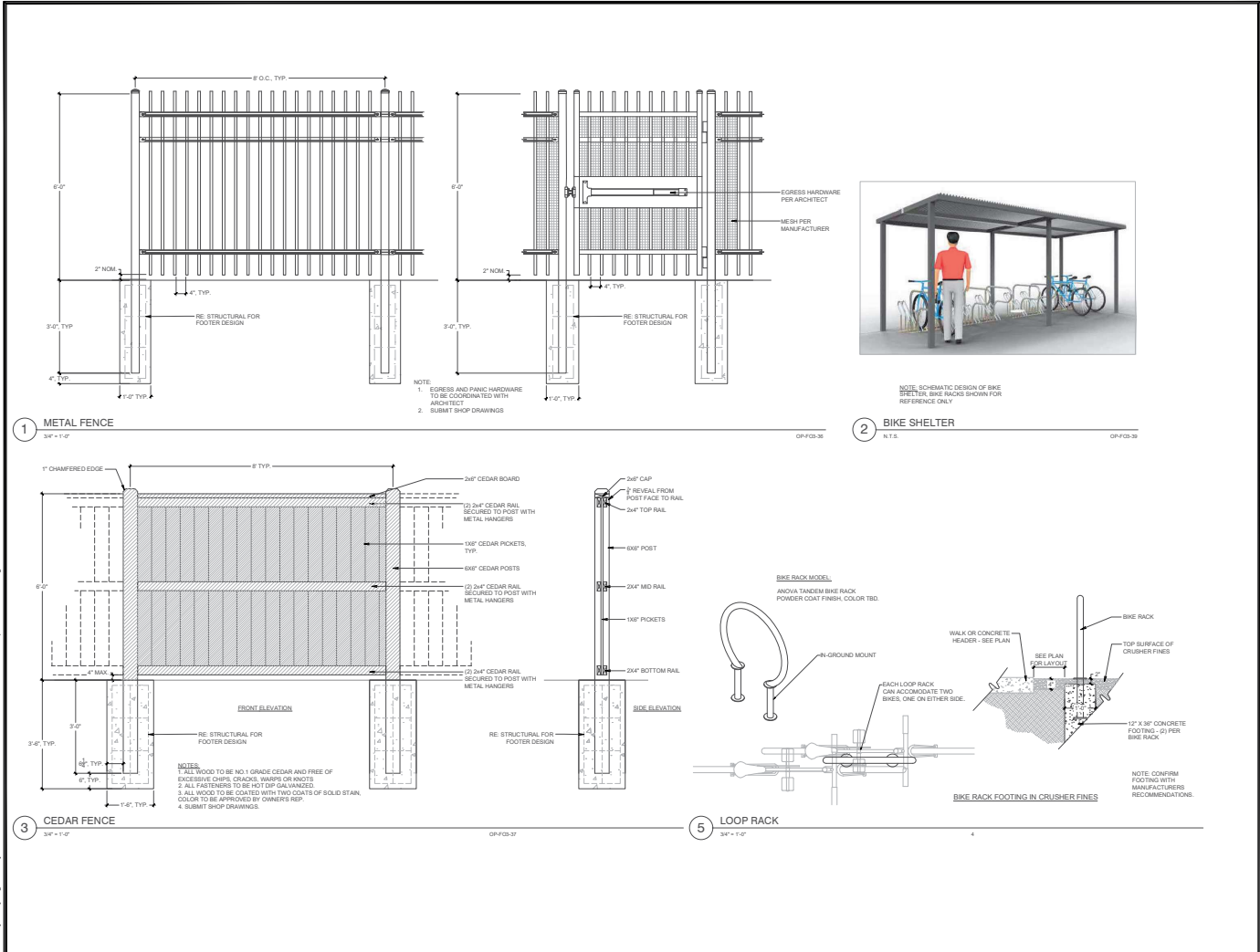
SEAL

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO. 223-026
 DRAWN BY: JWB
 REVIEWED BY: JWB
 DRAWING NUMBER

L3

Printed By: Jeffrey Jorgensen, Layout: L3 SITE PLAN ENLARGEMENT 2, Pinned On: 07/02/2024 4:42:17 PM, Pk Name: 036-0103.rvt



FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

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REVISIONS	No.	DESCRIPTION	DATE
ISSUED			
01	PROF PLOTTING 1	11-01-2023	
02	PROF PLOTTING 2	02-24-2024	
03	PROF PLOTTING 3	03-27-2024	
04	FOR REVISION	04-10-2024	

SITE DETAILS

SEAL

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO.: 2023-006
DRAWN BY: JLD
REVIEWED BY: JLD
DRAWING NUMBER

L4

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
CANDOPY TREES					
	ABB	2	ACER SACCHARUM 'BALSTA' / FALL FIESTAR SUGAR MAPLE	8.8 B	2'CAL
	AGJ	3	AESCULUS GLABRA 'IN SELECT' / EARLY GLOW™ OHIO BUCKEYE	8.8 B	2'CAL
	CBH	8	CATALPA SPECIOSA 'HEARTLAND' / HEARTLAND WESTERN CATALPA	8.8 B	2'CAL
	CD	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	8.8 B	2'CAL
	PAC	7	POPULUS X ADMIRATA / LANCELEAF COTTONWOOD	8.8 B	2'CAL
	SAM	11	SALEX AMYGDALOIDES / PEACH LEAF WILLOW	8.8 B	2'CAL
EVERGREEN TREES					
	JSC	6	JUNPERUS SCOPULORUM / ROCKY MOUNTAIN JUNPER	8.8 B	6' HT
ORNAMENTAL TREES					
	MRR	4	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	8.8 B	2'CAL
	PAM	5	PRUNUS AMERICANA / AMERICAN PLUM	8.8 B	2'CAL
	PVI	8	PRUNUS VIRGINIANA 'YELLOW BIRD' / YELLOW BIRD CHOKECHERRY	8.8 B	2'CAL
	SRE	2	SYRINGA RETICULATA / JAPANESE TREE LLAC	8.8 B	2'CAL
SHRUBS					
	AP	23	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL	
	CB	12	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL	
	CN	17	CHRYSOETHANUS NAUSEOSUS 'NAUSEOSUS' / DWARF BLUE RABBITBRUSH	5 GAL	
	CSE	19	CORNUS SERICEA 'SANTO' / SANTI REDOSIER DOGWOOD	5 GAL	
	HB	35	HYDRANGEA PANICULATA 'LYOBO' / BOBOB PANICLE HYDRANGEA	5 GAL	
	PBE	13	PRUNUS BESSEYI 'P0115' TM / PAMNEE BUTTES SAND CHERRY	5 GAL	
	RAR	11	RHUS AROMATICA / FRAGRANT SUMAC	5 GAL	
	RAU	8	RIBES AUREUM / GOLDEN CURRANT	5 GAL	
	RN	10	ROSA X 'NEARLY WILD' / NEARLY WILD FLORIBUNDA ROSE	5 GAL	
	RF	10	ROSA X 'NOARE' / FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL	
	RK	21	ROSA X 'RADSLUNNY' / SUNNY KNOCK OUTB YELLOW ROSE	5 GAL	
	RRV	5	ROSA X 'RUBY VOODOO' / RUBY VOODOO ROSE	5 GAL	
	SM	17	SYRINGA MEYERI 'PALBIN' / DWARF KOREAN LLAC	5 GAL	
ORNAMENTAL GRASSES					
	AGW	29	ANDROPOGON GERARDI 'PWN015' / WINDWALKER BIG BLUESTEM	5 GAL	
	BB	55	BOUTELOJA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	5 GAL	
	CA	23	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	5 GAL	
	MV	26	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EUALALIA GRASS	5 GAL	
	MU	49	MUHLENBERGIA REVERCHONI 'PUND015' / UNDAUNTEDB RUBY MUHLY	5 GAL	
	PB	69	PENNISETUM ALPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	5 GAL	
	SS	136	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	5 GAL	
	SN	20	SORGHASTRUM NUTANS / INDIAN GRASS	5 GAL	
PERENNIALS					
	AM	38	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	5 GAL	
	AS	8	AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSOP	5 GAL	
	CN	26	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	1 GAL	
	EP	10	ECHINACEA PURPUREA / CONEFLOWER	5 GAL	
	SV	16	SAVIA VERTICILLATA 'PURPLE RAIN' / PURPLE RAIN LLAC SAGE	5 GAL	

Printed By: Jeffrey Johnson, Layout: LANDSCAPE NOTES & DETAILS - Printed On: 10/10/2024 4:51 PM, File Name: Landscape Notes & Details.dwg

FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

OWNER
FORT COLLINS RESCUE MISSION
315 Jefferson St
Fort Collins, CO 80524
p. 970.224.4302

PLANNER/LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
1000 Riverside
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.3828

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ENKWORKS ARCHITECTURE
Chief Architect
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Denver, CO 80219
p. 303.433.4094

ENGINEER
NORTHERN ENGINEERING
4000 Warden St, Suite 100
Fort Collins, CO 80521
p. 970.221.4154

GENERAL SITE SHEET

REVISED	DATE
01	03/11/2023
02	07/24/2023
03	07/27/2023
04	08/10/2023

REVISIONS

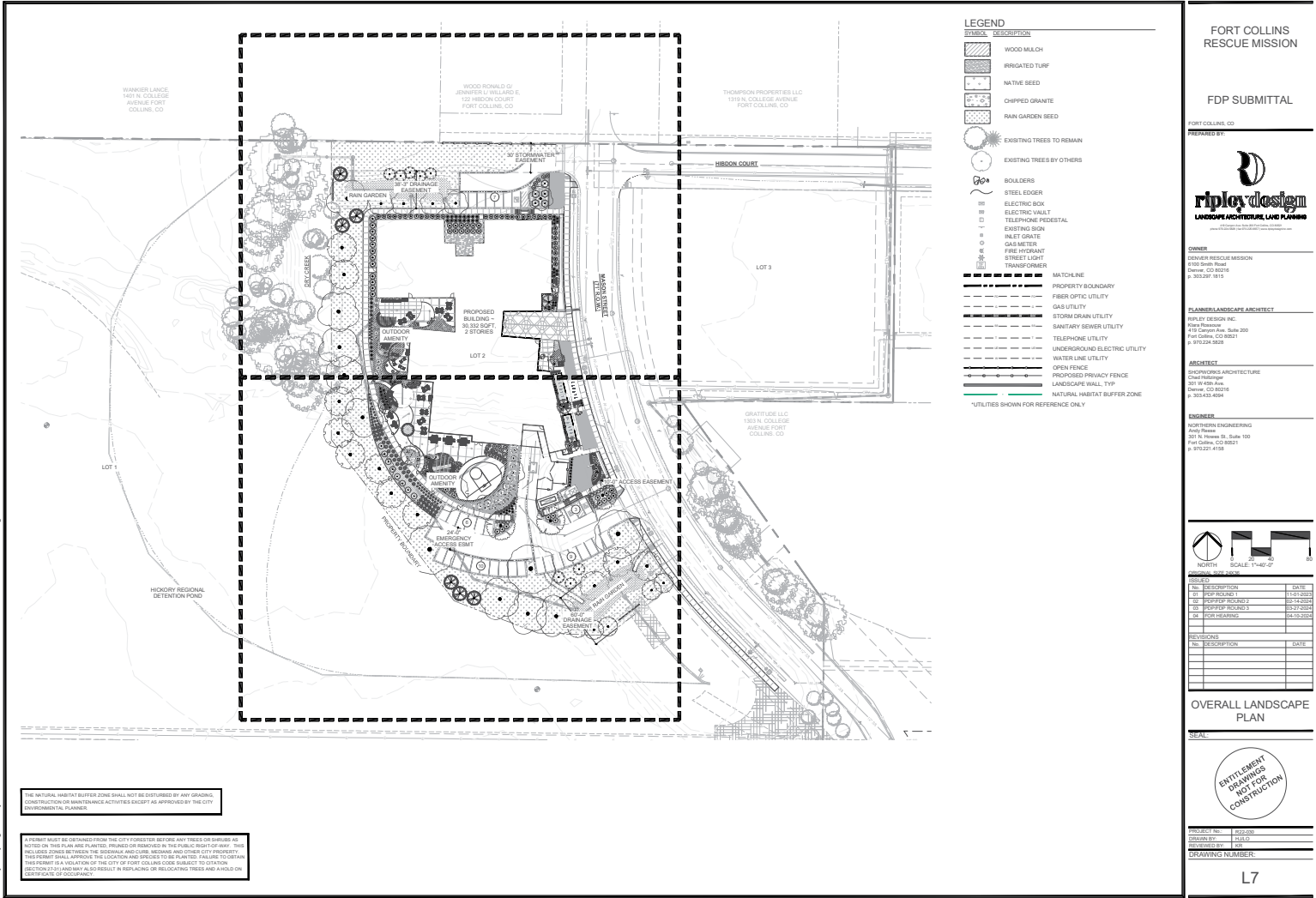
No.	DESCRIPTION	DATE

LANDSCAPE NOTES & DETAILS

SCALE

PROJECT NO.: 2023-006
DRAWN BY: JES
REVIEWED BY: JES
DRAWING NUMBER

L6



LEGEND

SYMBOL	DESCRIPTION
[Pattern]	WOOD MULCH
[Pattern]	IRRIGATED TURF
[Pattern]	NATIVE SEED
[Pattern]	CHIPPED GRANITE
[Pattern]	RAIN GARDEN SEED
[Symbol]	EXISTING TREES TO REMAIN
[Symbol]	EXISTING TREES BY OTHERS
[Symbol]	BOULDERS
[Symbol]	STEEL EDGER
[Symbol]	ELECTRIC BOX
[Symbol]	TELEPHONE VAULT
[Symbol]	EXISTING SIGN
[Symbol]	INLET GRATE
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	TRANSFORMER
[Symbol]	MATCHLINE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	FIBER OPTIC UTILITY
[Symbol]	GAS UTILITY
[Symbol]	STORM DRAIN UTILITY
[Symbol]	SANITARY SEWER UTILITY
[Symbol]	TELEPHONE UTILITY
[Symbol]	UNDERGROUND ELECTRIC UTILITY
[Symbol]	WATER LINE UTILITY
[Symbol]	OPEN FENCE
[Symbol]	PROPOSED PRIVACY FENCE
[Symbol]	LANDSCAPE WALL TYP
[Symbol]	NATURAL HABITAT BUFFER ZONE

*UTILITIES SHOWN FOR REFERENCE ONLY

FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

DESIGNED BY:

ripley design
LANDSCAPE ARCHITECTURE, LINE PLANNING

OWNER:
SOUTHERN METHODIST HOSPITAL
4100 Smith Road
Denver, CO 80202
p. 303.297.1815

PLANNER/LANDSCAPE ARCHITECT:
RIPLEY DESIGN INC.
Riley Reynolds
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Fort Collins, CO 80521
p. 970.224.9828

ARCHITECT:
SIMPSONWORKS ARCHITECTURE
Chris Simpson
201 W 49th Ave.
Denver, CO 80216
p. 303.433.4094

ENGINEER:
NORTHPIPER ENGINEERING
Amy Phipps, PE, Suite 100
Fort Collins, CO 80521
p. 970.221.4158

OVERALL LANDSCAPE PLAN

SCALE:

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

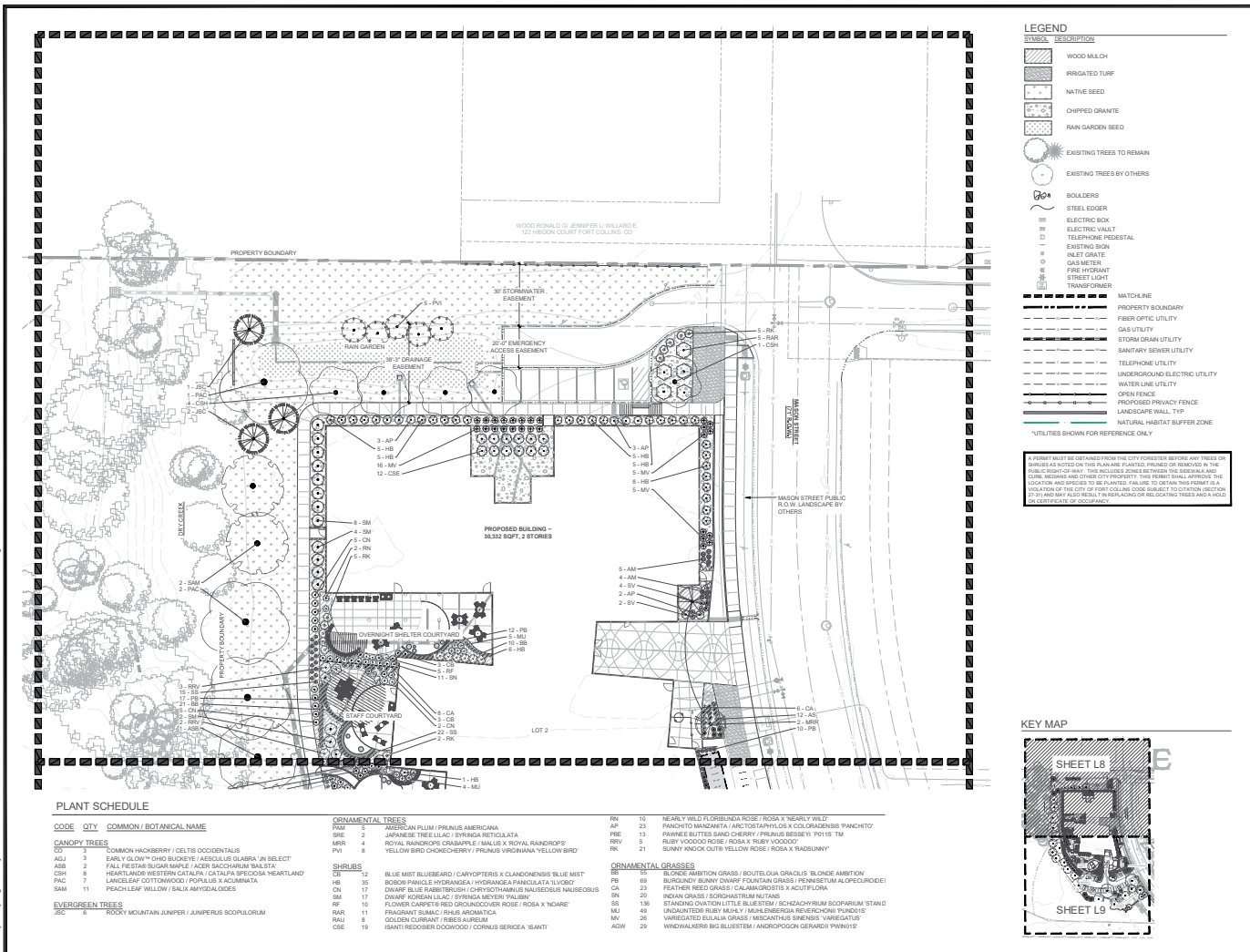
PROJECT NO.: 222-036
DRAWN BY: [Name]
CHECKED BY: [Name]
REVIEWED BY: [Name]
DRAWING NUMBER:

L7

Printed By: Jeffrey Johnson, Layout: OVERALL LANDSCAPE PLAN, Printed On: 8/15/2024 4:00 PM, File Name: LANDSCAPE PLAN.dwg

THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.

A PERMIT MUST BE OBTAINED FROM THE CITY FOR THE REMOVAL OF ANY TREES OR SHRUBS AS NOTED ON THIS PLAN AND PLANTED, PRUNED OR REMOVED BY THE PUBLIC RIGHT OF WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIAN AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND HEIGHTS TO BE PLANTED. CALLING TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO DRIVING SECTION 27.31 AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.



FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

OWNER: FORT COLLINS RESCUE MISSION, 1100 Smith Road, Denver, CO 80202, p. 303.297.1815

PLANNER/LANDSCAPE ARCHITECT: RIPLEY DESIGN INC., 415 Canyon Ave., Suite 200, Fort Collins, CO 80521, p. 970.224.9028

ARCHITECT: EXPANZIONS ARCHITECTURE, 201 W 49th Ave., Denver, CO 80210, p. 303.433.0044

ENGINEER: NORTHERN ENGINEERING, 4000 W. 10th Ave., Suite 100, Fort Collins, CO 80521, p. 970.221.4158

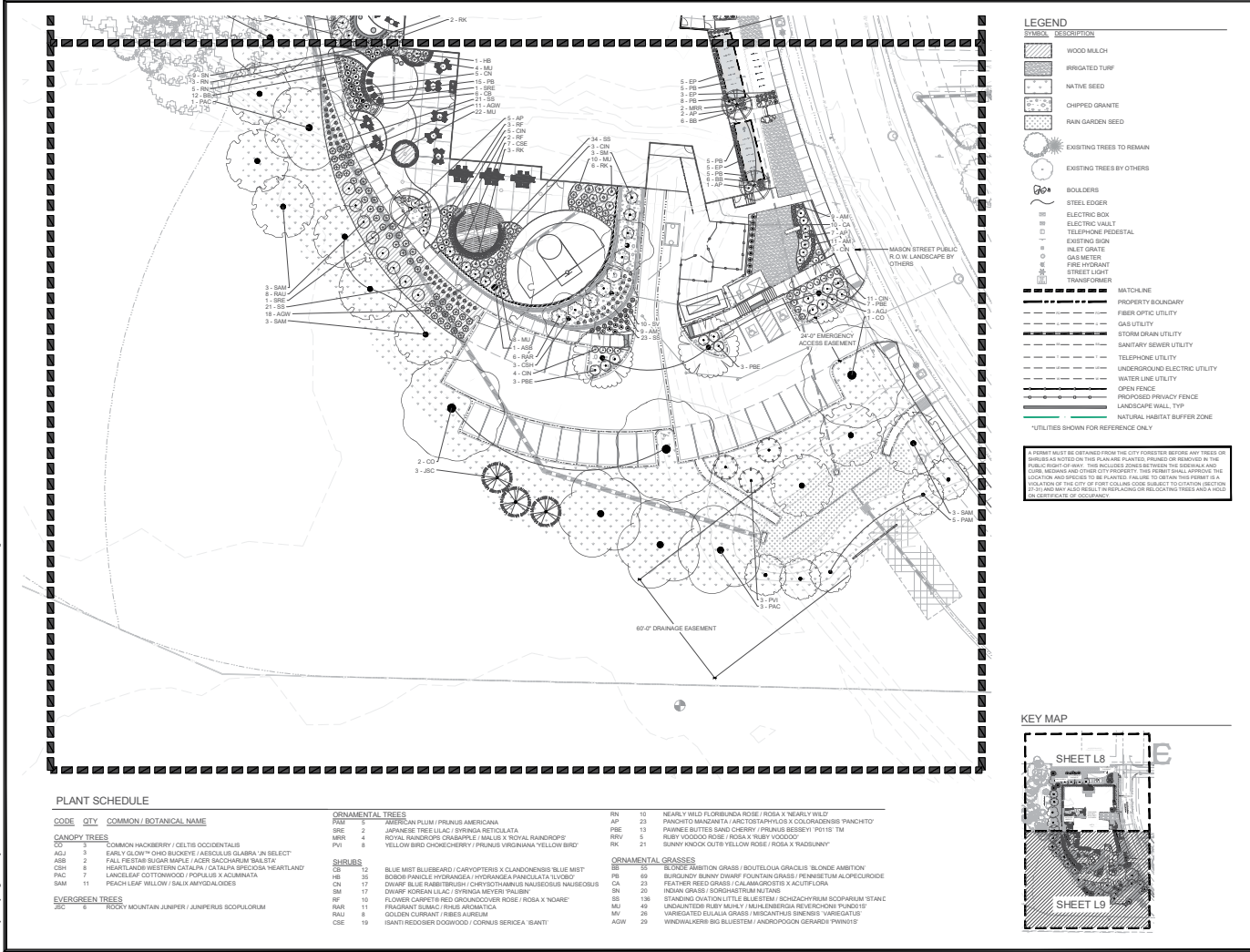
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LANDSCAPE ENLARGEMENT 1

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT NO.: 2023-005
 DRAWING NO.: 01010
 REVISIONS BY: JCB

DRAWING NUMBER: L8



FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

OWNER: FORT COLLINS RESCUE MISSION
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Denver, CO 80202
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PLANNER/LANDSCAPE ARCHITECT: RIPLEY DESIGN INC.
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p. 970.224.8028

ARCHITECT: EXPANZIVOS ARCHITECTURE
1201 W. 49th Ave.
Denver, CO 80216
p. 303.423.4044

ENGINEER: NORTHWEST ENGINEERING
1000 W. 10th St., Suite 100
Fort Collins, CO 80521
p. 970.221.4154

LANDSCAPE ENLARGEMENT 2

SCALE: 1"=20'-0"

ENTITLEMENT DRAWING NOT FOR CONSTRUCTION

PROJECT NO.: 2022-006
DRAWN BY: JES
REVISIONS BY: JES
DRAWING NUMBER: L9

Prepared By: Jeffrey Jorgensen, Landscape Architect
 LANDSCAPE ENVIRONMENT 2 - Printed On: 01/10/2024 10:51 AM - File Name: LANDSCAPE ENVIRONMENT 2



LEGEND

SYMBOL	DESCRIPTION
[Pattern]	WOOD MULCH
[Pattern]	IRRIGATED TURF
[Pattern]	NATIVE SEED
[Pattern]	CHIPPED GRANITE
[Pattern]	RAIN GARDEN SEED
[Symbol]	EXISTING TREES TO REMAIN
[Symbol]	EXISTING TREES BY OTHERS
[Symbol]	BOULDERS
[Symbol]	STEEL EDGER
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC VAULT
[Symbol]	TELEPHONE PIEDestal
[Symbol]	EXISTING SIGN
[Symbol]	INLET GRATE
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	TRANSFORMER
[Symbol]	MATCHLINE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	FIBER OPTIC UTILITY
[Symbol]	GAS UTILITY
[Symbol]	STORM DRAIN UTILITY
[Symbol]	SANITARY SEWER UTILITY
[Symbol]	TELEPHONE UTILITY
[Symbol]	UNDERGROUND ELECTRIC UTILITY
[Symbol]	WATER LINE UTILITY
[Symbol]	OPEN FENCE
[Symbol]	PROPOSED PRIVACY FENCE
[Symbol]	LANDSCAPE WALL TYP
[Symbol]	NATURAL HABITAT BUFFER ZONE

UTILITIES SHOWN FOR REFERENCE ONLY

SYMBOL	LANDSCAPE DEVELOPMENT DESCRIPTION	QTY
[Green]	HYDROZONE - HIGH (TURF)	4,235 SF
[Red]	HYDROZONE - LOW (NATIVE SEED)	37,420 SF
[Orange]	HYDROZONE - MEDIUM (SHRUB BEDS)	12,809 SF

THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED BY THE PUBLIC RIGHT OF WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIAN AND OTHER CITY PROPERTY. THE PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. CALLING TO OBTAIN THE PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO SECTION 27.31 AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

FORT COLLINS RESCUE MISSION

FDP SUBMITTAL

FORT COLLINS, CO

DESIGNED BY:

OWNER
 1200 W. BEACON ST. SEBASTIAN
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 P. 970.224.3828

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 SHAWPOWERS ARCHITECTURE
 Chad Shawpower
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ENGINEER
 NORTHERN ENGINEERING
 4000 Beeson St., Suite 100
 Fort Collins, CO 80521
 P. 970.221.4154

DATE: 03/11/2023
 TIME: 10:51:23AM
 USER: JPH
 PROJECT: FORT COLLINS RESCUE MISSION
 DRAWING: L10

REVISIONS

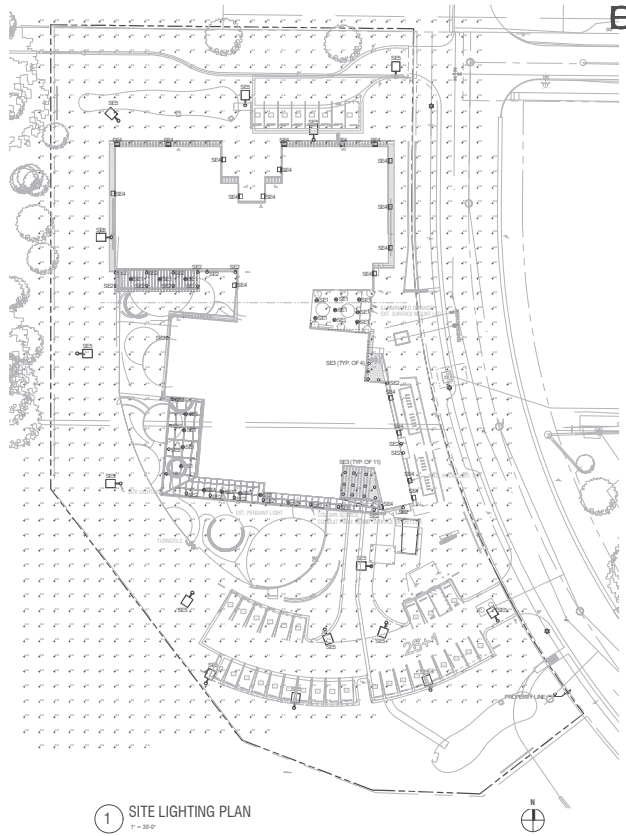
No.	DESCRIPTION	DATE

HYDROZONE MAP

SCALE: 1" = 40'-0"

ENTIREMENT DRAWING NOT FOR CONSTRUCTION

L10



1 SITE LIGHTING PLAN
T-30P

- GENERAL NOTES**
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER LIMITED ILLUMIN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 2. ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES TO COMPLY WITH IES 10.7.4.2A.1.
 3. EXTERIOR LIGHT FIXTURES SHALL BE DIMMED AS REQUIRED TO COMPLY WITH BUILDING DEPARTMENT'S FOOT CANDLE MAX AND 2 FOOT CANDLE AT THE ZONE LOT LINE REQUIREMENTS.

Statistics					
Description	Symbol	Avg	Min	Max	Avg/Min
Zone #1	+	17.1	10.8	21.8	1.6

FORT COLLINS RESCUE MISSION

PDP SUBMITTAL

FORT COLLINS, CO
PREPARED BY:



OWNER
FORT COLLINS RESCUE MISSION
110 Jefferson St
Fort Collins, CO 80524
p: 970.224.4302

PLANNER/LANDSCAPE ARCHITECT
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NORTHERN ENGINEERING
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SHOPWORKS ARCHITECTURE
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Fort Collins, CO 80521
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CONSULTING INC
ARCHITECTS & PLANNERS
1000 S. W. 10th Ave.
Fort Collins, CO 80521
p: 970.224.4302

ORIGINAL ISSUE TRACK

ISSUED	No.	DESCRIPTION	DATE
	1	ISSUED FOR PDP	2/14/2024

REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

SITE PHOTOMETRIC

SEAL:



PROJECT No.: 2207
DRAWN BY: HBC
REVIEWED BY: HBC
DRAWING NUMBER:
P

FORT COLLINS RESCUE MISSION

PDP SUBMITTAL

PREPARED BY:

FORT COLLINS, CO

DESIGNED BY:

RYLEY DESIGN INC.

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave, Suite 200

Fort Collins, CO 80521

P: 970.224.3828

OWNER:

FORT COLLINS RESCUE MISSION

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Fort Collins, CO 80524

P: 970.224.4322

PLANNER/LANDSCAPE ARCHITECT:

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419 Canyon Ave, Suite 200

Fort Collins, CO 80521

P: 970.224.3828

ARCHITECT:

SHOPOWORKS ARCHITECTURE

101 W. 4th Ave.

Fort Collins, CO 80502

P: 970.224.4104

ENGINEER:

NORTHERN ENGINEERING

2000 W. 13th Ave., Suite 100

Fort Collins, CO 80521

P: 970.221.4148

SHOPWORKS

A P C N I E C S L P S

CONSULTING INC

101 W. 4th Ave., Suite 100

Fort Collins, CO 80502

P: 970.224.4104

ORIGINAL SIZE: A3008

ISSUED:

No. DESCRIPTION DATE

10/10/2021 2143284

REVISIONS

No. DESCRIPTION DATE

1 10/10/2021 2143284

SITE LIGHTING DETAILS

SEAL:



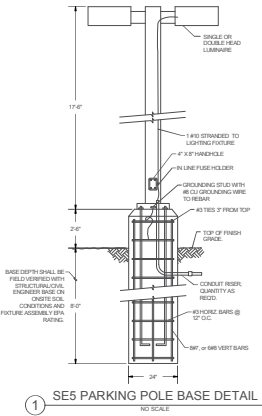
PROJECT No. 2287

DRAWN BY: [blank]

REVIEWED BY: [blank]

DRAWING NUMBER:

P1



FIXTURE SCHEDULE												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Kelvin	Number Lamps	Wattage	BUG Rating	Lumens	Total Lumens For Site
⊙	SE1		BOOK LIGHTING	S18-LV-EV1-3000-41S-CT-NRY-1	FLUSH MOUNT	10'-0" AFG	LED 3000K	1	12	B1-LB-G1	3000	97,000
○	SE2		BOOK LIGHTING	S18-LV-EV1-3000-41S-GRX-1084-13N	GOOSENECK	10'-0" AFG	LED 3000K	1	12	B1-LB-G1	3000	81,000
○	SE3		FC OUTDOOR LIGHTING	FCWB05-120V-3000K-3600-BR2	DOWNLIGHT	10'-0" AFG	LED 3000K	1	36	NA	3000	48,000
□	SE4		COOPER LIGHTING GALLEON	GWS-SATA-730-1-T1-BZ-HSS	WALLPACK	10'-0" AFG	LED 3000K	1	20	B1-LB-G1	2380	47,600
□	SE5		COOPER LIGHTING GALLEON	GLEON-SATA-730-1-T1-MA-BZ	POLE MOUNTED AREA LIGHT OPTICS POLE	20'-0" AFG	LED 3000K	1	20	B1-LB-G1	2380	35,700
											Total Lumens for all site fixtures	269,300
											Total Hardship Square Footage	120,788
											Total Allowed Lumens For Site (Hardship Area Method)	301,970
											Site Complies With Hardship Area Method	YES



2 FIXTURE TYPE SE1
NO SCALE



3 FIXTURE TYPE SE2
NO SCALE



4 FIXTURE TYPE SE3
NO SCALE




5 FIXTURE TYPE SE4
NO SCALE



6 FIXTURE TYPE SE5
NO SCALE

S12
Custom Build

FULL NAME: _____ COMPANY: _____
EMAIL: _____ PROJECT: _____



This is a computer-generated rendering.


S12 - 12" STANDARD DOME

Reflector Spun from heavy gauge aluminum with an rolled-in bead.
Dimensions: Diameter 12" Height 8 1/2"
Max Rating: 300W Open Beams. Colored enclosures may reduce max wattage.
Mounting: Top Mounting with 3/4" NPT. For outdoor use. Teflon tape should be used around threads.
Finish: Powder Coat Finish for Outdoor use.
Certification: Built in U.S., UL989 and UL. Certified for Camp and Wet Locations.

FIXTURE EXTERIOR CB (Dark Bronze) **FIXTURE INTERIOR** CI (White)

S18
Custom Build

FULL NAME: _____ COMPANY: _____
EMAIL: _____ PROJECT: _____



This is a computer-generated rendering.

S18 - 18" STANDARD DOME

Reflector Spun from heavy gauge aluminum with an rolled-in bead.
Dimensions: Diameter 18" Height 10 1/2"
Max Rating: 300W Open Beams. Colored enclosures may reduce max wattage.
Mounting: Top Mounting with 3/4" NPT. For outdoor use. Teflon tape should be used around threads.
Finish: Powder Coat Finish for Outdoor use.
Certification: Built in U.S., UL989 and UL. Certified for Camp and Wet Locations.

FIXTURE EXTERIOR CB (Dark Bronze) **FIXTURE INTERIOR** CI (White)

FCO
OUTDOOR LIGHTING

FCW3050

Date: _____ Approval: _____
Type: _____
Finish: _____
Project: _____

FCW3050 Exterior Dome Reflector is a 18 inch round, IP68 rated, ADA compliant, easy to install fixture that has an impact resistant lens and features to meet the design requirements of your building. This fixture can be used on ceiling, wall or surface mounted.



PERFORMANCE

Color Temperature	2700K	3000K	3500K	4000K
Lumen Output	1500lm	1800lm	2100lm	2400lm
Beam Spread	15° to 30°			
Beam Angle	15° to 30°			
Beam Diameter	18" (457mm)			
Operating Temperature	-20°F to 140°F (-3°C to 57°C)			
Location Temperature	-20°F to 140°F (-3°C to 57°C)			
Weight	5.5 lbs (2.5 kg)			

ELECTRICAL

Input Voltage: Universal 120-277VAC (Input: 147VAC Output)
Power Supply: High Power Class 2 Electronic High Power Factor > 98% Efficiency
Certification: ETL, UL, IEC, CE, FCC, RoHS, REACH, EN60598-1, EN60598-2, EN60598-3, EN60598-4, EN60598-5, EN60598-6, EN60598-7, EN60598-8, EN60598-9, EN60598-10, EN60598-11, EN60598-12, EN60598-13, EN60598-14, EN60598-15, EN60598-16, EN60598-17, EN60598-18, EN60598-19, EN60598-20, EN60598-21, EN60598-22, EN60598-23, EN60598-24, EN60598-25, EN60598-26, EN60598-27, EN60598-28, EN60598-29, EN60598-30, EN60598-31, EN60598-32, EN60598-33, EN60598-34, EN60598-35, EN60598-36, EN60598-37, EN60598-38, EN60598-39, EN60598-40, EN60598-41, EN60598-42, EN60598-43, EN60598-44, EN60598-45, EN60598-46, EN60598-47, EN60598-48, EN60598-49, EN60598-50, EN60598-51, EN60598-52, EN60598-53, EN60598-54, EN60598-55, EN60598-56, EN60598-57, EN60598-58, EN60598-59, EN60598-60, EN60598-61, EN60598-62, EN60598-63, EN60598-64, EN60598-65, EN60598-66, EN60598-67, EN60598-68, EN60598-69, EN60598-70, EN60598-71, EN60598-72, EN60598-73, EN60598-74, EN60598-75, EN60598-76, EN60598-77, EN60598-78, EN60598-79, EN60598-80, EN60598-81, EN60598-82, EN60598-83, EN60598-84, EN60598-85, EN60598-86, EN60598-87, EN60598-88, EN60598-89, EN60598-90, EN60598-91, EN60598-92, EN60598-93, EN60598-94, EN60598-95, EN60598-96, EN60598-97, EN60598-98, EN60598-99, EN60598-100

FORT COLLINS RESCUE MISSION

PDP SUBMITTAL

FORWARDED BY: _____

ripoly design
LANDSCAPE ARCHITECTURE, LAND PLANNING

OWNER
FORT COLLINS RESCUE MISSION
110 Jefferson St
Fort Collins, CO 80524
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PLANNER/LANDSCAPE ARCHITECT
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Fort Collins, CO 80521
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SANDWICH ARCHITECTURE
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301 W. 43rd Ave.
Denver, CO 80219
p: 303.432.4554

ENGINEER
NORTHWEST ENGINEERING
3000 W. 104th Ave., Suite 100
Fort Collins, CO 80521
p: 970.221.4148

Bock Lighting 2408 EDISON BLVD TWAINBURG, OHIO 44087 USA TEL: +1 (216) 942-7050 FAX: +1 (216) 942-7050

FIXTURE TYPE SE1

Mount	Rating	Temp
Recessed	Indoor	Indoor



McGraw-Edison
GWS Galleon II Wall Slim
Wall Mount Luminaire

Product Features

- Interactive Menu
 - Delighting Information [view](#)
 - Product Specifications [view](#)
 - Energy and Performance Data [view](#)
 - Control Options [view](#)

Product Certifications

Quick Facts

- Luminaire packages range from 2,700 - 52,800 (20W - 375W)
- 14 optical distributions
- Efficacy up to 160 lumens per watt

Connected Systems

- WaveLine Lite
- WaveLine

Dimensional Details

1 Square - Housing 3 Square - Housing 4.4 Square - Housing




COOPER Lighting Solutions PROJECT 1221 00001

Bock Lighting 2408 EDISON BLVD TWAINBURG, OHIO 44087 USA TEL: +1 (216) 942-7050 FAX: +1 (216) 942-7050

FIXTURE TYPE SE2

Mount	Rating	Temp
Recessed	Indoor	Indoor



McGraw-Edison
GWS Galleon II Wall Slim
Wall Mount Luminaire

Product Features

- Interactive Menu
 - Delighting Information [view](#)
 - Product Specifications [view](#)
 - Energy and Performance Data [view](#)
 - Control Options [view](#)

Product Certifications

Quick Facts

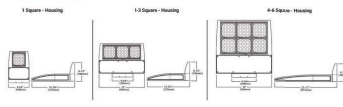
- Luminaire packages range from 2,700 - 52,800 (20W - 375W)
- 14 optical distributions
- Efficacy up to 160 lumens per watt

Connected Systems

- WaveLine Lite
- WaveLine

Dimensional Details

1 Square - Housing 1.3 Square - Housing 4.4 Square - Housing



COOPER Lighting Solutions PROJECT 1221 00001

Bock Lighting 2408 EDISON BLVD TWAINBURG, OHIO 44087 USA TEL: +1 (216) 942-7050 FAX: +1 (216) 942-7050

FIXTURE TYPE SE3

Mount	Rating	Temp
Recessed	Indoor	Indoor



McGraw-Edison
GWS Galleon II Wall Slim
Wall Mount Luminaire

Product Features

- Interactive Menu
 - Delighting Information [view](#)
 - Product Specifications [view](#)
 - Energy and Performance Data [view](#)
 - Control Options [view](#)

Product Certifications

Quick Facts


- Luminaire packages range from 2,700 - 52,800 (20W - 375W)
- 14 optical distributions
- Efficacy up to 160 lumens per watt

Connected Systems

- WaveLine Lite
- WaveLine

Dimensional Details

1 Square - Housing 1.3 Square - Housing 4.4 Square - Housing



COOPER Lighting Solutions PROJECT 1221 00001

SHOPWORKS
ARCHITECTS

CONSULTING INC
ARCHITECTS

ORIGINAL ISSUE DATES:
ISSUED: _____ DATE: _____
No. DESCRIPTION DATE
R000P 000002 2/14/2024

REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

SITE LIGHTING DETAILS

SEAL:

ENTIREMENT DRAWINGS NOT FOR CONSTRUCTION

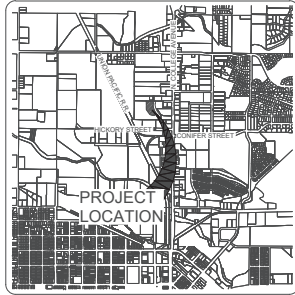
PROJECT No.: 22027
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____

P2

FINAL UTILITY PLANS FORT COLLINS RESCUE MISSION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2024



PROJECT BENCHMARKS:

BENCHMARK #1-10
Elevation=487.25 NAVD88
Northwest corner of College Ave. and Wilcox Lane on the southwest corner of a Storm Inlet.

BENCHMARK #1-00
Elevation=4968.74 NAVD88
On a catch basin at the southeast corner of Vine Dr. and College Ave.

Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 unadjusted datum (prior city of Fort Collins datum) for their vertical datums.

If NGVD29 unadjusted datum (prior city of Fort Collins datum) is required for any purpose, the following equation should be used: NGVD29 unadjusted datum (prior city of Fort Collins datum) = NAVD88 - 3.17'

Basis of Bearings:
The East line of the Northwest Quarter of Section 2 Township 7 North, Range 69 West of the 6th P.M. as bearing South 00° 38' 02" West (assumed).

FIELD SURVEY BY:

Original Field Survey:
Northern Engineering
Project No. 1473-002
Date: April 2019

Additional Field Survey:
Northern Engineering
Project No. 1971-001
Date: October, 2022

SUBSURFACE EXPLORATION BY:

CTL Thompson, Inc.
Geotechnical Investigation
Hibdon/Mason 247 Shelter
SWC Hibdon Court and Mason Street
Fort Collins, Colorado
Project No. FC10.520.000-125-R1
Date: October 25, 2022

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that have noted on these plans.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Call before you dig.
CALL BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND UTILITIES.

CONTACT INFORMATION

PROJECT TEAM:



OWNER/APPLICANT

Denver Rescue Mission
Josh Gagelett
6100 Smith Road
Denver, CO 80216
(303)291-4691



**PLANNER/
LANDSCAPE ARCHITECT**

Kaira Rostovsky
Ripley Design, Inc.
419 Canyon Avenue #200
Fort Collins, Colorado 80521
(970) 224-5828



SITE ENGINEER

Northern Engineering Services, Inc.
Blaine Matheson, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



SITE SURVEYOR

Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

GEOTECHNICAL ENGINEER

CTL Thompson, Inc.
Erin Beach, PE, PG
4396 Greenfield Drive
Windsor, Colorado 80550
(970) 545-3908

UTILITY CONTACT LIST: *

UTILITY COMPANY	PHONE NUMBER
GAS-----Xcel Energy-----	Cory Thelen (970) 225-7843
ELECTRIC-----City of Fort Collins Light & Power-----	Rob Irish (970) 224-6167
CABLE-----Comcast-----	Marissa Parry (703) 376-9372
TELECOM-----Lumen-----	Brady Craddock (970) 342-3431
WATER-----City of Fort Collins Utilities-----	Heidi Hansen (970) 221-6854
WASTEWATER-----City of Fort Collins Utilities-----	Heidi Hansen (970) 221-6854
STORMWATER-----City of Fort Collins Utilities-----	Heidi Hansen (970) 221-6854

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list absolve the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SHEET INDEX

1	CS1	COVER SHEET
2	CS2	GENERAL & CONSTRUCTION NOTES
3	CS3	EROSION CONTROL NOTES
SITE SHEETS		
4	EX1	EXISTING CONDITIONS & DEMOLITION PLAN
5	HC1	HORIZONTAL CONTROL PLAN
GRADING SHEETS		
6	OG1	OVERALL GRADING PLAN
7 - 10	G1 - G4	DETAILED GRADING PLAN
UTILITY SHEETS		
11	U1	UTILITY PLAN
STORM DRAIN SHEETS		
12	ST1	STORM DRAIN A PLAN & PROFILE
13	ST2	STORM A & A7 PLAN & PROFILE
14	ST3	STORM DRAIN B & C PLAN & PROFILE
15	ST4	COURTYARD DRAIN PLAN
16	ST5	STORM DRAIN R1, R2, & R3 STORM DRAIN PLAN
DETAIL SHEETS		
17	D1	UTILITY DETAILS
18 - 21	D2 - D5	DRAINAGE DETAILS
22	D6	SITE DETAILS
EROSION CONTROL SHEETS		
23	EC1	EROSION CONTROL PLAN
24	EC2	EROSION CONTROL DETAILS
DRAINAGE SHEETS		
25	DR1	DRAINAGE EXHIBIT

City of Fort Collins, CO
UTILITY PLAN APPROVAL

APPROVED: _____	CITY ENGINEER	APPROVED SHEETS	DATE
APPROVED: _____	WATER & WASTEWATER UTILITY	APPROVED SHEETS	DATE
APPROVED: _____	STORMWATER UTILITY	APPROVED SHEETS	DATE
APPROVED: _____	PARK/PLANNING & DEVELOPMENT	APPROVED SHEETS	DATE
APPROVED: _____	TRAFFIC OPERATIONS	APPROVED SHEETS	DATE
APPROVED: _____	ENVIRONMENTAL PLANNER	APPROVED SHEETS	DATE

REVISIONS: _____ DATE: _____
REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

THESE SHEETS ARE THE PROPERTY OF NORTHERN ENGINEERING SERVICES, INC. (NES). THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE SHEETS WITHOUT THE WRITTEN PERMISSION OF NES IS STRICTLY PROHIBITED.

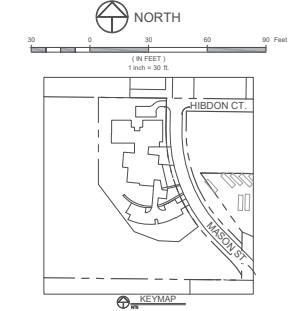
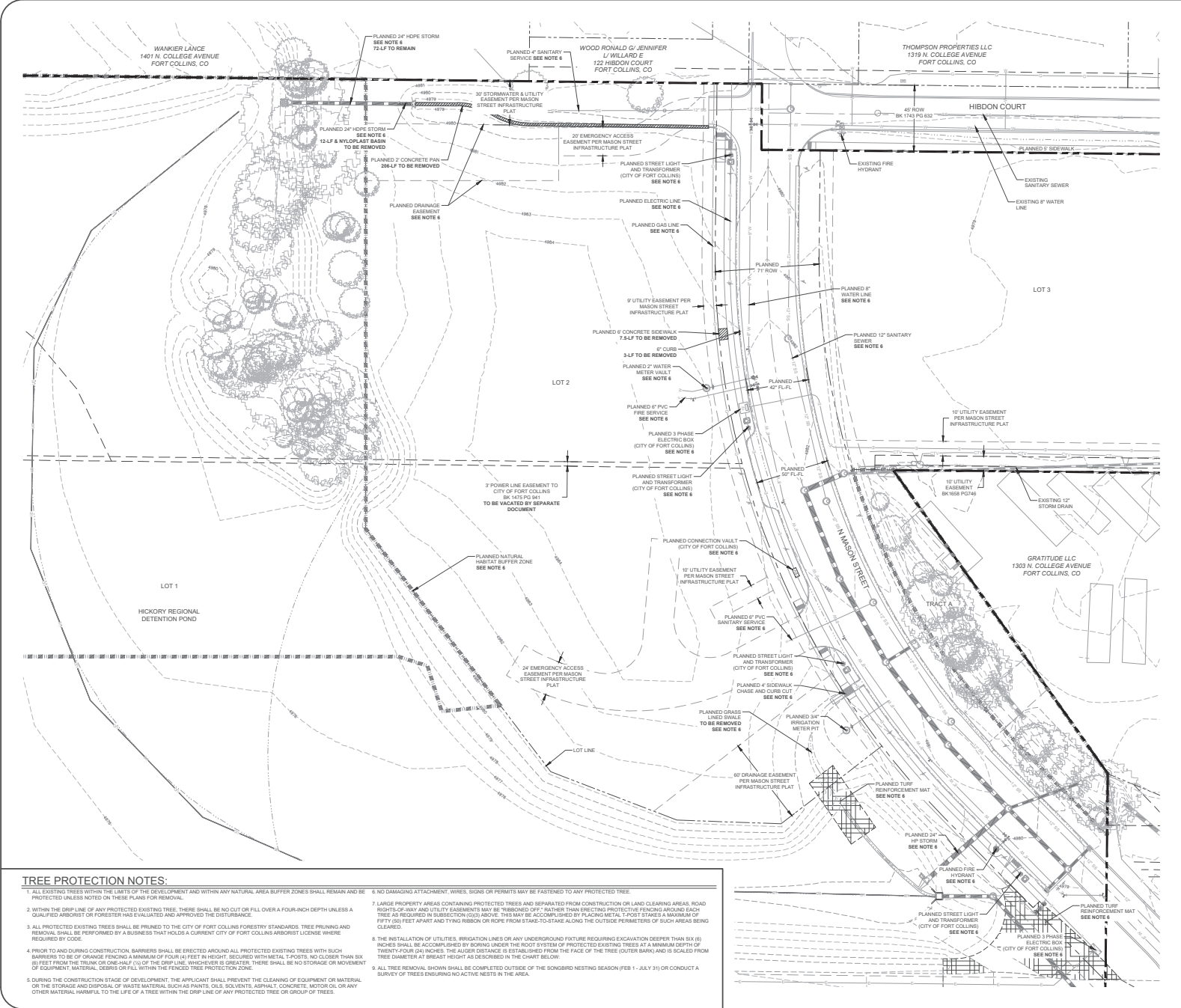
NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 Vertical Project | Manager | Engineer

DATE: 03/27/2024
 SCALE: N/A
 P. MANAGER: P. Matheson
 U. RUPAC

FORT COLLINS RESCUE MISSION
 COVER SHEET

Sheet
CS1
 1 of 25

Section D, Item 1.



LEGEND:

PROJECT BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING STORM SEWER	---
EXISTING TELEPHONE	---
EXISTING GAS	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
EXISTING ELECTRIC	---
EXISTING FIBER OPTIC	---
EXISTING CABLE	---
EXISTING OVERHEAD UTILITY	---
EXISTING FENCE	---
EXISTING ELECTRIC VAULT	---
EXISTING FIRE HYDRANT	---
EXISTING IRRIGATION BOX	---
EXISTING WATER METER	---
EXISTING GAS METER	---
EXISTING TELEPHONE PEDESTAL	---
EXISTING TREES (TO REMAIN)	---
EXISTING TREES (TO BE REMOVED)	---
EXISTING ASPHALT/CONCRETE (TO BE REMOVED)	---

FIELD SURVEY BY:
 Original Field Survey
 Northern Engineering
 Project No. 1473-002
 Date: April 2019

ADDITIONAL FIELD SURVEY:
 Northern Engineering
 Project No. 1971-001
 Date: October 2022

SUBSURFACE EXPLORATION BY:
 CTL Thompson, Inc
 Geotechnical Investigation
 Hibdon/Mason 247 Shafter
 TRC Hibdon Court and Mason Street
 Fort Collins, Colorado
 Project No. FC15-003-000-125-R1
 Date: November 20, 2023

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
 - CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
 - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
 - ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLANS.
 - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 - REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND MITIGATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
 Call before you dig.
 CALL 3 BUSINESS HOURS BEFORE YOU DIG. GRASS, OR OTHERWISE FOR THE MARKING OF UNDERGROUND UTILITIES.

- TREE PROTECTION NOTES:**
- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
 - WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
 - PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL P-POSTS NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL, SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL, HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BROWSED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (C)(I) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING HIBDON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FUTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.
 - ALL TREE REMOVAL SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB. 1 - JULY 31) CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

PROJECT NO. 1473-002
 DATE: 03/27/2024
 REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

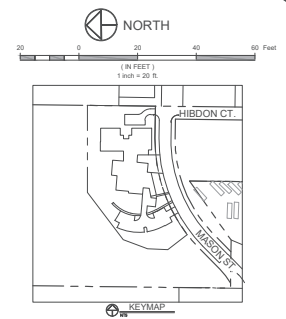
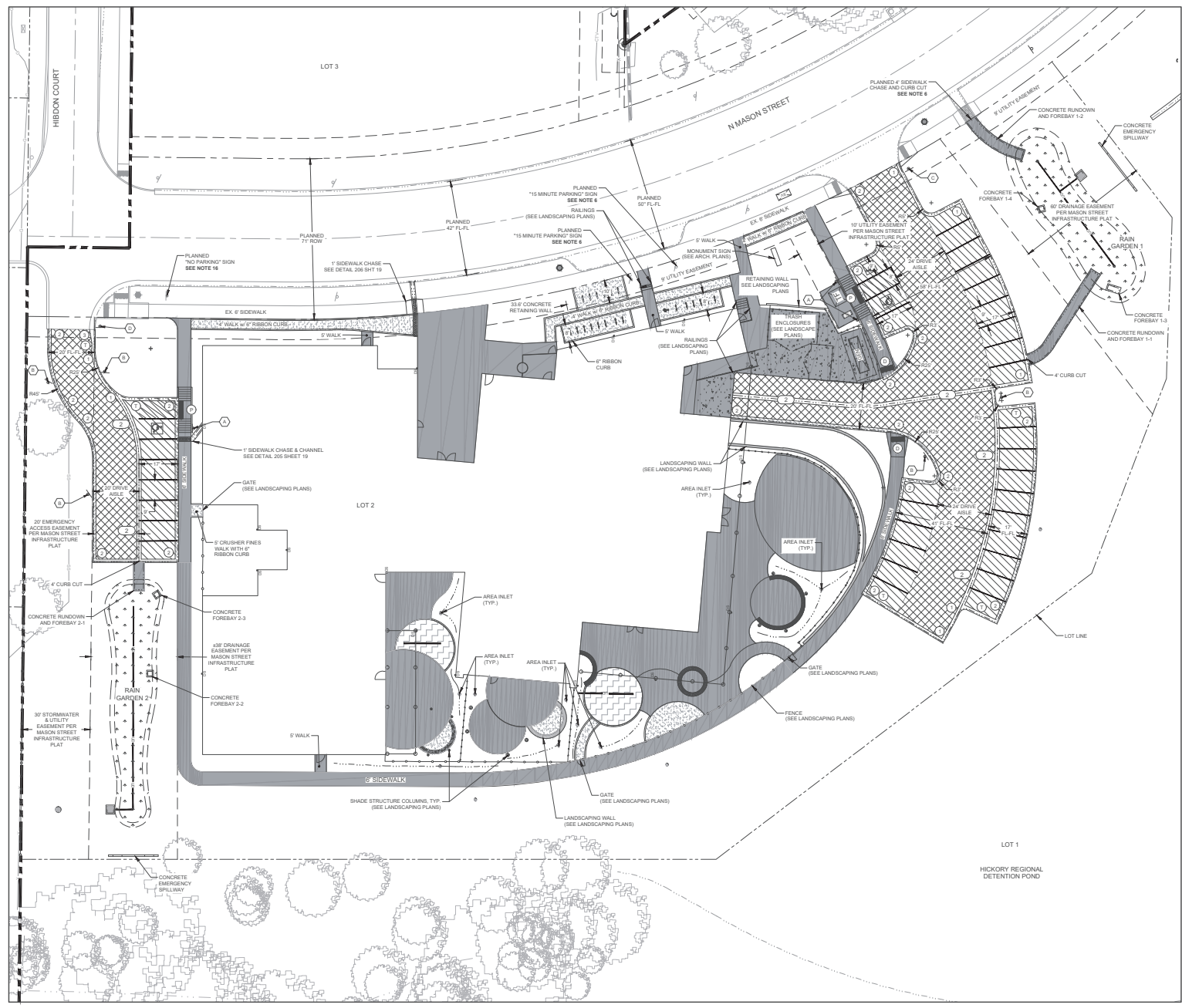
NORTHERN ENGINEERING
 SURVEY & MUNICIPAL LAND DEVELOPMENT
 1473-002

DATE: 03/27/2024
 SCALE: 1" = 30'
 P. MANAGER: B. Moshier
 U. RUPAC

FORT COLLINS RESCUE MISSION
 EXISTING CONDITIONS &
 DEMOLITION PLAN

Sheet
EX1
 4 of 25

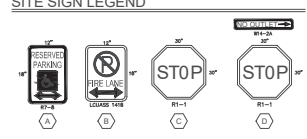
Section D, Item 1.



LEGEND:

PROPOSED INFLOW CURB & GUTTER	[Symbol]
PROPOSED OUTFALL CURB & GUTTER	[Symbol]
PROPOSED EDGE OF PAVEMENT	[Symbol]
PROPERTY BOUNDARY	[Symbol]
PROPOSED ROW	[Symbol]
EXISTING ROW	[Symbol]
PROPOSED LOT LINE	[Symbol]
EXISTING LOT LINE	[Symbol]
EASEMENTS	[Symbol]
18" VERTICAL INFLOW CURB & GUTTER	[Symbol]
18" VERTICAL OUTFALL CURB & GUTTER	[Symbol]
30" VERTICAL INFLOW CURB & GUTTER	[Symbol]
30" VERTICAL OUTFALL CURB & GUTTER	[Symbol]
CURB & GUTTER TRANSITION	[Symbol]
X' CONCRETE PAV	[Symbol]
PARALLEL ACCESS RAMP	[Symbol]
DIRECTIONAL ACCESS RAMP	[Symbol]
PROPOSED DOWNPOUT	[Symbol]
CONCRETE FLATWORK	[Symbol]
CONCRETE PAVING	[Symbol]
LIGHT DUTY PAVING	[Symbol]
HEAVY DUTY PAVING	[Symbol]
ARTIFICIAL TURF	[Symbol]
CRUSHER FINES (ADA ACCEPTABLE MATERIAL)	[Symbol]

- NOTES:**
- CURVES AND LINES ARE MEASURED AT FLOWLINE, CENTERLINE OR EDGE OF WALK.
 - ATTACHED WALK WIDTHS ARE FROM FLOW LINE.
 - SIGN PLACEMENT SHALL BE PER THE LATEST EDITION OF MUTCD REGARDLESS OF PLAN LOCATION.
 - ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.
 - ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MAISON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MAISON STREET INFRASTRUCTURE UTILITY PLANS.
 - REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.
 - REFER TO THE PLAN FOR LOT AREAS, TRACT SECTIONS, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 - PAVEMENT MARKINGS SHALL BE PER CITY OF FORT COLLINS STANDARDS AND PROJECT SPECIFICATION MANUAL.
 - HEAVY DUTY PAVING WITHIN THE EMERGENCY ACCESS EASEMENTS SHALL BE CAPABLE OF SUPPORTING 80,000 LBS. SEE DETAIL ON SHEET 22 FOR ADDITIONAL INFORMATION.



REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: 03/27/2024
 PROJECT: FORT COLLINS RESCUE MISSION
 SHEET: HC1
 DRAWN BY: M. Ruffalo
 CHECKED BY: B. Mathison
 SCALE: 1" = 20'
 DATE: 03/27/2024

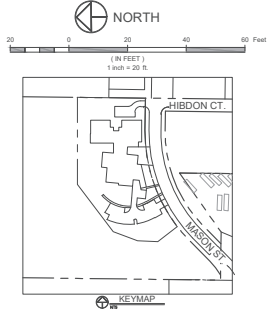
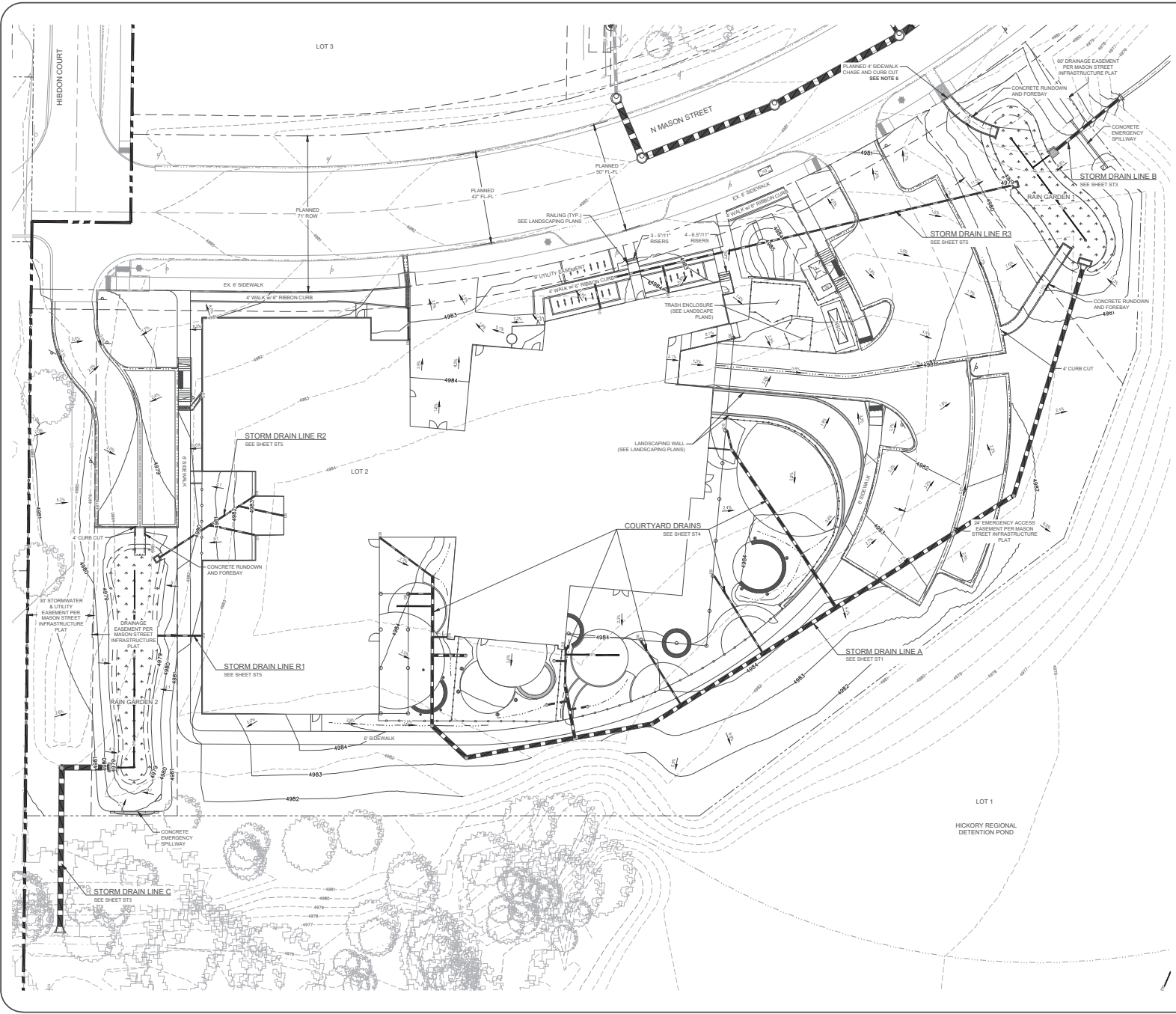
NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 1000 W. 10TH AVE., SUITE 100
 FORT COLLINS, CO 80504
 PHONE: 970.226.1111
 WWW.NORTHERNENGINEERING.COM

DATE: 03/27/2024
 SCALE: 1" = 20'
 DRAWN BY: M. Ruffalo
 CHECKED BY: B. Mathison

FORT COLLINS RESCUE MISSION
HORIZONTAL CONTROL PLAN

Sheet
HC1
 of 25

Section D, Item 1.



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED DOWNPOUT
- PROPOSED UNDERDRAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SLOPES
- PROPOSED CONCRETE CROSS PAN (TYP.)

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 - ALL PROJECT DATA IS ON VERTICAL DATUM NAVD 83. SEE COVER SHEET FOR BENCHMARK REFERENCES.
 - ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
 - THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.
 - ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLANS.
 - FOREBAYS SHALL BE CONSTRUCTED ON COMPACTED SOIL AND NOT RAIN GARDEN MEDIA. SEE DETAIL 400 SHEET 20 FOR MORE INFORMATION.



DATE: 03/27/2024
REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

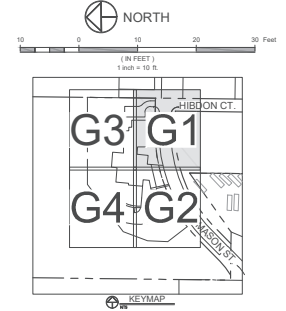
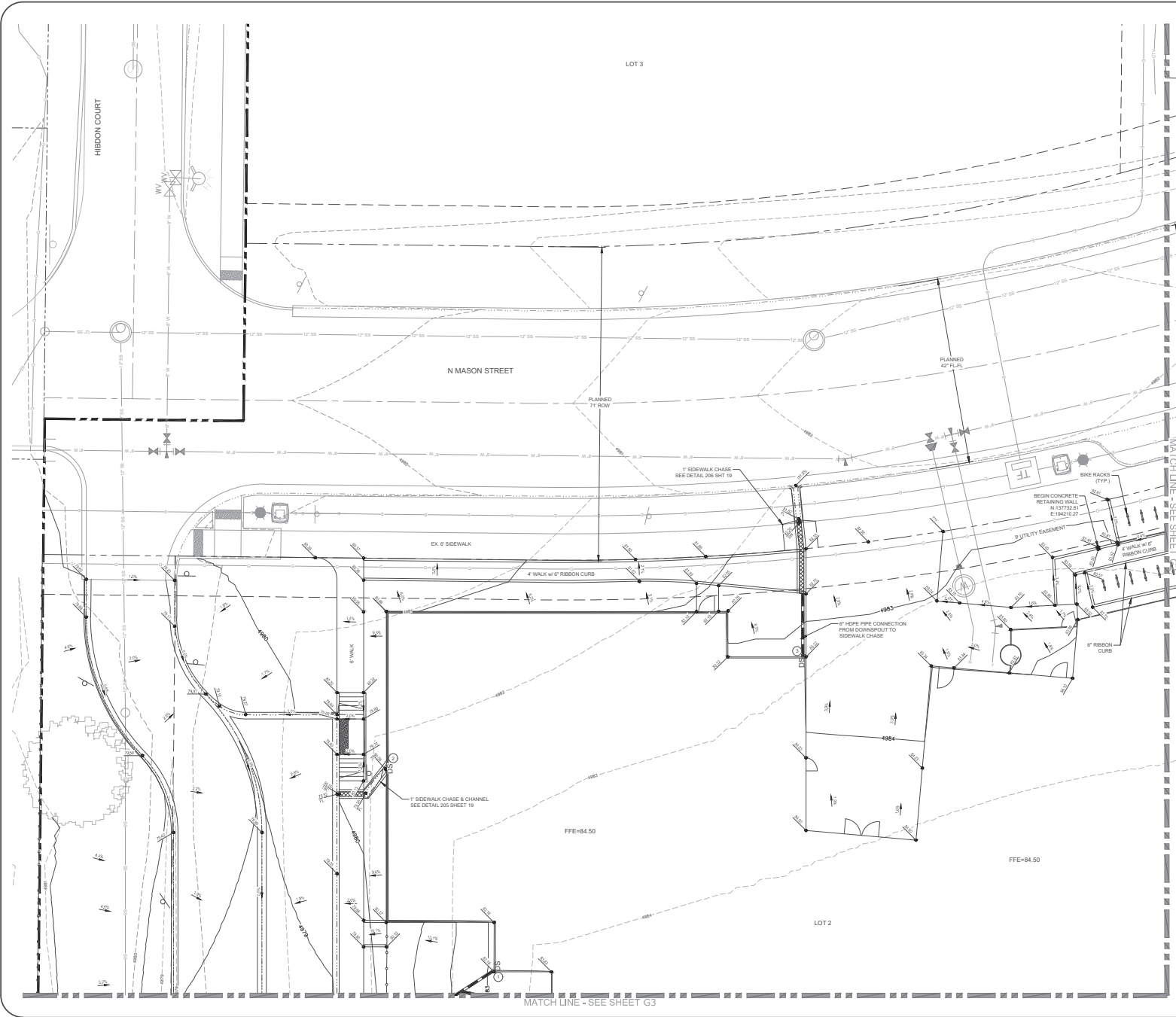
PROJECT: FORT COLLINS RESCUE MISSION
 REVIEWED BY: M. RUBLE
 DRAWN BY: M. RUBLE
 PROJECT MANAGER: B. MISHNER
 NORTHERN ENGINEERING SURVEY & MUNICIPAL LAND DEVELOPMENT

SHEET: 03/27/2024
 DESIGNED BY: M. RUBLE
 SCALE: 1" = 20'
 DRAWN BY: M. RUBLE
 PROJECT MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 OVERALL GRADING PLAN

Sheet
OG1
 6 of 25

Section D, Item 1.



LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED DOWNSPOUT	
PROPOSED UNDERDRAN	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SWALE	
PROPOSED GRADE BREAK	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SLOPES	
PROPOSED CONCRETE CROSS PAN (TYP.)	

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 - ALL PROJECT DATA IS ON VERTICAL DATUM NAD 83. SEE COVER SHEET FOR BENCHMARK REFERENCES.
 - ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
 - THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.
 - ALL IMPROVEMENTS LABELLED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLANS.
 - FOREBAYS SHALL BE CONSTRUCTED ON COMPACTED SOIL AND NOT RAIN GARDEN MEDIA. SEE DETAIL 400 SHEET 20 FOR MORE INFORMATION.

- DOWNSPOUT LEGEND**
- COORDINATE DOWNSPOUT LOCATIONS AND ELEVATION WITH ARCHITECTURE PLANS PRIOR TO CONSTRUCTION.
- | | |
|-------------------------------------------------------------------------------------------------|--|
| PIPE CONNECTION TO STORM DRAIN (SEE SHEET 20) | |
| PROVIDE CONCRETE CHANNEL FROM DOWNSPOUT TO CHASE. PROVIDE 1/2" EXPANSION JOINT AT BUILDING FACE | |
| PROVIDE PIPED DOWNSPOUT CONNECTION TO CHASE | |
| STORM CONNECTION TO BUILDING (SEE MEP PLANS) | |
| TYPICAL DOWNSPOUT (SEE ARCH. PLANS) | |



DATE: 03/27/2024
REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

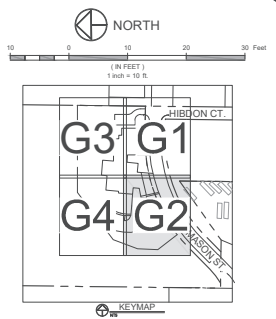
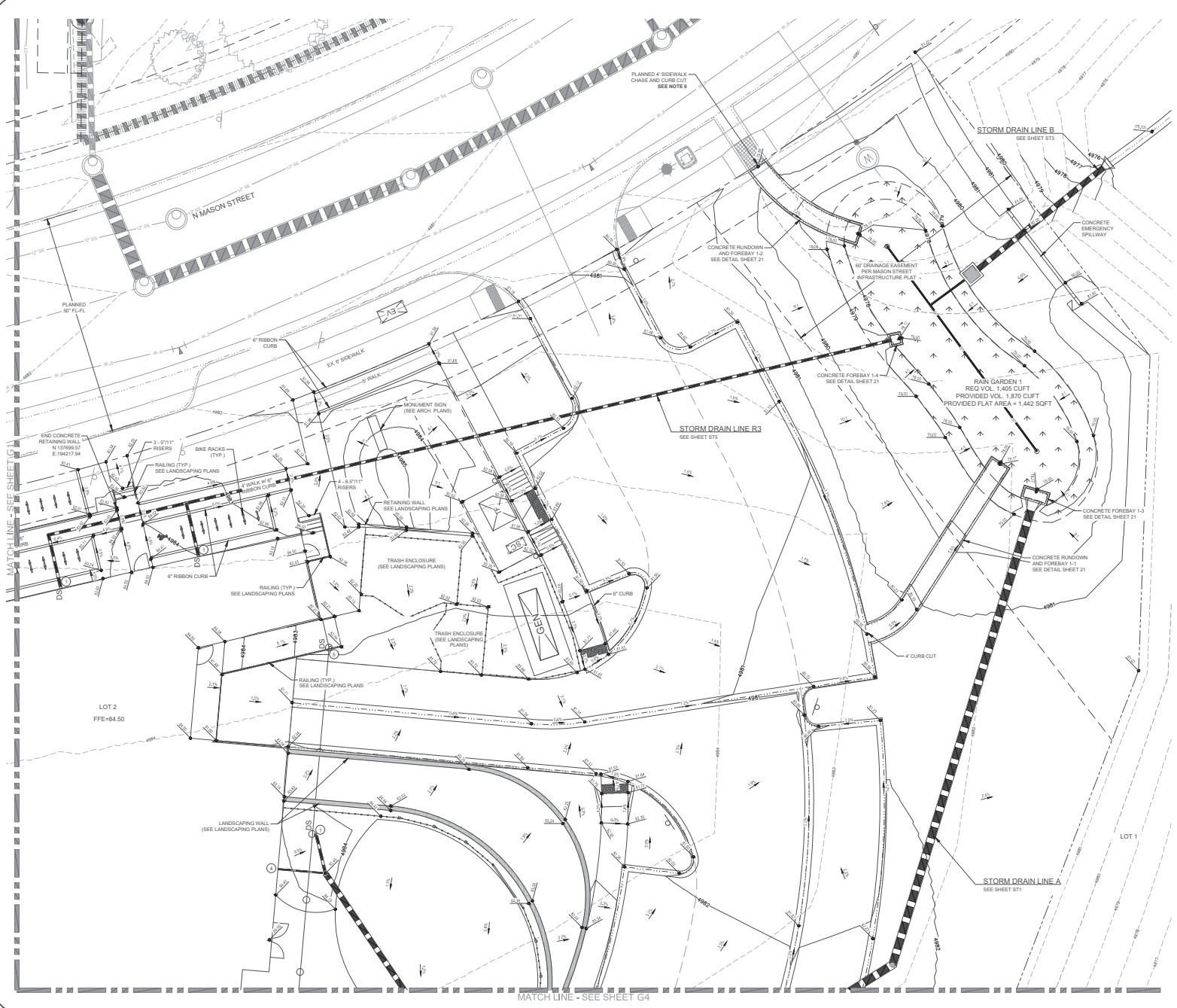
NORTHERN ENGINEERING
 SURVEYING | MUNICIPAL | LAND DEVELOPMENT

PROJECT: 1971-C01
 DESIGNED BY: M. RUBLE
 DRAWN BY: M. RUBLE

FORT COLLINS RESCUE MISSION
 DETAILED GRADING PLAN

Sheet
G1
 7 of 25

Section D, Item 1.



LEGEND: Table defining symbols for existing and proposed storm sewer, storm inlet, downspout, underdrain, contour, swale, curb, gutter, property boundary, lot line, right of way, spot elevation, and slopes.

- NOTES: 1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS... 2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS... 3. ALL PROJECT DATA IS ON VERTICAL DATUM NAVD 83... 4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS... 5. THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED... 6. ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT... 7. FOREBAYS SHALL BE CONSTRUCTED ON COMPACTED SOIL AND NOT RAIN GARDEN MEDIA.

DOWNSPOUT LEGEND: Table defining symbols for pipe connection to storm drain, concrete channel, piped connection, and storm connection to building.



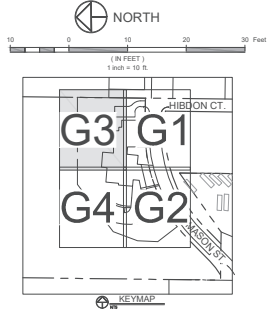
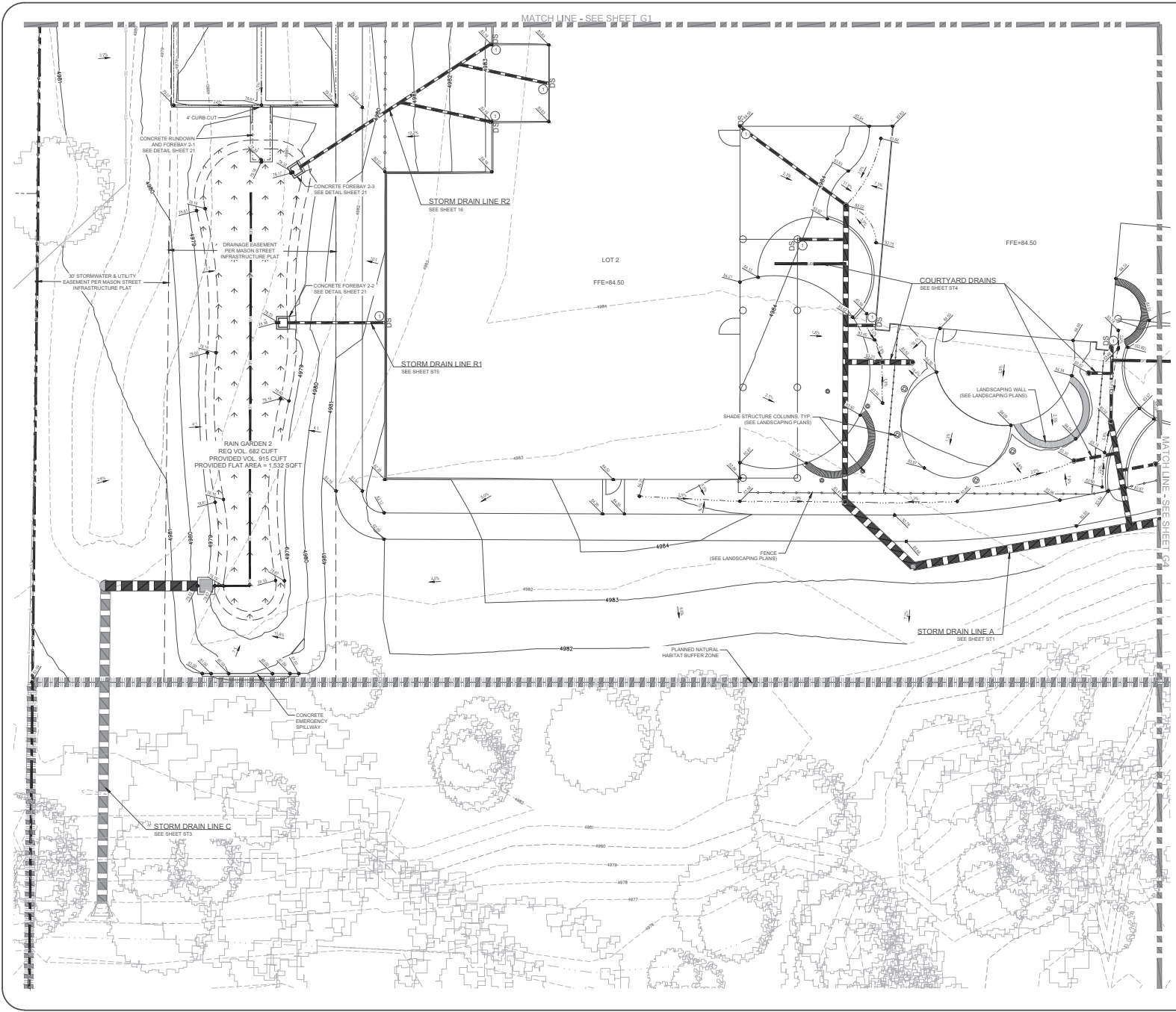
REVIEW SET FOR CONSTRUCTION NOT FOR CONSTRUCTION 03/27/2024

NORTHERN ENGINEERING SURVEY & MUNICIPAL LAND DEVELOPMENT

DATE: 03/27/2024 SCALE: 1" = 10' PROJECT: 1971-C01 M. RUBIEL P. MANAGER U. RUBIEL B. MANAGER

FORT COLLINS RESCUE MISSION DETAILED GRADING PLAN

Sheet G2 of 25



LEGEND:

EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	⊕
PROPOSED DOWNSPOUT	⊕ DS
PROPOSED UNDERDRAN	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED SWALE	---
PROPOSED GRADE BREAK	---
PROPOSED CURB & GUTTER	---
PROPERTY BOUNDARY	---
EXISTING LOT LINE	---
EXISTING RIGHT OF WAY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT OF WAY	---
PROPOSED SPOT ELEVATION	⊕
EXISTING SPOT ELEVATION	⊕
PROPOSED SLOPES	2.0%
PROPOSED CONCRETE CROSS FAN (TYP.)	---

- NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 3. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 83. SEE COVER SHEET FOR BENCHMARK REFERENCES.
 4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
 5. THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.
 6. ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLANS.
 7. FOREBAYS SHALL BE CONSTRUCTED ON COMPACTED SOIL AND NOT RAIN GARDEN MEDIA. SEE DETAIL 400 SHEET 20 FOR MORE INFORMATION.



REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: 03/27/2024
 PROJECT: FORT COLLINS RESCUE MISSION
 DRAWN BY: M. RUBLE
 CHECKED BY: M. RUBLE
 DESIGNED BY: M. RUBLE
 DATE: 03/27/2024

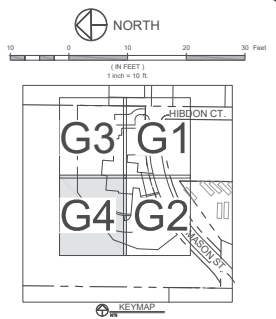
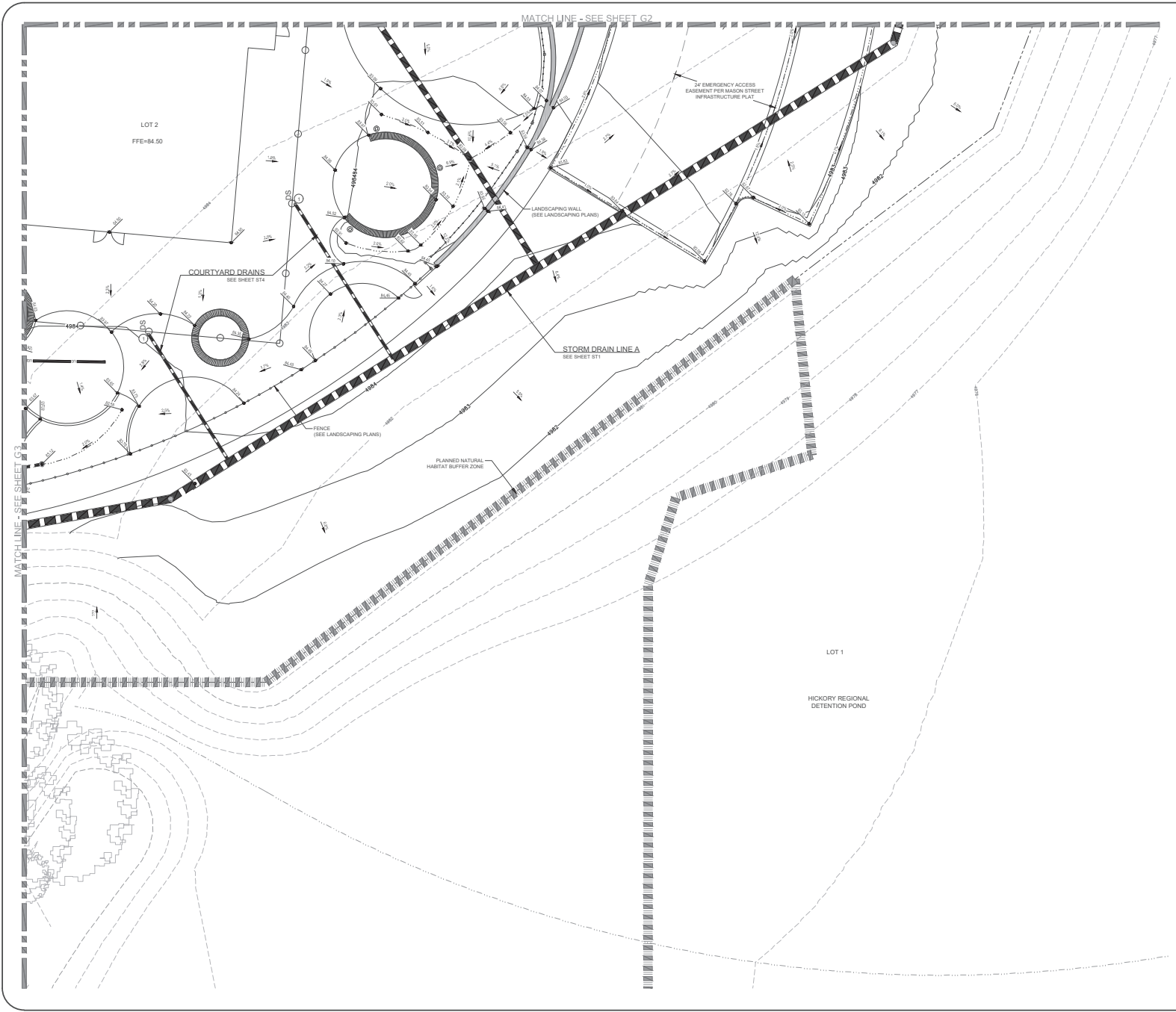
NORTHERN ENGINEERING
 SURVEYING | MUNICIPAL | LAND DEVELOPMENT
 1400 W. 10TH AVE., SUITE 100
 FORT COLLINS, CO 80504
 PHONE: 970.498.8888
 WWW.NORTHERNENGINEERING.COM

PROJECT: FORT COLLINS RESCUE MISSION
 SHEET: G3
 DATE: 03/27/2024
 SCALE: 1" = 10'
 DRAWN BY: M. RUBLE
 CHECKED BY: M. RUBLE
 DESIGNED BY: M. RUBLE

FORT COLLINS RESCUE MISSION
 DETAILED GRADING PLAN

Sheet
G3
 9 of 25

Section D, Item 1.



LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED DOWNSPOUT	
PROPOSED UNDERDRAN	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SWALE	
PROPOSED GRADE BREAK	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SLOPES	
PROPOSED CONCRETE CROSS FAN (TYP.)	

- NOTES:**
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 - THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.
 - ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLAN.
 - FORESAYS SHALL BE CONSTRUCTED ON COMPACTED SOIL AND NOT RAIN GARDEN MEDIA. SEE DETAIL 400 SHEET 20 FOR MORE INFORMATION.

DOWNSPOUT LEGEND

- COORDINATE DOWNSPOUT LOCATIONS AND ELEVATION WITH ARCHITECTURE PLANS PRIOR TO CONSTRUCTION.

PIPE CONNECTION TO STORM DRAIN (SEE SHEET 20)	
PROVIDE CONCRETE CHANNEL FROM DOWNSPOUT TO CHASE. PROVIDE 1/2" EXPANSION JOINT AT BUILDING FACE.	
PROVIDE PIPED DOWNSPOUT CONNECTION TO CHASE	
STORM CONNECTION TO BUILDING (SEE MEIP PLANS)	
TYPICAL DOWNSPOUT (SEE ARCH. PLANS)	



DATE: 03/27/2024
REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

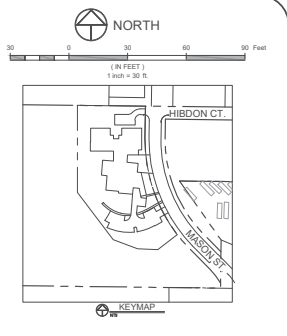
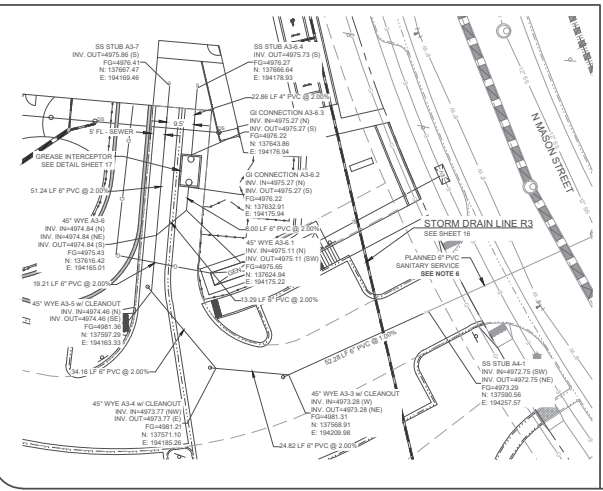
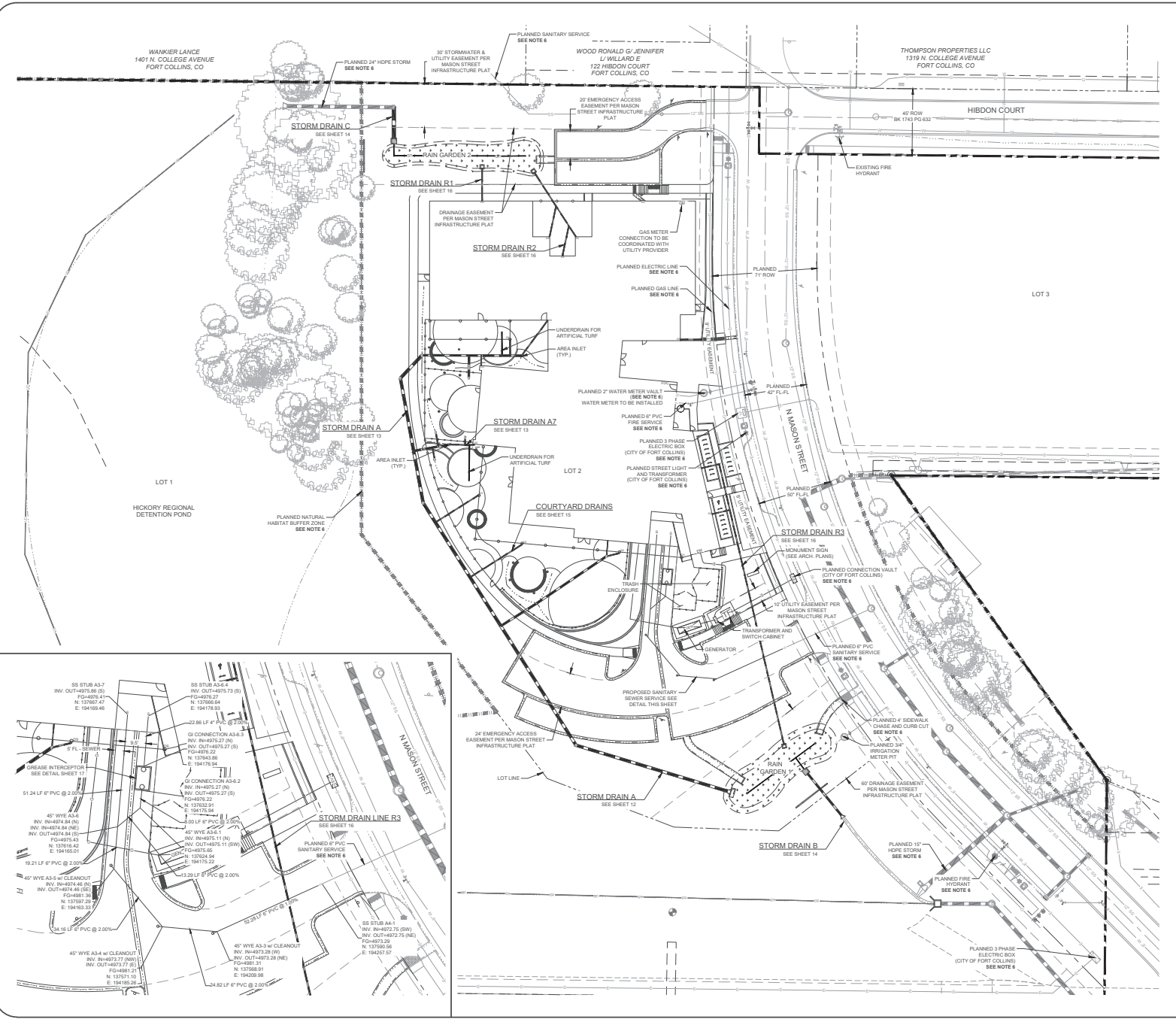
NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 1000 W. 10th Ave., Suite 100
 Fort Collins, CO 80504
 P: 970.226.1111
 F: 970.226.1112
 www.northerneng.com

DATE: 03/27/2024
 SCALE: 1" = 10'
 DESIGNED BY: M. RUBLE
 DRAWN BY: M. RUBLE
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 DETAILED GRADING PLAN

Sheet
G4
 10 of 25

Section D, Item 1.



LEGEND:

PROPOSED WATER MAIN	[Symbol]
EXISTING WATER MAIN	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED SEWER SERVICE	[Symbol]
EXISTING SEWER SERVICE	[Symbol]
PROPOSED WATER SERVICE	[Symbol]
EXISTING WATER SERVICE	[Symbol]
PROPOSED FIRE HYDRANT	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
PROPOSED STORM SEWER	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING GAS	[Symbol]
EXISTING CABLE	[Symbol]
PROPOSED CURB & GUTTER	[Symbol]
PROPERTY BOUNDARY	[Symbol]
PROPOSED LOT LINE	[Symbol]
EXISTING LOT LINE	[Symbol]
PROPOSED ROW	[Symbol]
EXISTING ROW	[Symbol]
EASEMENT LINE	[Symbol]
PROPOSED STORM INLET	[Symbol]
PROPOSED STREET LIGHT	[Symbol]
EXISTING TELEPHONE PEDESTAL	[Symbol]
PROPOSED DOWNPOUT	[Symbol]
PROPOSED UNDERDRAIN	[Symbol]
PROPOSED GENERATOR	[Symbol]
PROPOSED CONNECTION VAULT	[Symbol]
PROPOSED TRANSFORMER	[Symbol]
PROPOSED SWITCH CABINET	[Symbol]

- NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARDS, LATEST EDITION.
 3. ALL SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARDS SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
 4. MAINTAIN 12" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
 5. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 6. ALL IMPROVEMENTS LABELED "PLANNED" ARE PART OF THE MASON STREET INFRASTRUCTURE PROJECT. DESIGN DETAILS FOR THESE IMPROVEMENTS CAN BE FOUND IN THE MASON STREET INFRASTRUCTURE UTILITY PLANS.
 7. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LOS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
 8. THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.



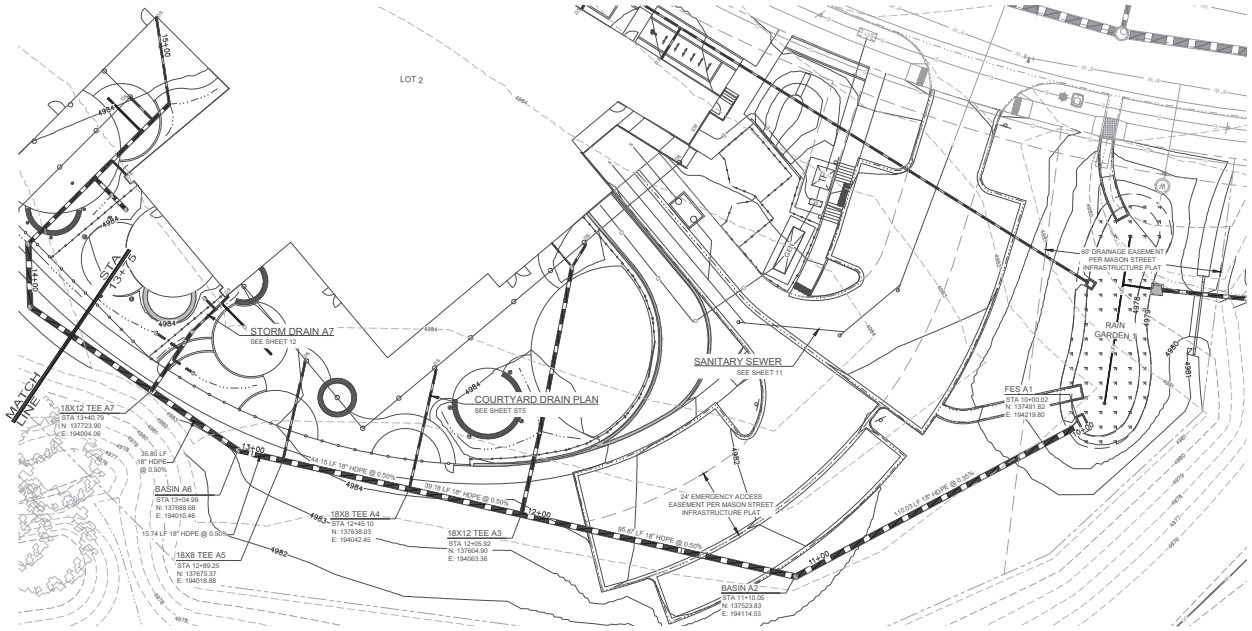
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DATE: 03/27/2024
REV: 1

NORTHERN ENGINEERING
SURVEY & MUNICIPAL LAND DEVELOPMENT
APPRAISAL DIVISION
1100 W. COLLEGE AVENUE
FORT COLLINS, CO 80502

DATE: 03/27/2024
SCALE: 1" = 30'
DRAWN BY: M. Ruffe
CHECKED BY: B. Moshier

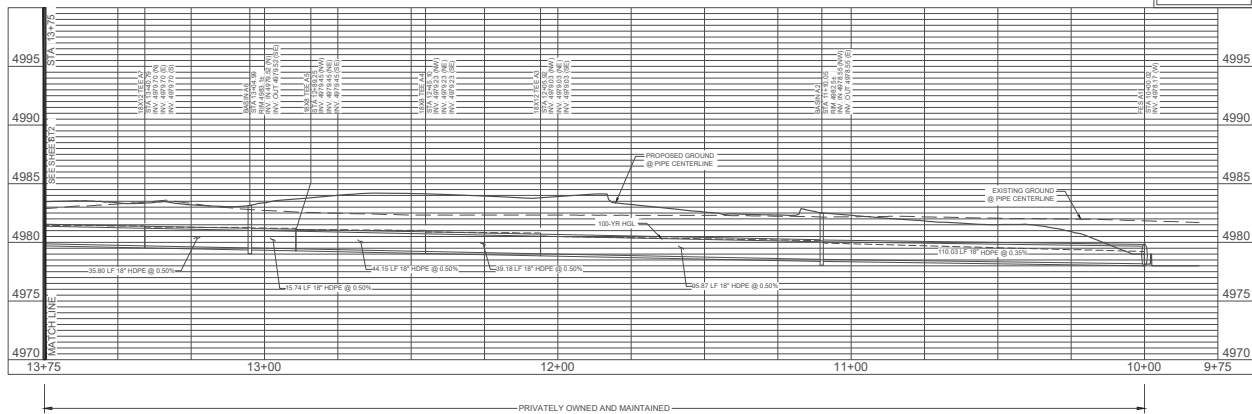
FORT COLLINS RESCUE MISSION
UTILITY PLAN

Section D, Item 1.



STORM DRAIN A

PROFILE SCALE:
HORZ. 1" = 20'
VERT. 1" = 4'



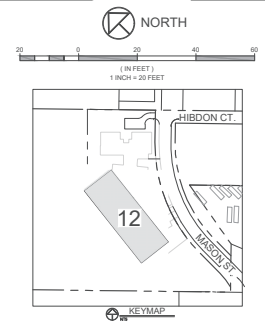
INLET SCHEDULE:

INLET SCHEDULE		
Inlet/Basin ID	Inlet Size	Grate Type
Inlet A9	18" Nyloplast Basin	18" Dome
Inlet A14	12" Nyloplast Basin	12" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	8" Nyloplast Basin	8" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A7-1	8" Nyloplast Basin	8" Dome
Inlet A7-2	8" Nyloplast Basin	8" Dome
Inlet A7-1.1	8" Nyloplast Basin	8" Dome
Inlet B2	Type C Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.
Call a Business Only to Advance BEFORE YOU DIG. OR CALL 811 FOR THE MARIANA ISLANDS UNDERGROUND UTILITIES.



DATE: 03/27/2024
REVIEW SET
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 03/27/2024

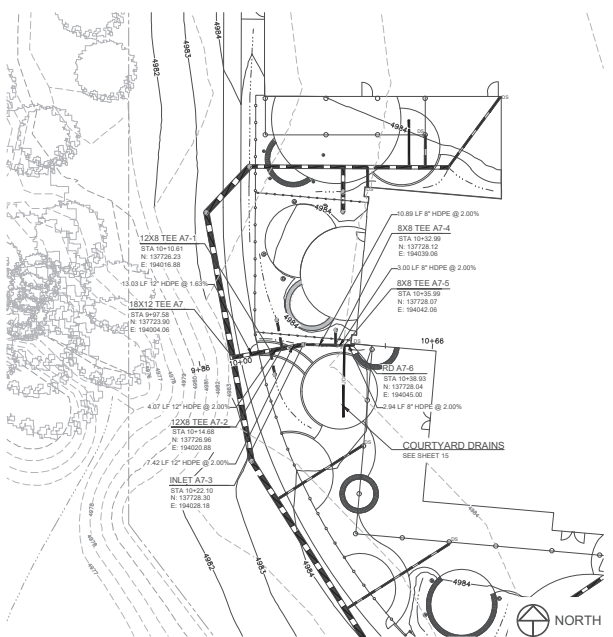
NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 1100 W. GARDNER ST. SUITE 100
 MARIANA, AZ 85415
 PH: 520.437.0000
 WWW.NORTHERNENGINEERING.COM

DATE: 03/27/2024
 SCALE: 1" = 20'
 DESIGNED BY: M. MOYETS
 DRAWN BY: M. MOYETS
 P. MANAGER: B. HOSHMAN

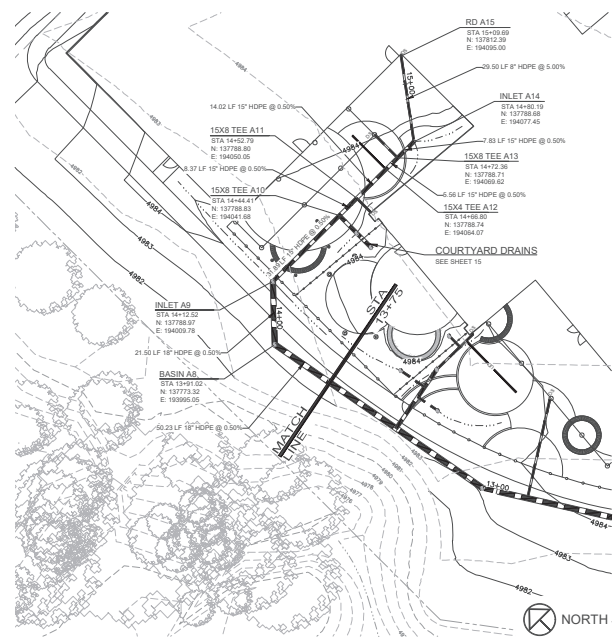
FORT COLLINS RESCUE MISSION
 STORM DRAIN A
 PLAN & PROFILE

Sheet
ST1
 12 of 25

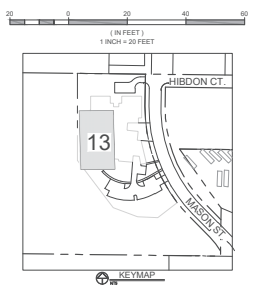
Section D, Item 1.



STORM DRAIN A7



STORM DRAIN A

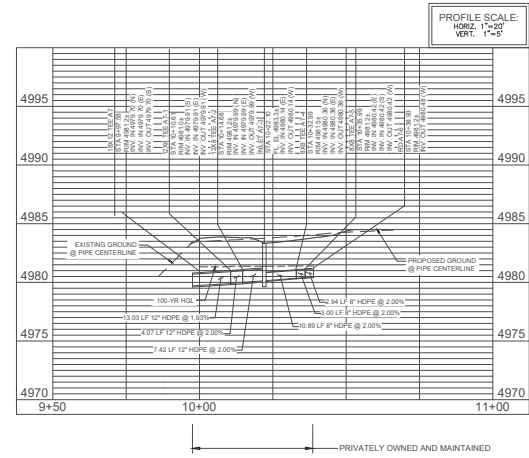


- LEGEND:**
- PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - PROPOSED CURB & GUTTER
 - PROJECT BOUNDARY
 - PROPOSED LOT LINE
 - EASEMENT LINE
 - PROPOSED STORM INLET
 - PROPOSED DOWNPOUT
 - PROPOSED UNDERDRAIN

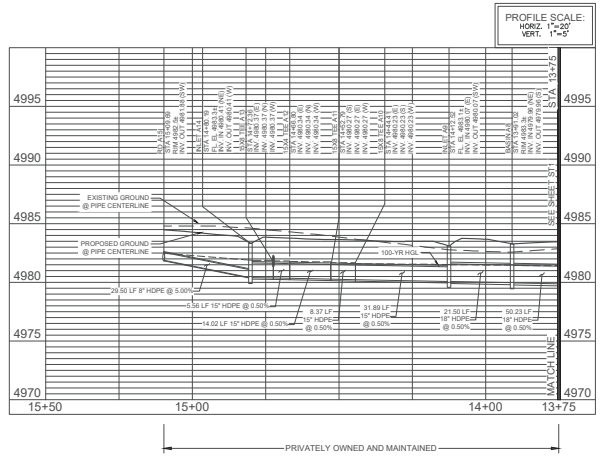
- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
 - PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
 - CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (I.E., WITH PRE-CASTERS TOLERANCES, ETC.).

INLET SCHEDULE:

Inlet/Basin ID	Inlet Size	Grate Type
Inlet A9	18" Nyloplast Basin	18" Dome
Inlet A14	12" Nyloplast Basin	12" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	8" Nyloplast Basin	8" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A7-4.1	8" Nyloplast Basin	8" Dome
Inlet A7-2.1	8" Nyloplast Basin	8" Dome
Inlet A7-1.1	8" Nyloplast Basin	8" Dome
Inlet B2	Type C Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail



PRIVATELY OWNED AND MAINTAINED



PRIVATELY OWNED AND MAINTAINED



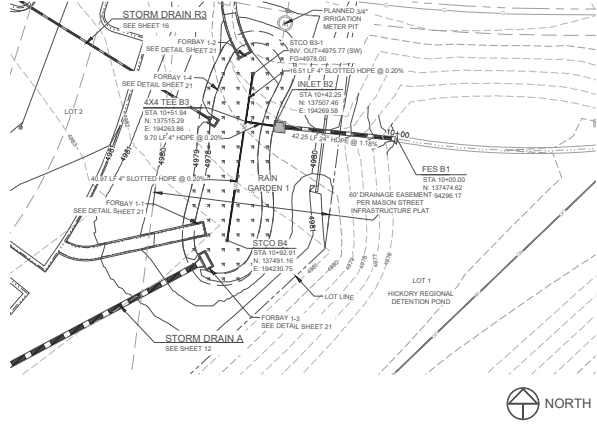
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NORTHERN ENGINEERING
 SURVEY / MUNICIPAL / LAND DEVELOPMENT
 1100 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 P: 303.733.8800
 F: 303.733.8801
 WWW.NORTHERNENGINEERING.COM

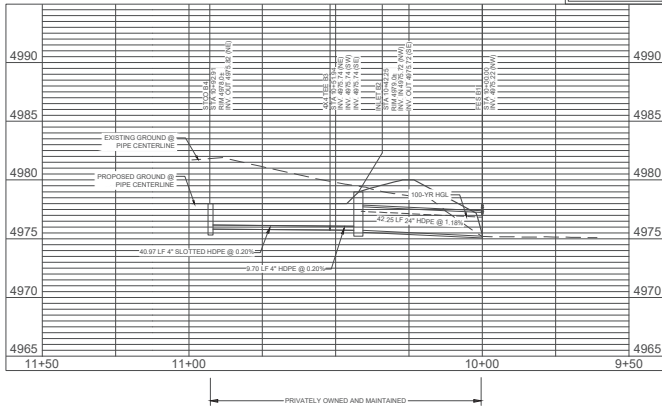
DATE: 03/27/2024
 DESIGNED BY: M. MORTVITZ
 SCALE: 1" = 20'
 DRAWN BY: M. MORTVITZ
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 STORM A & A7
 PLAN & PROFILE

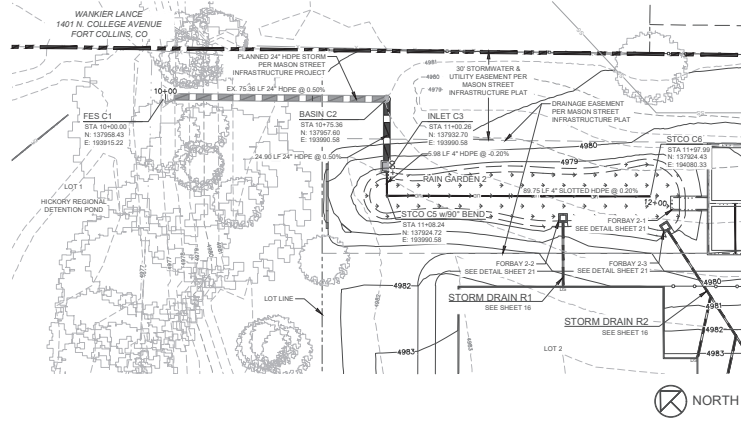
Sheet
 ST2
 13 of 25



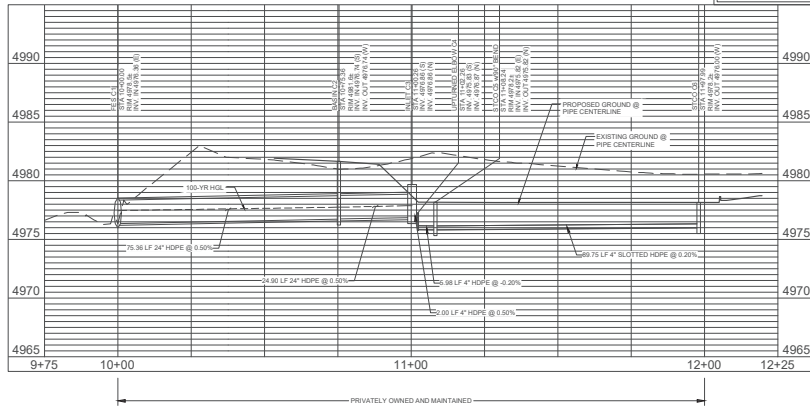
STORM DRAIN B



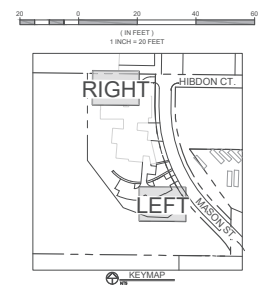
PROFILE SCALE:
HORIZ. 1" = 20'
VERT. 1" = 4'



STORM DRAIN C



PROFILE SCALE:
HORIZ. 1" = 20'
VERT. 1" = 4'



LEGEND:

PROPOSED WATER MAIN	---
EXISTING WATER MAIN	---
PROPOSED SANITARY SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED FIRE HYDRANT	●
EXISTING FIRE HYDRANT	●
PROPOSED STORM SEWER	---
EXISTING STORM SEWER	---
PROPOSED RIGHT OF WAY	---
EXISTING RIGHT OF WAY	---
PROPOSED CURB & GUTTER	---
PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
EASEMENT LINE	---
PROPOSED STORM INLET	□
PROPOSED DOWNPOUT	□
PROPOSED UNDERDRAIN	---

- NOTES:**
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INLET SCHEDULE:

Inlet/Basin ID	Inlet Size	Grate Type
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Inlet A10-1	8" Nyloplast Basin	8" Dome
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Inlet A7-2	8" Nyloplast Basin	8" Dome
Inlet A7-1.1	8" Nyloplast Basin	8" Dome
Inlet B2	Type C Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail



DATE: 03/27/2024
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 NOT FOR CONSTRUCTION
 03/27/2024

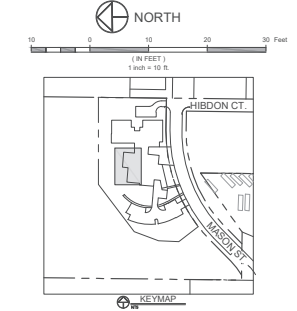
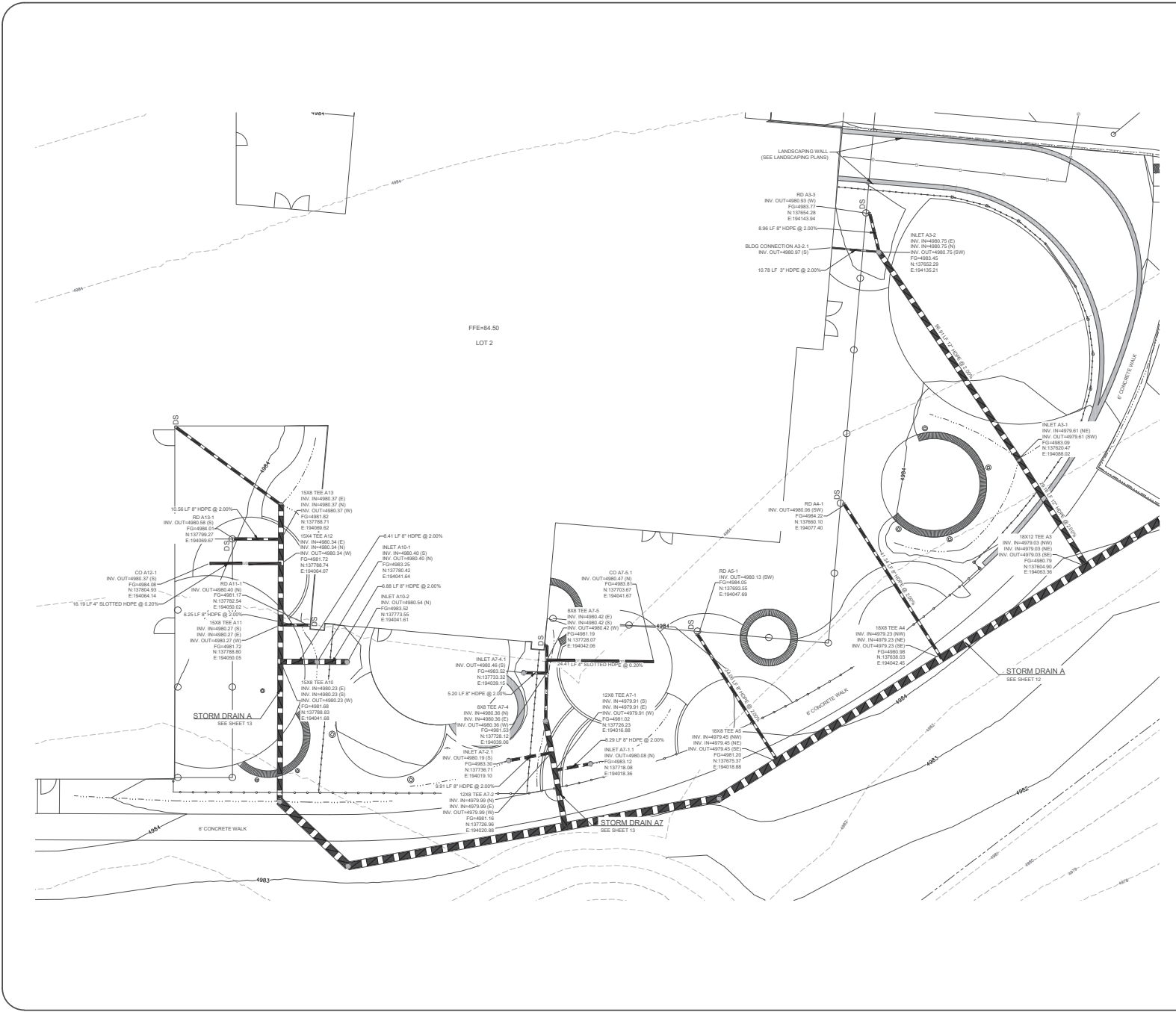
NORTHERN ENGINEERING
 SURVEY & MUNICIPAL LAND DEVELOPMENT
 1100 W. 10TH AVENUE, SUITE 100
 FORT COLLINS, CO 80521
 P: 970.226.1100
 F: 970.226.1101
 WWW.NORTHERNENGINEERING.COM

DATE: 03/27/2024
 DESIGNED BY: M. MORVETS
 SCALE: 1" = 20'
 DRAWN BY: M. MORVETS
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 STORM DRAIN B & C
 PLAN & PROFILE

Sheet
ST3
 14 of 25

Section D, Item 1.



LEGEND:

PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED SANITARY SEWER	
EXISTING SANITARY SEWER	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED RIGHT OF WAY	
EXISTING RIGHT OF WAY	
PROPOSED CURB & GUTTER	
PROJECT BOUNDARY	
PROPOSED LOT LINE	
EASEMENT LINE	
PROPOSED STORM INLET	
PROPOSED DOWNCUT	
PROPOSED UNDERDRAN	

- NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
 3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLANGES END SECTIONS.
 4. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (I.E. WITHIN PRE-CASTERS TOLERANCES, ETC.).

INLET SCHEDULE:

Inlet/Manhole ID	Inlet Size	Grate Type
Inlet A1-1	18" Nyloplast Basin	18" Dome
Inlet A1-2	15" Nyloplast Basin	15" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	6" Nyloplast Basin	6" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A10-4	6" Nyloplast Basin	6" Dome
Inlet A7-1	8" Nyloplast Basin	8" Dome
Inlet A7-1.1	8" Nyloplast Basin	8" Dome
Inlet B2	Type 'C' Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail



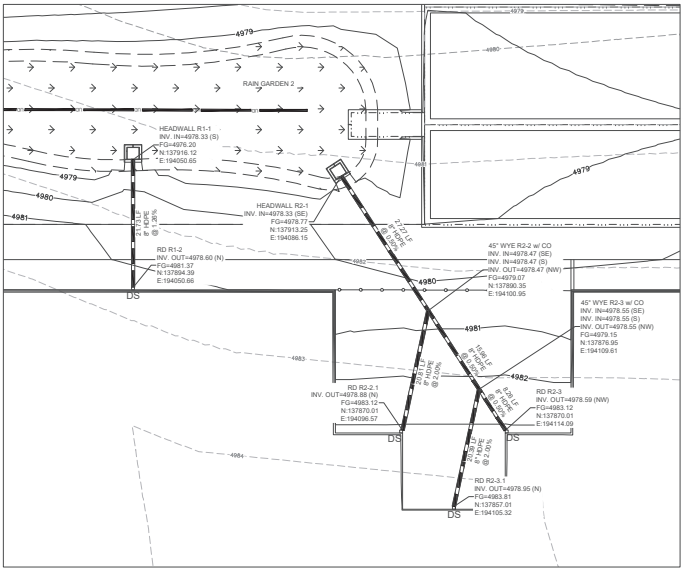
DATE: 03/27/2024
 REVIEW SET
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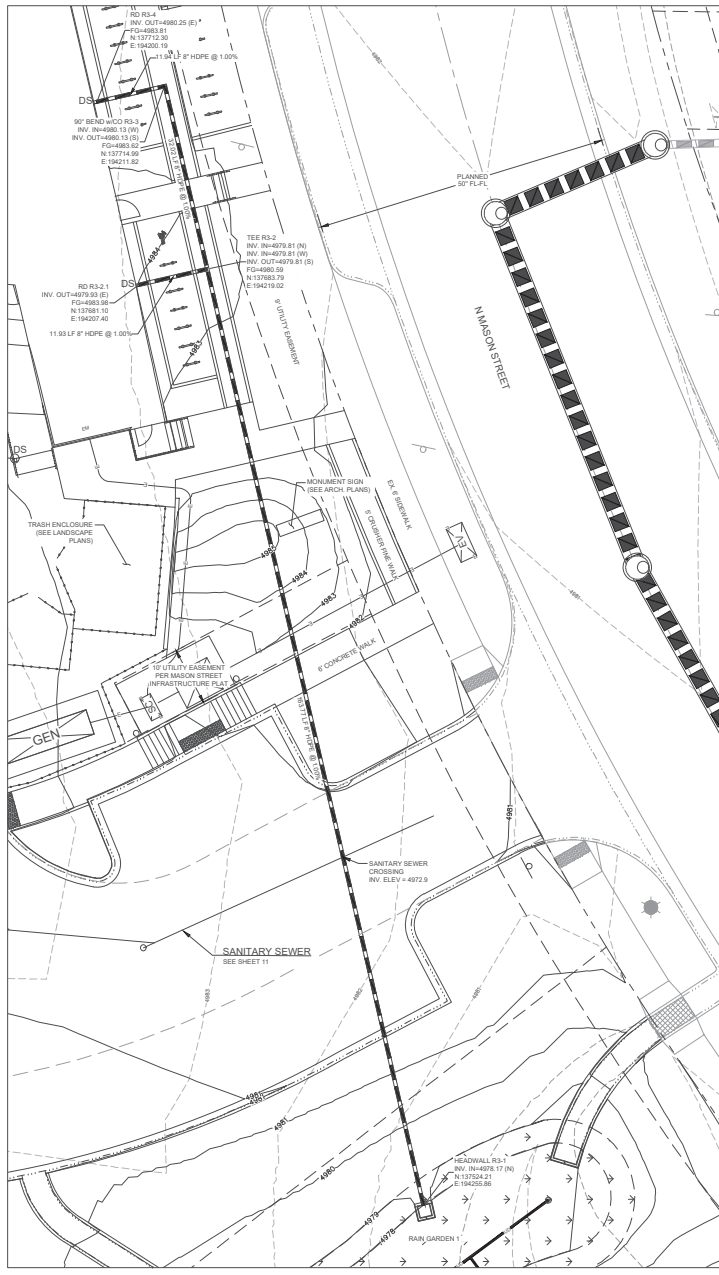
DATE: 03/27/2024
 DESIGNED BY: M. Rusek
 SCALE: 1"=10'
 DRAWN BY: B. Moshier
 CHECKED BY: M. Rusek

FORT COLLINS RESCUE MISSION
 COURTYARD DRAIN PLAN

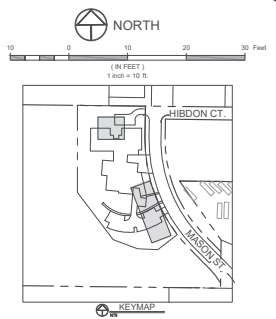
Sheet
 ST4
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1 STS STORM DRAIN R1 & R2



2 STS STORM DRAIN R3



- LEGEND:**
- PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - PROPOSED CURB & GUTTER
 - PROJECT BOUNDARY
 - PROPOSED LOT LINE
 - EASEMENT LINE
 - PROPOSED STORM INLET
 - PROPOSED DOWNPOUT
 - PROPOSED UNDERDRAN

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - MAINTAIN 12" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
 - PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLANGES END SECTIONS.
 - CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e. WITHIN PER-CASTERS TOLERANCES, ETC.).

INLET SCHEDULE:

Inlet/Basin ID	Inlet Size	Grate Type
Inlet A1-1	18" Nyloplast Basin	18" Dome
Inlet A1-4	15" Nyloplast Basin	15" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	6" Nyloplast Basin	6" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A7-4-1	6" Nyloplast Basin	6" Dome
Inlet A7-2-1	8" Nyloplast Basin	8" Dome
Inlet A7-1-1	8" Nyloplast Basin	8" Dome
Inlet B2	Type "C" Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail



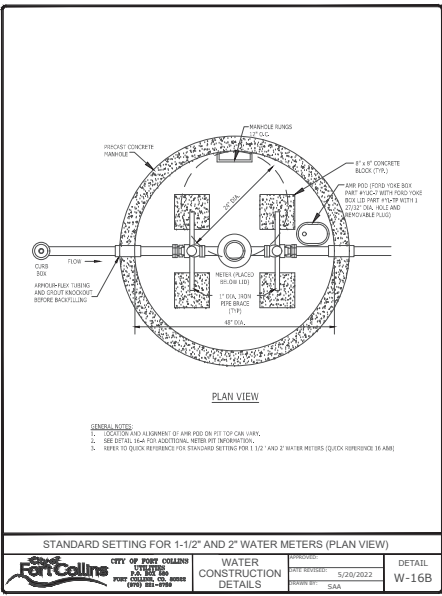
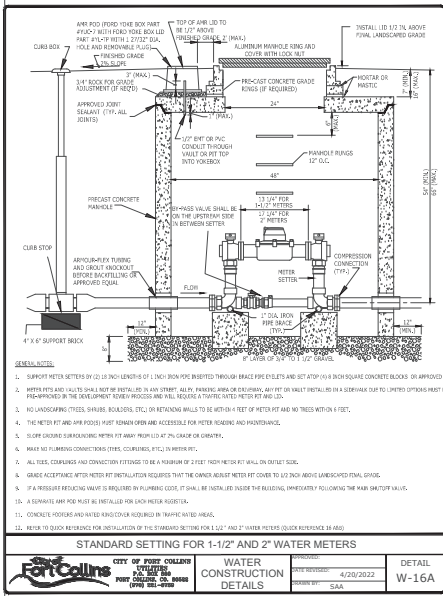
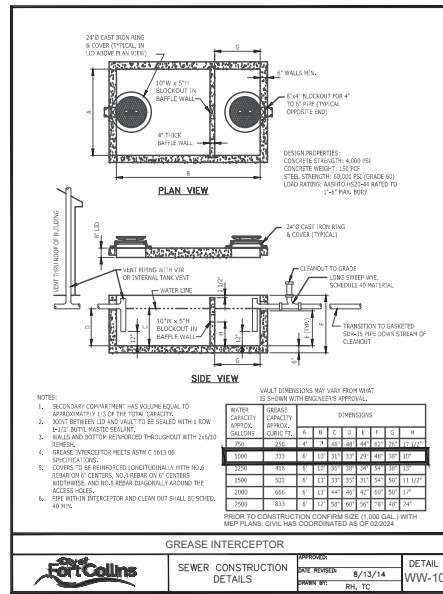
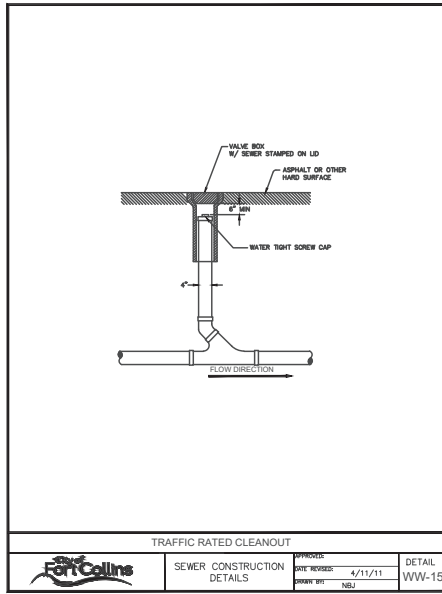
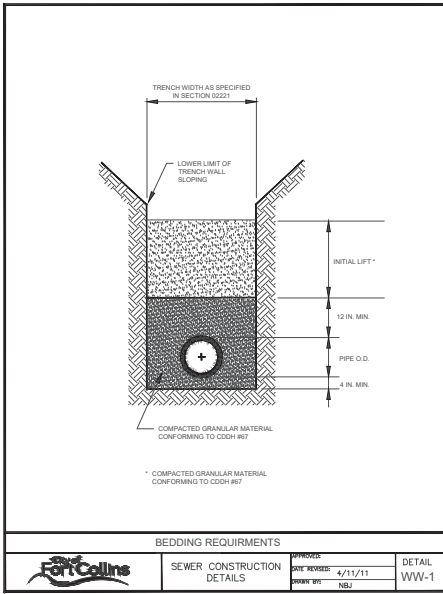
REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: 03/27/2024
 PROJECT: FORT COLLINS RESCUE MISSION STORM DRAIN R1, R2, & R3 STORM DRAIN PLAN

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DATE: 03/27/2024
 SCALE: 1"=10'
 DRAWN BY: M. Ruffel
 CHECKED BY: P. Madsen
 PROJECT MANAGER: B. Madsen

FORT COLLINS RESCUE MISSION
 STORM DRAIN R1, R2, & R3
 STORM DRAIN PLAN

Sheet
ST5
 16 of 25



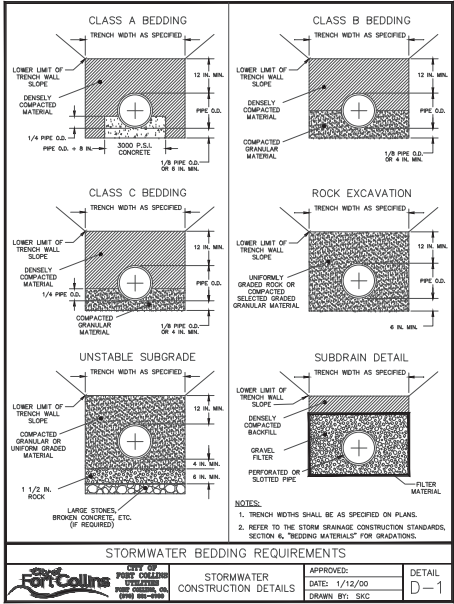
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 NOT FOR CONSTRUCTION
 DATE: 03/27/2024

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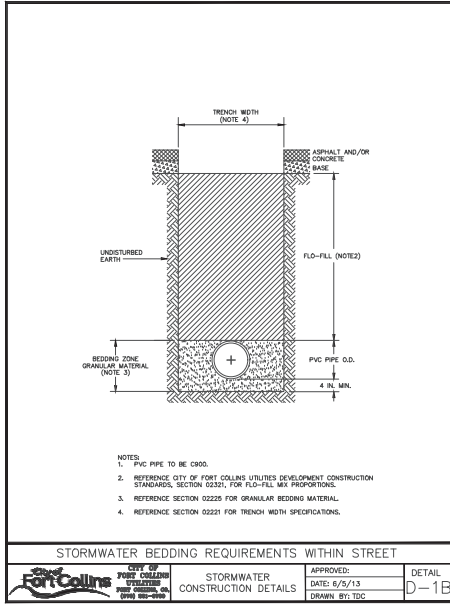
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 DRAWN BY: M. RUBLE
 P. MANAGER: B. MASHAN

FORT COLLINS RESCUE MISSION
 UTILITY DETAILS

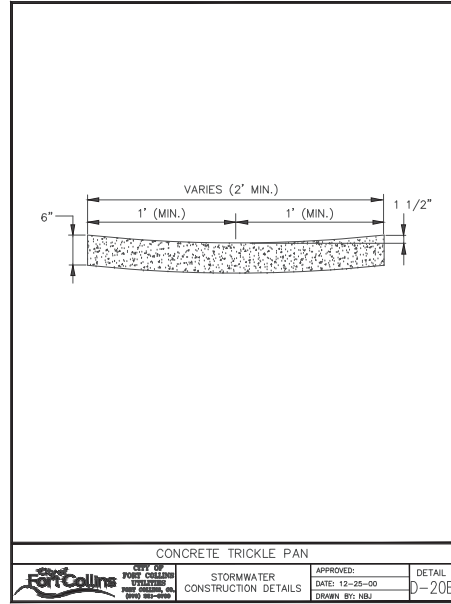
Sheet D1
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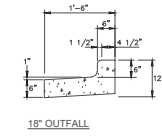
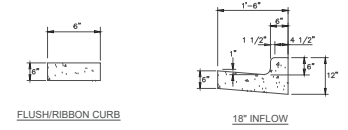
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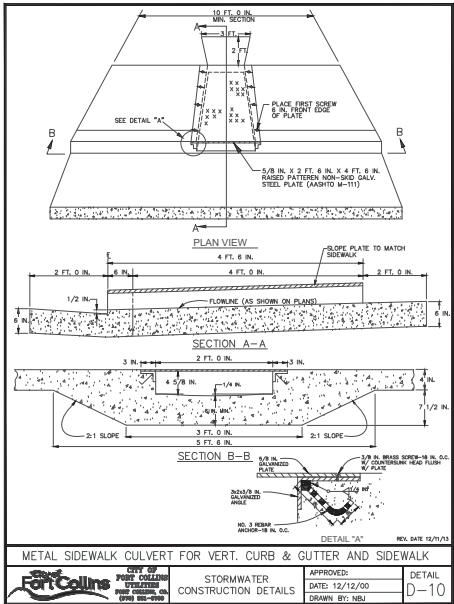
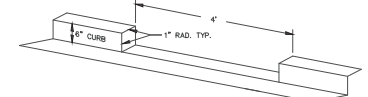
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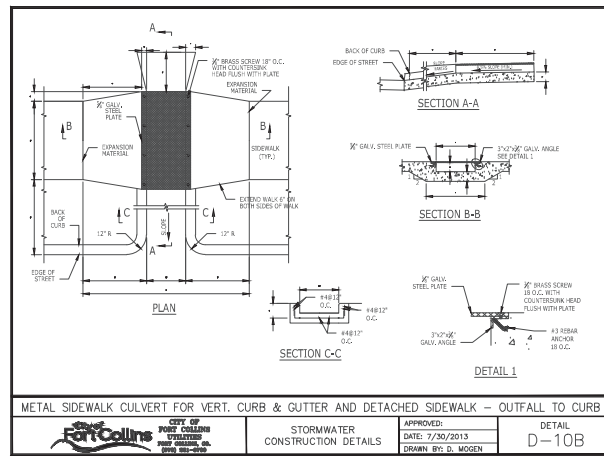
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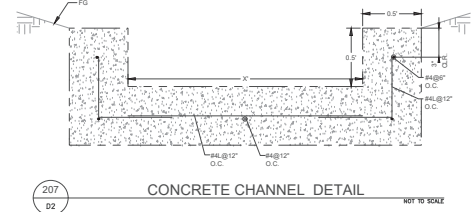
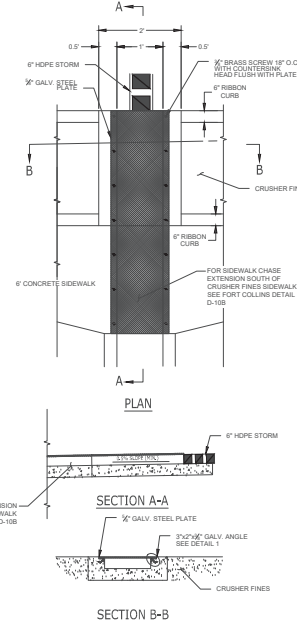
REFER TO SHEET 5 FOR LOCATIONS OF SPECIFIC CURB TYPE.



205 SIDEWALK CHASE DETAIL NOT TO SCALE



206 COMBINED SIDEWALK CHASE NOT TO SCALE



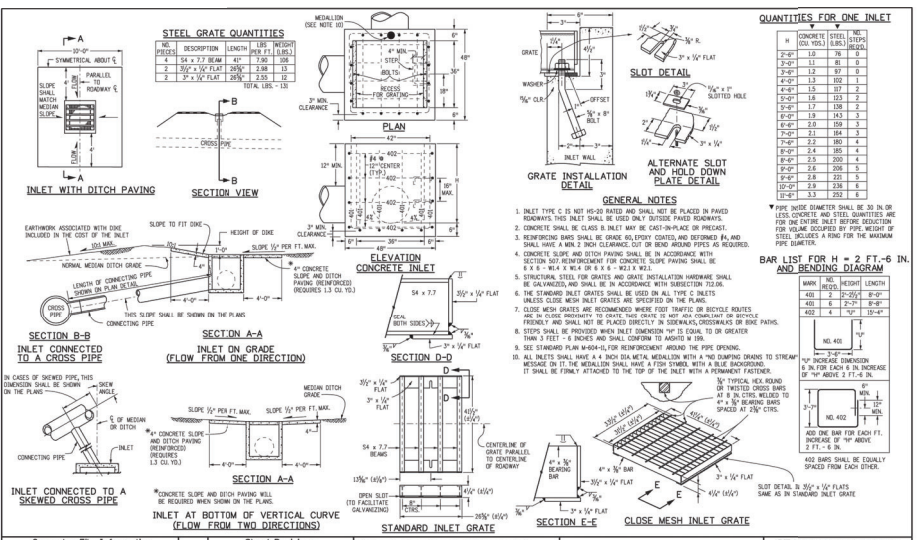
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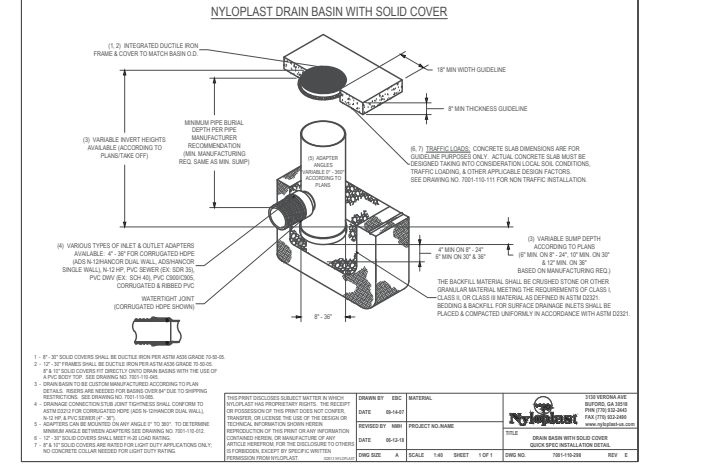
DATE: 03/27/2024
SCALE: N/A
DESIGNED BY: M. RUBEL
CHECKED BY: M. RUBEL
DRAWN BY: M. MOYETS
P. MANAGER: B. MASHNER

FORT COLLINS RESCUE MISSION
DRAINAGE DETAILS

Sheet D2
18 of 25

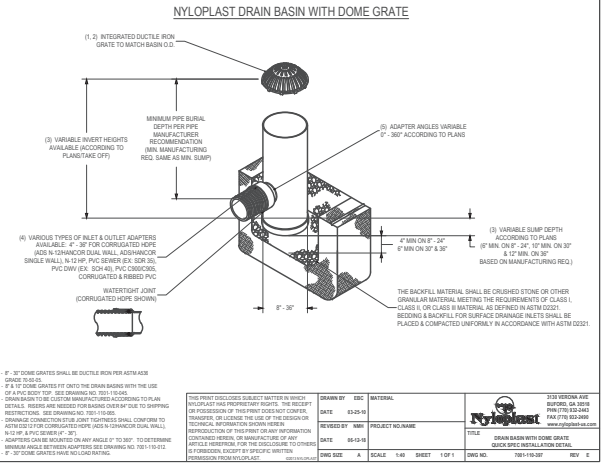


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Creation Date: 07/23/19		2029 West Howard Place P.O. Box 107 Denver, CO 80204 Phone: 303-757-9022 Fax: 303-757-9868	M-604-10
Designer: JWB		Project Development Branch	Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19		JWB	Project Sheet Number:



Inlet/Basin ID	Inlet Size	Grate Type
Inlet A9	18" Nyloplast Basin	18" Dome
Inlet A14	15" Nyloplast Basin	15" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	8" Nyloplast Basin	8" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A7-1	8" Nyloplast Basin	8" Dome
Inlet A7-2-1	8" Nyloplast Basin	8" Dome
Inlet A7-1-1	8" Nyloplast Basin	8" Dome
Inlet B2	Type C Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail

300
D3
NYLOPLAST BASIN WITH SOLID GRATE
NOT TO SCALE



Inlet/Basin ID	Inlet Size	Grate Type
Inlet A9	18" Nyloplast Basin	18" Dome
Inlet A14	15" Nyloplast Basin	15" Dome
Inlet A3-1	12" Nyloplast Basin	12" Dome
Inlet A3-2	12" Nyloplast Basin	12" Dome
Inlet A10-1	8" Nyloplast Basin	8" Dome
Inlet A7-3	12" Nyloplast Basin	12" Dome
Inlet A10-2	8" Nyloplast Basin	8" Dome
Inlet A7-1	8" Nyloplast Basin	8" Dome
Inlet A7-2-1	8" Nyloplast Basin	8" Dome
Inlet A7-1-1	8" Nyloplast Basin	8" Dome
Inlet B2	Type C Inlet	Per Detail
Inlet C3	Modified Outlet Structure	Per Detail

301
D3
NYLOPLAST BASIN WITH DOME GRATE
NOT TO SCALE

302
D3
INLET SCHEDULE

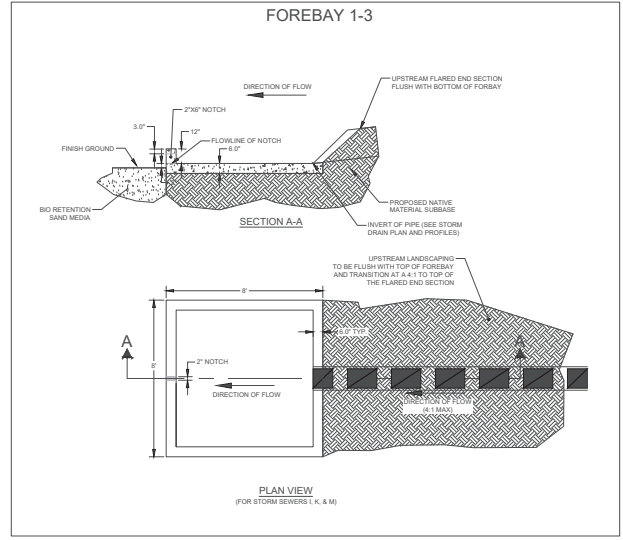
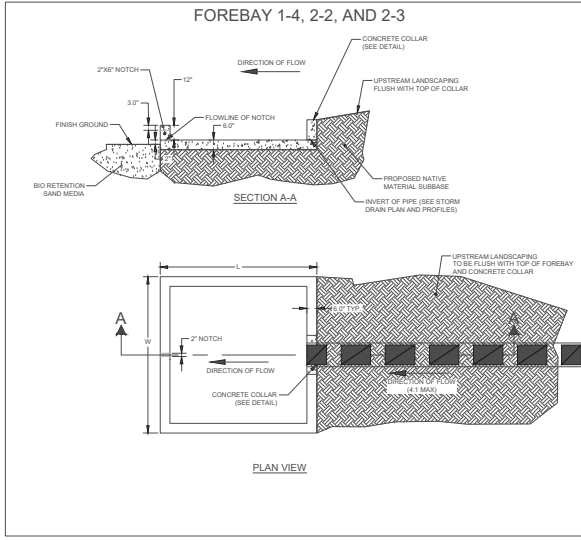
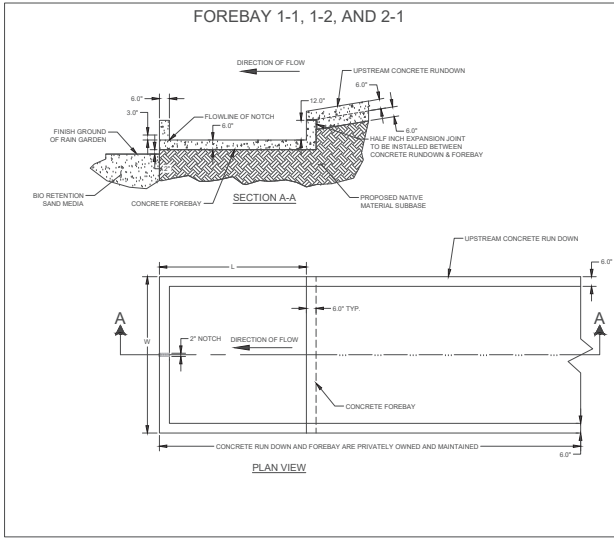
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DATE: 03/27/2024
 SCALE: N/A
 DESIGNED BY: W. RUBEN
 DRAWN BY: M. MONTY
 PROJECT MANAGER: B. MATHIAS

FORT COLLINS RESCUE MISSION
 DRAINAGE DETAILS

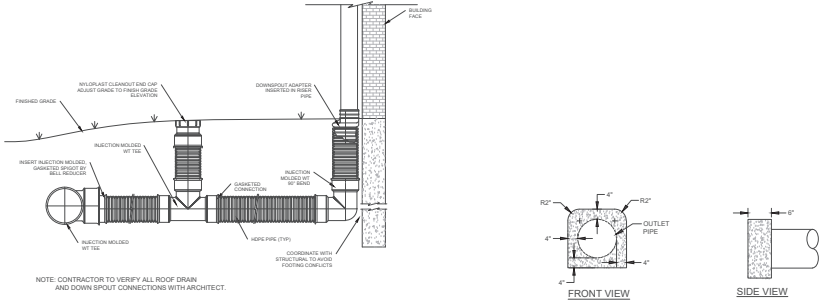
Sheet
D3
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Forebay ID	Storm Conveyance ID	Depth (in)	Length (ft)	Width (ft)
Forebay 1-1	Curb Cut 2 (South Parking Lot)	12	2	4
Forebay 1-2	Curb Cut 3 (N. Mason Street)	12	2	4
Forebay 1-3	Storm A	12	2	5
Forebay 1-4	Storm B3 (Curb Cut 3)	12	2	2
Forebay 2-1	Storm B1 (North Parking Lot)	12	2	4
Forebay 2-2	Storm R1	12	2	2
Forebay 2-3	Storm R2	12	2	2

FOREBAY DETAILS

400
D4



401
D4

402
D4

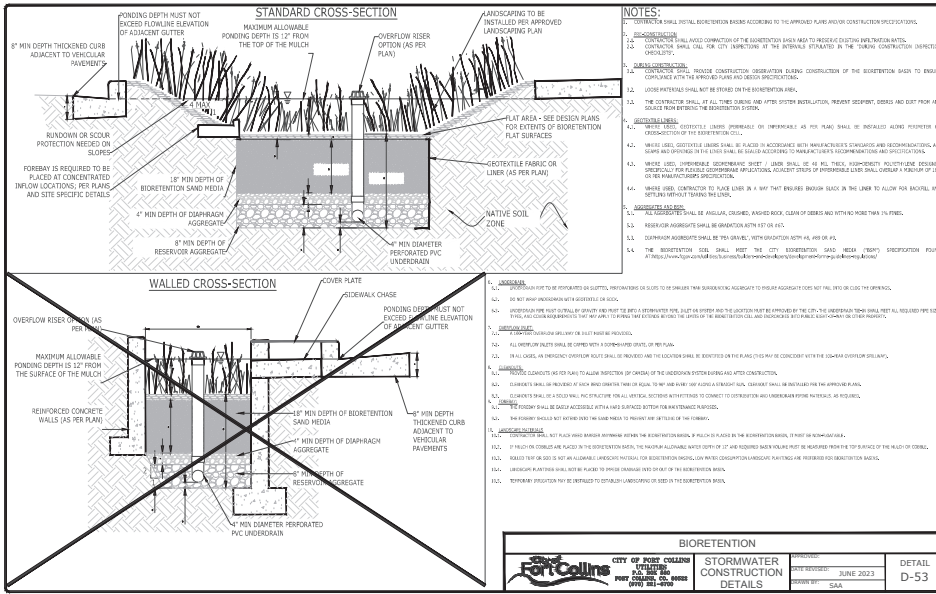
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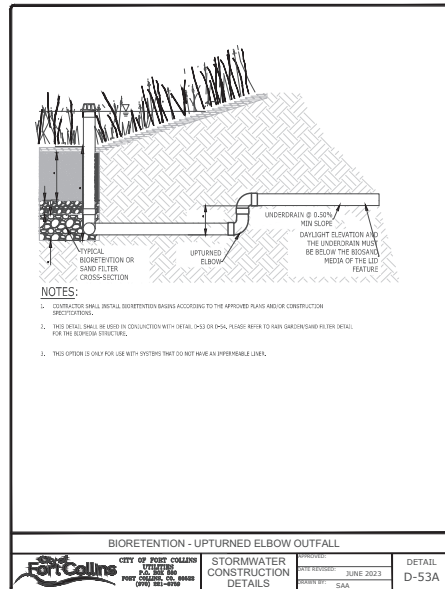
DATE: 03/27/2024
 SCALE: N/A
 DESIGNED BY: W. RUBLE
 DRAWN BY: M. MONVETS
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 DRAINAGE
 DETAILS

Sheet
D4
20 of 25



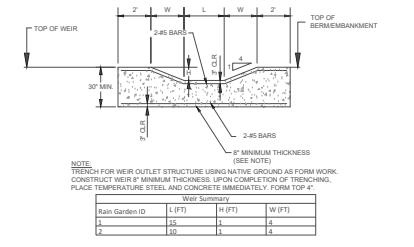
402 TYPICAL BIORETENTION DETAIL



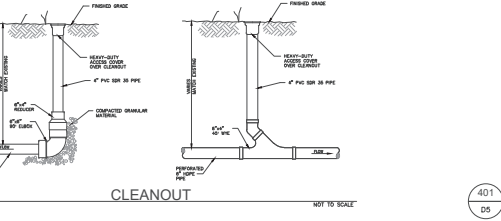
403 UPTURNED ELBOW DETAIL (RAIN GARDEN 2)

- PART 1 - GENERAL**
- A. Bioretention Sand Media (BSM) shall be uniformly mixed, unconsolidated, free of stones, shrapel, roots, or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth or prove a hindrance to the facility's function and maintenance.
 - B. BSM shall be free of plant or seed material of non-native, invasive species, or weeds.
 - C. Fully mixed BSM shall be tested prior to installation and meet the following criteria:
 1. Phosporus of less than 30
 2. pH of 5.5-6.5. Should pH fall outside of the acceptable range, it may be modified with lime (to raise) or iron sulfate plus sulfur (to lower). The lime or iron sulfate must be mixed uniformly into the BSM prior to use in the bioretention facility.
 3. Cation Exchange Capacity (CEC) greater than 10
 4. Phosphorus (Phosphorus, P2O5) not to exceed 60 ppm
 - D. BSM that fails to meet the minimum requirements shall be replaced at the Contractor's expense.
 - E. BSM shall be delivered fully mixed in a drum mixer. On-site mixing of piles will not be allowed. Mixing of the BSM to a homogeneous consistency shall be done to the satisfaction of the Owner.
- PART 2 - SOIL MATERIALS**
- A. Sand
 1. BSM shall consist of 60-70% sand by volume meeting ASTM C-33.
 2. Shredded Paper
 1. BSM shall consist of 5-10% shredded paper by volume.
 2. Shredded paper shall be loosely packed, approximate bulk density of 50-100 lb/cy.
 3. Shredded paper shall consist of loose leaf paper, not shredded phone books, and shall be thoroughly and mechanically mixed to prevent clumping.
 3. Topsoil
 1. BSM shall consist of 5-10% topsoil by volume.
 2. Topsoil shall be classified as sandy loam, loamy sand, or loam per USDA textural triangle with less than 5% clay material.
 3. On-site, native material shall not be used as topsoil.
 4. Textural analysis shall be performed on topsoil, preferably at its source, prior to installing topsoil in the mix. Topsoil shall be free of subsoil, debris, weeds, foreign matter, and any other material deleterious to plant health.
 5. Topsoil shall have a pH range of 5.5 to 7.5 and moisture content between 25-55%.
 4. Leaf Compost
 1. BSM shall consist of 10-20% leaf compost by volume.
 2. Leaf compost shall consist of Class 1 organic leaf compost consisting of aged leaf mulch resulting from biological degradation

404 BIORETENTION SAND MEDIA



401 OVERFLOW WEIR SCHEDULE



403 CLEANOUT

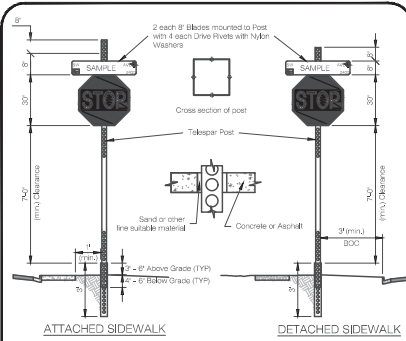
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PROJECT: 24777-2024
 DATE: 03/27/2024
 DESIGNED BY: M. RUTSEL
 CHECKED BY: M. RUTSEL
 DRAWN BY: M. MOKVITS
 SCALE: N/A
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 DRAINAGE DETAILS

Sheet D5
 21 of 25



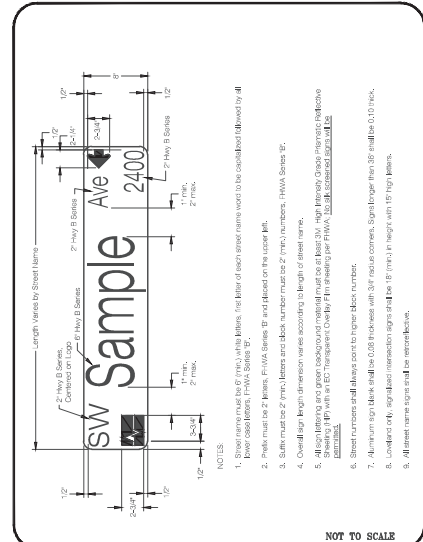
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Max. Sign Panel	Talkers 20F12A Q3PQ	Talkers 20F12P+10PQ	Post
39x36"	2.25x2.25x9x9"	2x2x12x9"	* 1/2 Gauge

- NOTES:
1. Attach the sign panels tightly to the post and use oversized washers to keep the sign from breaking loose from the post when hit by a vehicle.
 2. Sign panels should be mounted a minimum of 7 feet above the pavement or ground.
 3. Sign panels larger than 36 inches in length or width require wind bracing and special post design.
 4. Anchor Sub and post are square steel tube perforated.
 5. All No Parking signs shall be installed at 45° from Flow Line.
 6. 8" x 4" STOP sign 20" High Convex Diamond Grade Sign mounted to post with flash drive that with nylon washer against sign face on Top of the Sign, sign shall be mounted with 1 each 3/8" x 2 1/2" Hex Bolt with nylon washers against sign face on Bottom of the Sign, secured with 1 each 5/16" Hex Nut on the back side of Post.
 7. 2" Cove Gull in Asphalt or Concrete or provide a 6" PVC sleeve cut flush to the surface for placement of anchor post. Voids to be filled in with sand or other fine suitable material.

NOT TO SCALE

SIGN POST

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING DATE: 05/01/13	1401
--------------------------------------------	-----------------------	----------------	------------------------	------

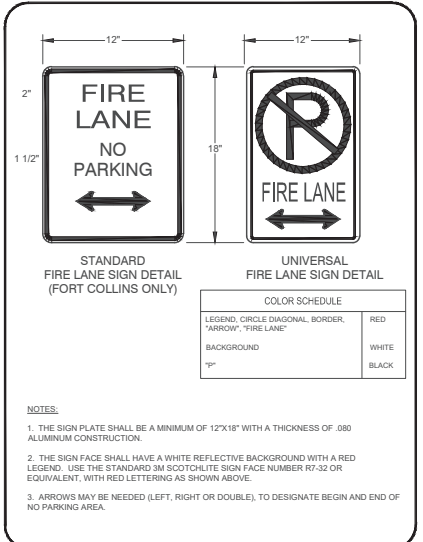


- NOTES:
1. Sign panels shall be 1/2" thick with 1/4" holes. The floor of each panel frame must be spaced about 1/4" apart by 4" intervals.
 2. Panels must be 2" thick. Panels shall be 2" thick. Panels shall be 2" thick. Panels shall be 2" thick. Panels shall be 2" thick.
 3. Signs must be 2" thick. Signs must be 2" thick. Signs must be 2" thick. Signs must be 2" thick. Signs must be 2" thick.
 4. Overall sign height dimensions are according to sign or street name.
 5. Sign must be 2" thick. Sign must be 2" thick. Sign must be 2" thick. Sign must be 2" thick. Sign must be 2" thick.
 6. Street name and address number signs shall be 2" thick.
 7. Aluminum sign shall be 1/4" thick and steel shall be 3/16" thick. Signs shall be 3/16" thick. Signs shall be 3/16" thick. Signs shall be 3/16" thick. Signs shall be 3/16" thick.
 8. Location of sign shall be 18" from curb. Location of sign shall be 18" from curb. Location of sign shall be 18" from curb. Location of sign shall be 18" from curb. Location of sign shall be 18" from curb.
 9. All street name signs shall be 2" thick.

NOT TO SCALE

STREET NAME SIGN

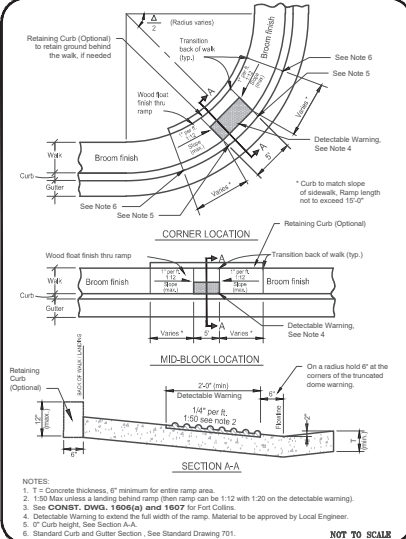
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING DATE: 05/01/13	1411
--------------------------------------------	-----------------------	----------------	------------------------	------



- NOTES:
1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
 2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER 87-33 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
 3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

FIRE ACCESS ROAD SIGNS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING DATE: 05/01/13	1418
--------------------------------------------	-----------------------	----------------	------------------------	------

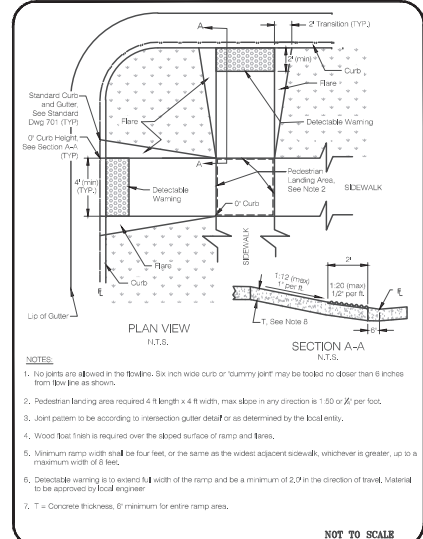


- NOTES:
1. Concrete thickness, 8" minimum for entire ramp area.
 - 1.50 Max unless a landing behind ramp then ramp can be 1:12 with 1:20 on the detectable warning.
 - See CONSTR. DWG. 1606(a) and 1607 for Fort Collins.
 - Detectable Warning to extend the full width of the ramp. Material to be approved by Local Engineer.
 - 0" curb height. See Section A.A.
 - Standard Curb and Gutter Section. See Standard Drawing 701.

NOT TO SCALE

ACCESS RAMP DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING DATE: 02/17/15	1603
--------------------------------------------	-----------------------	----------------	------------------------	------

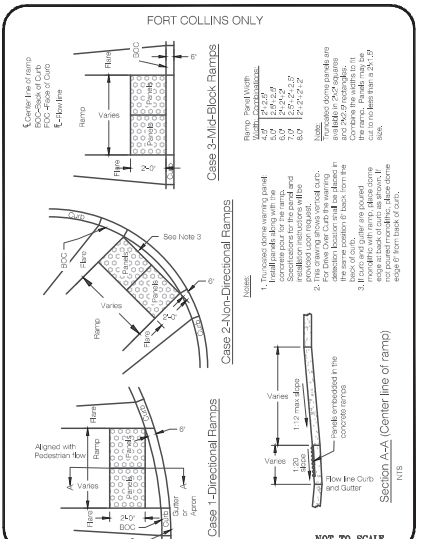


- NOTES:
1. No joints are allowed in the warning. Six inch wide curb or 'bummy joint' may be located no closer than 6 inches from flow line as shown.
 1. Pedestrian landing area required 4' length x 4' width, max slope in any direction is 1:50 or 2% per foot.
 - Joint pattern to be according to intersection gutter detail or as determined by the local entity.
 - Wood foot finish is required over the sloped surface of ramp and treads.
 - Minimum ramp width shall be four feet, or the same as the widest adjacent sidewalk, whichever is greater, up to a maximum width of 8 feet.
 - Detectable warning is to extend full width of the ramp and be a minimum of 2.0' in the direction of travel. Material to be approved by local engineer.
 - Concrete thickness, 8" minimum for entire ramp area.

NOT TO SCALE

DIRECTIONAL ACCESS RAMP DETAIL & DETACHED SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING DATE: 08/01/21	1606
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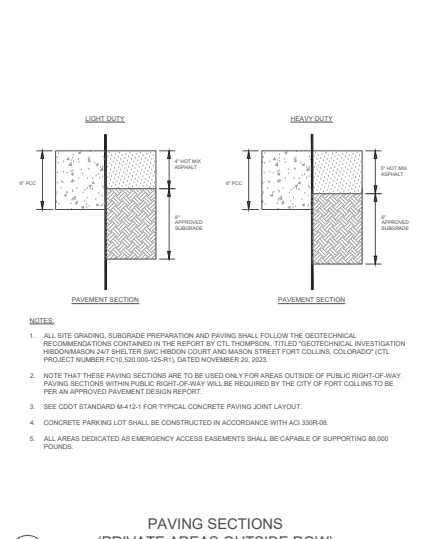


- NOTES:
1. Standard slope warning shall be used.
 1. The warning shall be 4' wide by 4' high.
 1. The warning shall be 4' wide by 4' high.
 1. The warning shall be 4' wide by 4' high.

NOT TO SCALE

TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING DATE: 02/17/15	1607
--------------------------------------------	-----------------------	----------------	------------------------	------



- NOTES:
1. ALL SITE GRADING, SUBGRADE PREPARATION AND PAVING SHALL FOLLOW THE GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE REPORT BY C.T. THOMPSON, TITLED 'GEO-TECHNICAL INVESTIGATION HOBSON/ASMAN 247 SHELTER BWC HIGDON COURT AND MASON STREET FORT COLLINS, COLORADO', C.T.L. PROJECT NUMBER FC-15-00-000-15-01, DATED NOVEMBER 26, 2015.
 - NOTE THAT THESE PAVING SECTIONS ARE TO BE USED ONLY FOR AREAS OUTSIDE OF PUBLIC RIGHT-OF-WAY. PAVING SECTIONS WITHIN PUBLIC RIGHT-OF-WAY WILL BE REQUIRED BY THE CITY OF FORT COLLINS TO BE FOR AN APPROVED PAVEMENT DESIGN REPORT.
 - SEE CDDT STANDARD M413-2 FOR TYPICAL CONCRETE PAVING JOINT LAYOUT.
 - CONCRETE PARKING LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACD 3399-08.
 - ALL AREAS DEDICATED AS EMERGENCY ACCESS EASEMENTS SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.

PAVING SECTIONS (PRIVATE AREAS OUTSIDE ROW)

NOT TO SCALE

DATE: 03/27/2024
 REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 1000 W. 10TH AVE. FORT COLLINS, CO 80521
 970.491.1111
 www.northerneng.com

DATE: 03/27/2024
 DESIGNED BY: M. RUBLE
 DRAWN BY: M. MONYETS
 SCALE: N/A
 P. MANAGER: B. MISHNER

FORT COLLINS RESCUE MISSION
 SITE DETAILS

Sheet D6
 22 of 25

Section D, Item 1.

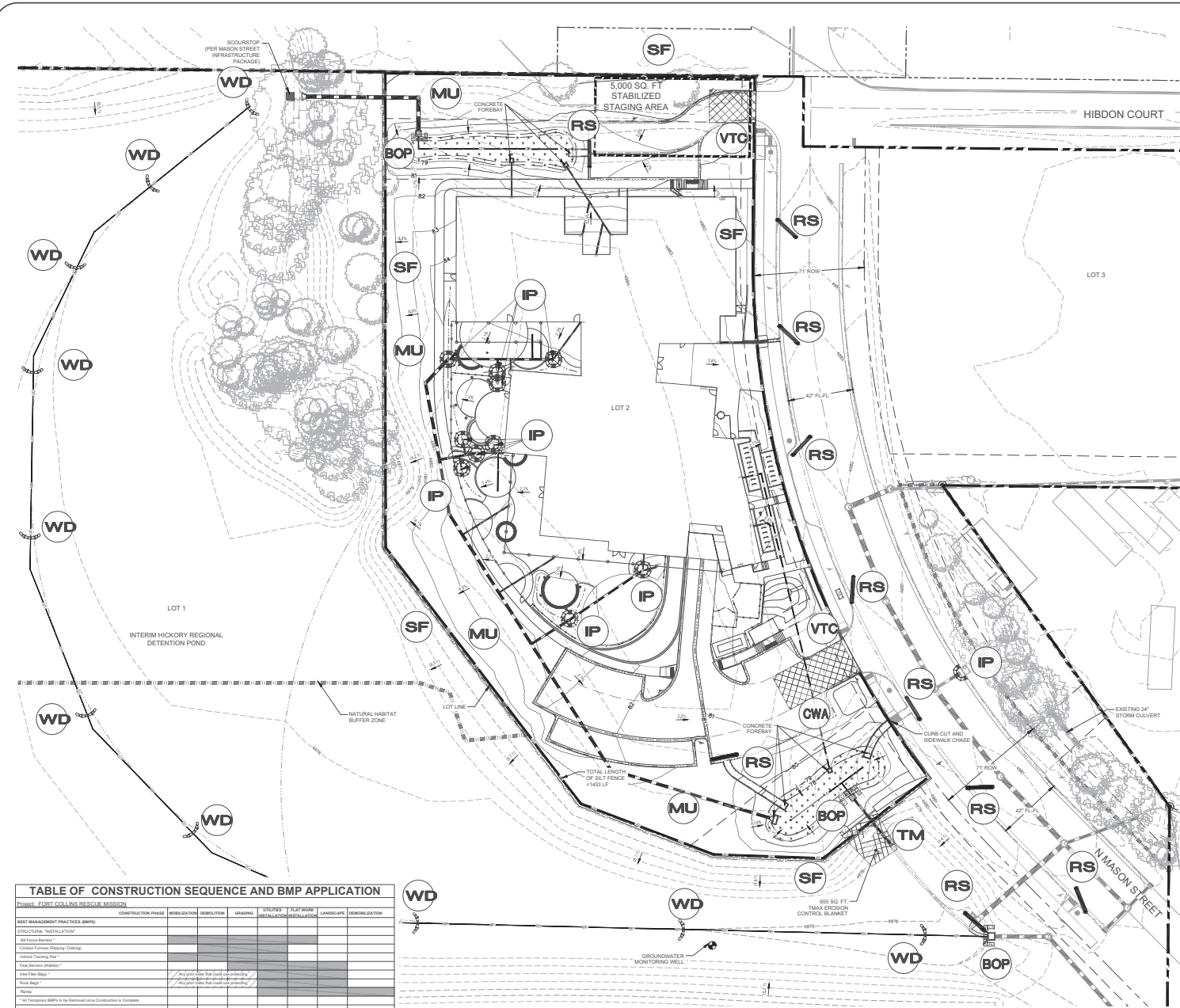
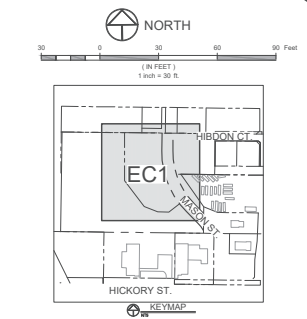


TABLE OF CONSTRUCTION SEQUENCE AND BMP APPLICATION

BEST MANAGEMENT PRACTICES (BMPs)	CONSTRUCTION PHASE						
	MOBILIZATION	DEMOLITION	GRADING	STRUCTURE CONSTRUCTION	ROOFING	LANDSCAPE	DEMOLITION
Site Characterization							
Silt Fence							
Concrete Formwork Staging (Design)							
Vehicle Tracking Mat *							
Flow Barrier (Temporary)							
Silt Filter Bags *							
Blank Bags *							
Notes:	* All Temporary BMPs to be Removed once Construction is Complete						
Erosion							
Temporary Seeding Planting							
Mulching / Mulch							
Perennial Seeding Planting							
Soil Stabilization							
Staked Products: Mulch, Bark, Mats							



LEGEND:

PROPOSED STORM SEWER	—RS—
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED SWALE	---
PROPOSED CURB & GUTTER	---
PROPERTY BOUNDARY	---
SILT FENCE	SF
WATTLE DIKE	WD
ROCK SOCK	RS
CONCRETE WASH AREA	CWA
VEHICLE TRACKING CONTROL PAD	VTC
INLET PROTECTION	IP
BALE OUTLET PROTECTION	BOP
TMAX EROSION CONTROL	TM
SEED AND MULCH (SEE NOTE 5)	MU

- GENERAL NOTES:**
- CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
 - SWMP ADMINISTRATOR: Contact City Manager, Address, Phone.
 - CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
 - REFER TO THE FINAL DRAINAGE REPORT, DATED FEBRUARY 14, 2024 BY NORTHERN ENGINEERING FOR ADDITIONAL INFORMATION.
 - REFER TO LANDSCAPING PLAN FOR FINAL VEGETATIVE STABILIZATION IN PLANTING AREAS.
 - THE NATURAL HABITAT BUFFER ZONE SHALL NOT BE DISTURBED BY ANY GRADING, CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT AS APPROVED BY THE CITY ENVIRONMENTAL PLANNER.
 - ALL PERMANENT AND TEMPORARY BMPs ASSOCIATED WITH THE INTERIM HICKORY REGIONAL POND SHALL BE INSTALLED PER THE "MASSON STREET INFRASTRUCTURE" EROSION CONTROL PLAN.

CALCULATION CHART:

CALCULATIONS CHART		
TOTAL DISTURBED PROJECT AREA	3.77	ACRES
TOTAL "ON-SITE" AREA OF DISTURBANCE	2.77	ACRES
TOTAL "OFF-SITE" AREA OF DISTURBANCE	0	ACRES
TOTAL STORAGE/STAGING AREA	0.11	ACRES
TOTAL HAUL ROAD AREA	N/A	
CONSTRUCTION VEHICLE TRAFFIC AREA	N/A	
EST. PERCENT OF PROJECT AREA EXPOSED	100%	DENSITY
EST. PRESENT VEGETATIVE COVER	100%	
EXISTING SOIL TYPE	C	
APPROX. GROUNDWATER DEPTH	8.0-9.5	FEET
NUMBER OF PHASES W/ PROJECT	N/A	
TOTAL VOLUME OF IMPORTED (I) / EXPORTED (E) MATERIALS	0	CY. (YD)
TOTAL AREA OF STOCKPILING OF FILL OR REMOVED AREAS OFF-SITE	0	SQ. FEET
STEEPNESS SLOPE	4.3	H/V
DISTANCE FROM A SUBPARAN AREA OR SENSITIVE AREA	0	FEET

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRAVE OR HAZARDOUS CONDITIONS REQUIRE IMMEDIATE NOTIFICATION.

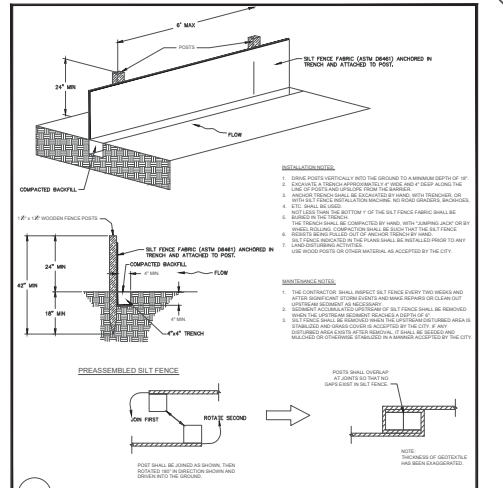
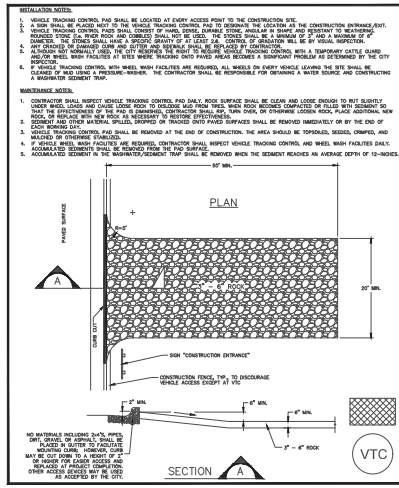
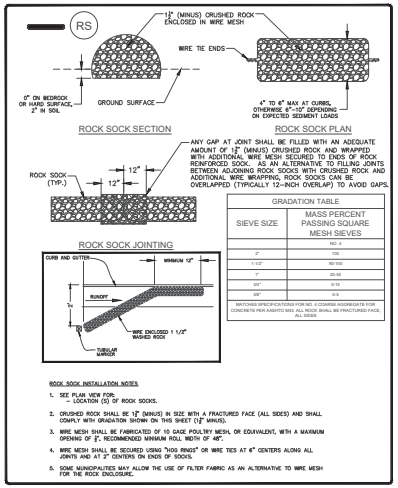
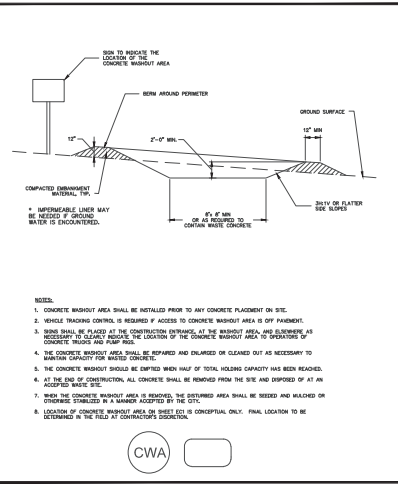
REVISED: 03/27/2024
 DATE: 03/27/2024
 SCALE: 1" = 30'
 DESIGNED BY: M. RUBEL
 CHECKED BY: B. MATSSEN
 DRAWN BY: B. MATSSEN

REVIEW SET
 NOT FOR CONSTRUCTION
 03/27/2024

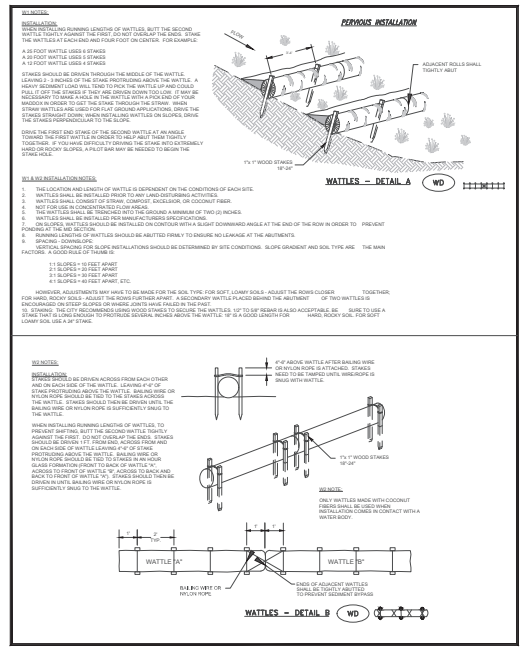
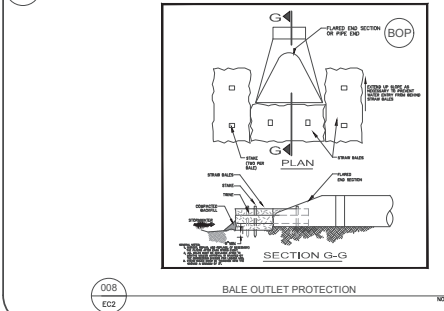
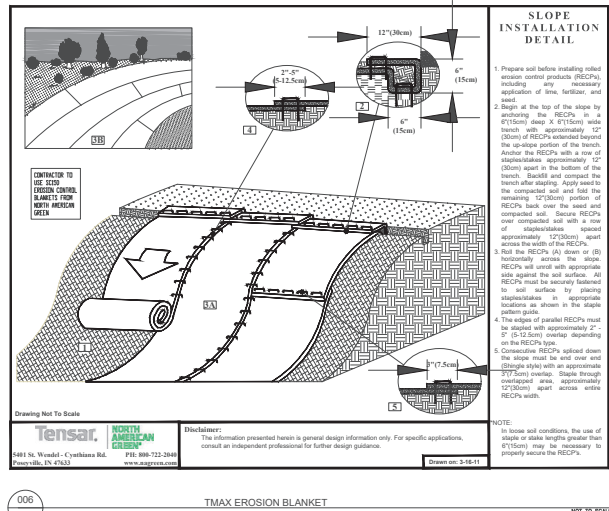
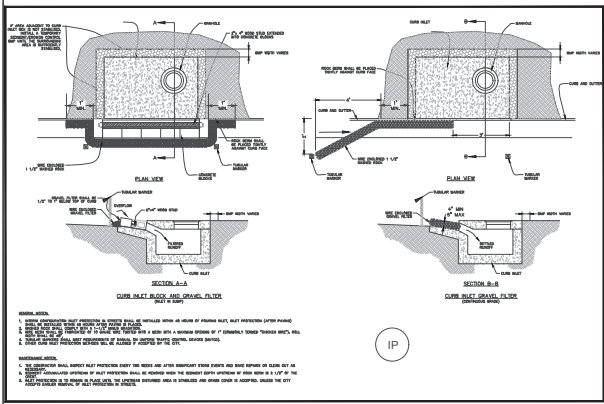
NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 1200 S. HICKORY ST., SUITE 100, DENVER, CO 80202
 303.733.8800
 www.northerneng.com

FORT COLLINS RESCUE MISSION
EROSION CONTROL PLAN

Sheet
EC1
 23 of 25



REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: 03/27/2024
 03/27/2024

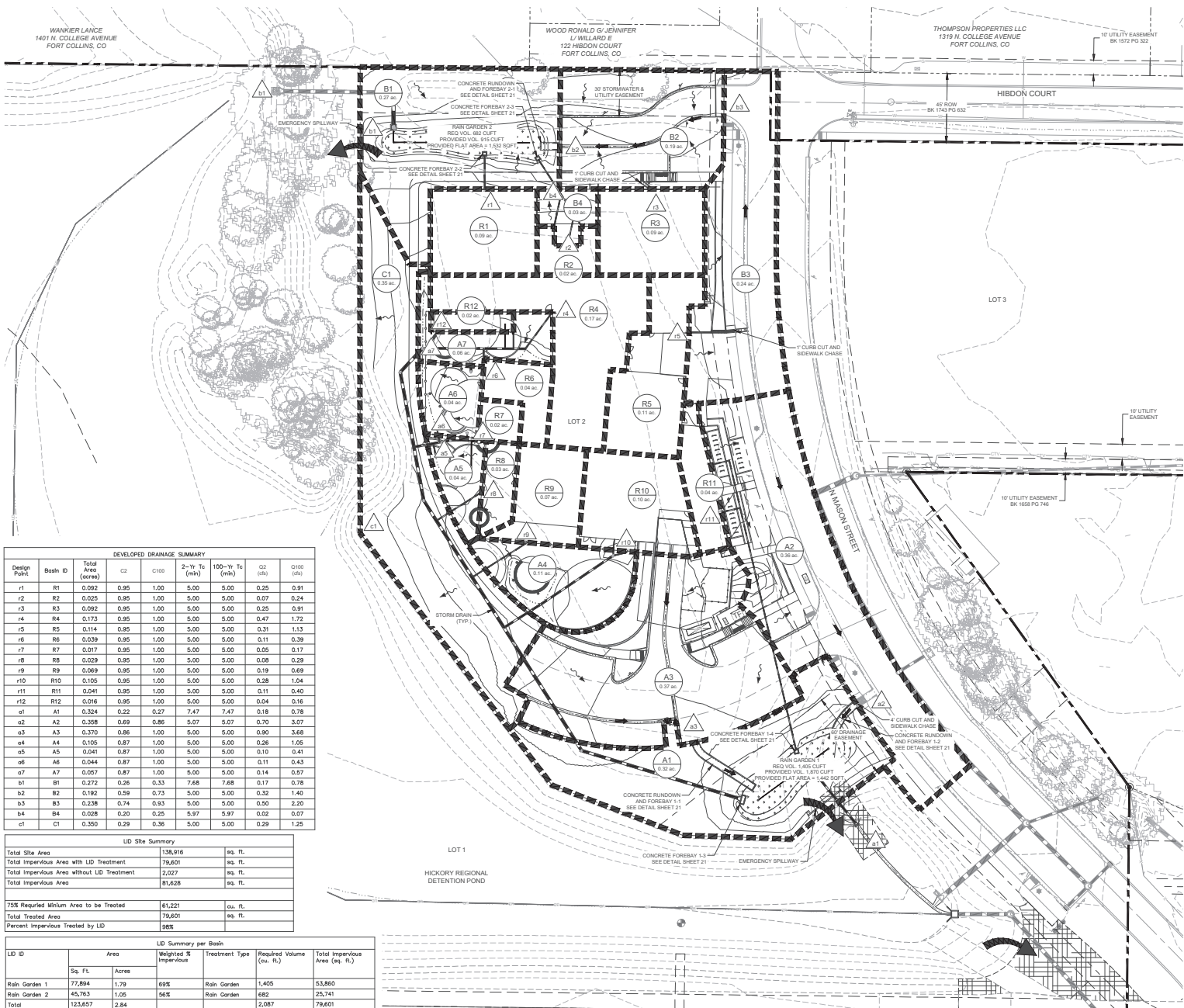


NORTHERN ENGINEERING
 SURVEYING / MUNICIPAL / LAND DEVELOPMENT
 10101 14th Street, NW
 Seattle, WA 98147

DATE: 03/27/2024
 SCALE: N/A
 DRAWN BY: B. MATSSEN
 CHECKED BY: M. RUBEL

FORT COLLINS RESCUE MISSION
 EROSION CONTROL DETAILS

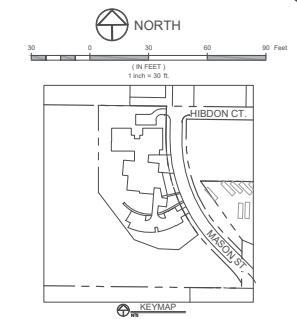
Sheet EC2
 24 of 25



DEVELOPED DRAINAGE SUMMARY									
Design Point	Basin ID	Total Area (acres)	C2	C100	2-Yr Tc (min)	100-Yr Tc (min)	Q2 (cfs)	Q100 (cfs)	
r1	R1	0.092	0.95	1.00	5.00	5.00	0.25	0.91	
r2	R2	0.025	0.95	1.00	5.00	5.00	0.07	0.24	
r3	R3	0.092	0.95	1.00	5.00	5.00	0.25	0.91	
r4	R4	0.173	0.95	1.00	5.00	5.00	0.47	1.73	
r5	R5	0.114	0.95	1.00	5.00	5.00	0.31	1.13	
r6	R6	0.039	0.95	1.00	5.00	5.00	0.11	0.39	
r7	R7	0.017	0.95	1.00	5.00	5.00	0.05	0.17	
r8	R8	0.029	0.95	1.00	5.00	5.00	0.08	0.29	
r9	R9	0.069	0.95	1.00	5.00	5.00	0.19	0.69	
r10	R10	0.105	0.95	1.00	5.00	5.00	0.28	1.04	
r11	R11	0.041	0.95	1.00	5.00	5.00	0.11	0.40	
r12	R12	0.016	0.95	1.00	5.00	5.00	0.04	0.16	
a1	A1	0.324	0.22	0.27	7.47	7.47	0.18	0.78	
a2	A2	0.308	0.69	0.86	5.07	5.07	0.70	3.07	
a3	A3	0.370	0.86	1.00	5.00	5.00	0.90	3.68	
a4	A4	0.105	0.87	1.00	5.00	5.00	0.26	1.05	
a5	A5	0.041	0.87	1.00	5.00	5.00	0.10	0.41	
a6	A6	0.044	0.87	1.00	5.00	5.00	0.11	0.43	
a7	A7	0.057	0.87	1.00	5.00	5.00	0.14	0.57	
b1	B1	0.272	0.26	0.33	7.68	7.68	0.17	0.78	
b2	B2	0.192	0.59	0.73	5.00	5.00	0.32	1.40	
b3	B3	0.238	0.74	0.93	5.00	5.00	0.50	2.20	
b4	B4	0.028	0.20	0.25	5.97	5.97	0.02	0.07	
c1	C1	0.350	0.29	0.36	5.00	5.00	0.29	1.25	

LID Site Summary		
Total Site Area	138,916	sq. ft.
Total Impervious Area with LID Treatment	79,601	sq. ft.
Total Impervious Area without LID Treatment	2,027	sq. ft.
Total Impervious Area	81,628	sq. ft.
75% Required Mitigation Area to be Treated	61,221	sq. ft.
Total Treated Area	79,601	sq. ft.
Percent Impervious Treated by LID	96%	

LID ID	Area		LID Summary per Basin		Required Volume (cu. ft.)	Total Impervious Area (sq. ft.)
	Sq. Ft.	Acres	Weighted % Impervious	Treatment Type		
Rain Garden 1	77,894	1.79	69%	Rain Garden	1,405	53,860
Rain Garden 2	45,763	1.05	56%	Rain Garden	682	25,741
Total	123,657	2.84			2,087	79,601



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT
- FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION
- EMERGENCY OVERTFLOW PATH

NOTES:

- REFER TO THE FINAL DRAINAGE REPORT, DATED FEBRUARY 14, 2024 FOR ADDITIONAL INFORMATION.
- REFER TO THE MASON STREET INFRASTRUCTURE DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

**FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION**



REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: 03/27/2024

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 PROJECT NO: 24-001

DATE: 03/27/2024
 SCALE: 1" = 30'
 DESIGNED BY: M. Runkel
 DRAWN BY: J. Johnson

FORT COLLINS RESCUE MISSION
 DRAINAGE EXHIBIT

Sheet
DR1
 25 of 25



Fort Collins Rescue Mission

November 1st, 2023

Alternative Compliance Request

3.2.2.(K)(2) Non-Residential Parking Requirements

Nonresidential uses shall provide a minimum number of parking spaces, and will be limited to a maximum number of parking spaces as defined by the standards defined below.

(d) For uses that are not specifically listed in subsections 3.2.2(K)(1) or (2), the number of parking spaces permitted shall be the number permitted for the most similar use listed.

Reason for the Request

Parking requirements for the proposed use of homeless shelter are not defined in the Land Use Code. Section 3.2.2.(K)(3) outlines the procedure for establishing an alternative parking ratio based on use for institutional land uses. We have provided a Parking Analysis completed by Fox Tuttle Transportation Group to evaluate 'the future parking needs for the planned Fort Collins Rescue Mission overnight shelter facility'. The report calculates that at peak demand 'there will be up to 49 employees, interns, and volunteers on site. Applying the City requirement of two (2) parking spaces for every three (3) employees equates to 33 required parking spaces.' The Fort Collins Rescue Mission project is proposing 35 spaces, therefore the report concludes that the project will be adequately parked.

Justifications

3.2.2(K)(3)(b) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan that complies with the standards of this Section.

The general purpose of the standard is to "...ensure that the parking and circulation aspects of all developments are well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas."

The proposed alternative plan will accomplish the purposes of the code equally well or better than a standard plan because we are accurately identifying the parking needs for the proposed use. Since the code does not define a minimum or maximum for the proposed use of homeless shelter trying to apply a standard for some other use could result in unsuitable requirements and under or over-parking of the site. Part of what makes this project unique is the guests who will be staying at the shelter.. 'It is likely that the clientele of the Fort Collins Rescue Mission will not be operating

vehicles and thus will not require off-street parking at the project site.’ Therefore, the parking demand is mostly based on the employees and volunteers who visit the site.

The parking analysis uses data from the Denver Rescue Mission, a similar project in size and scope, to calculate parking demand. The new shelter will be owned and operated by the same company, which is the Fort Collins branch of the Rescue Mission..

In reviewing a request for an alternative number of parking spaces, the decision maker must consider whether the proposed plan:

1. does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity,

- Pedestrian connectivity will function the same as it would with a standard code compliant plan.

2. minimizes the visual and aesthetic impact along the public street by placing parking lots to the rear or along the side of buildings, to the maximum extent feasible,

- Parking is proposed to be to either side of the building, to the north and south, set back from the street, with the main building entrance fronting on Mason street.

3. minimizes the visual and aesthetic impact on the surrounding neighborhood,

- By limiting parking to only what is needed, visual and aesthetic impact is minimized.

4. creates no physical impact on any facilities serving alternative modes of transportation,

The proposed plan will not impact the R.O.W. or the activated streetscape differently than a standard plan would.

5. creates no detrimental impact on natural areas or features,

The proposed parking plan will be within the property boundary and will comply with all other related codes, including screening, and lighting restrictions to natural areas.

6. maintains handicap parking ratios, and

- This project meets all handicap parking requirements, with one accessible space in the north parking lot, and two in the south parking lot.

7. for projects located in D, L-M-N, M-M-N and C-C zone districts, conforms with the established street and alley block patterns, and places parking lots across the side or to the rear of buildings.

- Not applicable as this project is located in the C-S zone district.

TECHNICAL MEMORANDUM

To: Joshua Geppelt, Vice President of Programs, Denver Rescue Mission
From: Caleb Feaver, PE, Fox Tuttle Transportation Group
Date: October 23, 2023
Subject: Fort Collins Rescue Mission Parking Analysis

INTRODUCTION

The Fox Tuttle Transportation Group evaluated the future parking needs for the planned Fort Collins Rescue Mission overnight shelter facility. The project site is located on vacant land north of Hickory Street and west of Mason Street, in the City of Fort Collins, Colorado as shown in **Figure 1**. The project proposes to construct a homeless shelter and supporting office space with 35 on-site (off-street) parking spaces. This parking analysis provides an evaluation, conclusions, and recommendation for the amount of parking needed to accommodate the Fort Collins Rescue Mission project.

**City of Fort Collins
Parking
Requirements**

The City of Fort Collins' *Land Use Code* does not list parking requirements for land use similar to the project. However, in Section 3.2.2(K)(3), the *Land Use Code* describes the procedure for determining a parking ratio based on a Parking



Figure 1. Project Location Map

Impact Study or similar study. This analysis is intended to serve as the required Parking Impact Study.

Project Data

The project team anticipates that the Fort Collins Rescue Mission will have up to 34 on-site employees and up to 22 interns or volunteers. The employees, interns and volunteers will operate on three (3) separate shifts, with some overlap between each shift. It is anticipated that the shift overlap will experience the highest parking demand since there will be up to 49 employees, interns, and volunteers on site. Given the nature of the project, it is believed to be unlikely that project clientele will require on-site parking.

Denver Rescue Mission Data

Employee and parking data was provided by the project team for a Denver Rescue Mission site in Denver, Colorado. The Denver location has a larger team of employees and volunteers than the Fort Collins location is anticipated to have. Scaled for differences in services provided, the Denver location has approximately 44 people on their support team. While the Denver site provides 55 off-street parking spaces, a point-in-time data collection showed that at the time of peak parking demand, **only 27 spaces were utilized**. At this time, it was calculated that 0.61 spaces were needed per every one (1) employee. If this rate were applied to the proposed Fort Collins Rescue Mission, then there would be a **parking demand of 30 spaces**.

Proposed Parking Supply

The Fort Collins Rescue Mission project is proposing to **provide 35 off-street parking spaces** for use at the shelter. This equates to approximately 0.80 parking spaces per employee, more than the demand observed at the Denver location.

Conclusion

The Fort Collins Rescue Mission project is proposing to construct an overnight shelter site north of Hickory Street and west of Mason Street in the City of Fort Collins. The project proposes to provide 35 off-street parking spaces. It was calculated that the Fort Collins Rescue Mission would have a parking demand of 30 spaces. This study concludes that the proposed parking plan will be sufficient to meet peak parking demand at the Fort Collins Rescue Mission project site.

Fox Tuttle staff hopes that the evaluations, conclusions, and recommendations provided in this parking analysis are helpful for the Denver Rescue Mission project team in determining the adequacy of the proposed parking supply and for the City of Fort Collins staff for review of the project. We look forward to continuing our work with Denver Rescue Mission and the project team.

Sincerely,



Caleb Feaver, PE
Senior Transportation Engineer
FOX TUTTLE TRANSPORTATION GROUP, LLC



FINAL DRAINAGE REPORT

FORT COLLINS RESCUE MISSION
FORT COLLINS, COLORADO
MARCH 27TH, 2024

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March 27th, 2024
City of Fort Collins
Stormwater Utility
700 Wood Street
Fort Collins, CO 80526

**RE: FINAL DRAINAGE REPORT FOR
THE FORT COLLINS RESCUE MISSION (1971-001)**

Dear Staff:

Northern Engineering is pleased to submit this Final Drainage Report for your review. This report accompanies the Preliminary Development Review submittal for the Fort Collins Rescue Mission.

This report has been prepared in accordance with the Fort Collins Stormwater Criteria Manual (FCSCM) and serves to document the stormwater impacts associated with the proposed Fort Collins Rescue Mission project. We understand the review by the City of Fort Collins is to ensure general compliance with standardized criteria contained in the FCSCM.

If you should have any questions as you review this report, please feel free to contact us.

Sincerely,
NORTHERN ENGINEERING SERVICES, INC.

MASON RUEBEL, PE
Project Engineer

BLAINE MATHISEN, PE
Project Manager

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I. GENERAL LOCATION AND DESCRIPTION

A. LOCATION

1. Vicinity Map

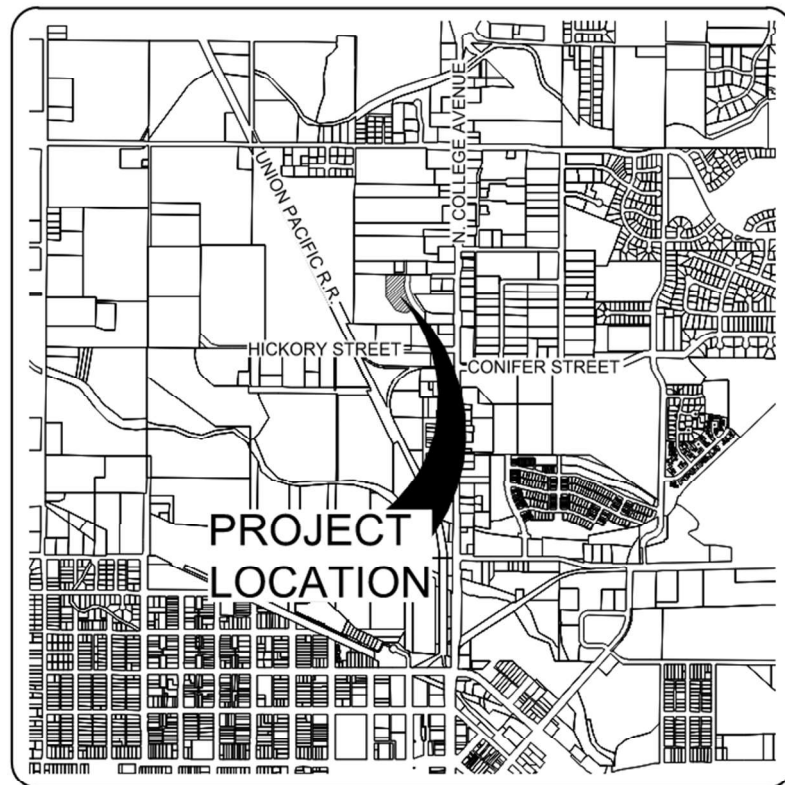


Figure 1 - Vicinity map

2. The Fort Collins Rescue Mission project site is located in the southwest quarter of Section 2, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.
3. The project site (refer to Figure 1) is bordered to the west by the Hickory Regional Detention Pond and residential homes. To the north and south by commercial businesses and to the east by Mason Street and a mixture of residential and commercial businesses.
4. This project includes Lot 2 per the Mason Street Infrastructure plat. The adjacent streets are N Mason Street and Hibdon Court. The nearest existing major streets are Hickory Street and N College Ave.

B. DESCRIPTION OF PROPERTY

1. The Fort Collins Rescue Mission project requires the construction of the Mason Infrastructure project and subdivision of the existing parcels. This project will be comprised of Lot 2 of the Mason Street Infrastructure Plat with a total area of ± 2.77 acres.
2. The site is currently vacant with native grasses.
3. With the construction of the Mason Street Infrastructure project the project site (Lot 2) will consist mainly of stockpiled dirt. Drainage from this lot will be in every direction with slopes

around 5%. Runoff to the west and south overland flows directly to the Hickory Regional Detention Pond. Runoff to the east and north is conveyed via curb and gutter and swale to the regional pond. The outfall for the Hickory Regional Detention Pond is conveyed through a 24” HP storm pipe and is conveyed to College Ave. The Fort Collins Rescue Mission project will maintain historical drainage patterns by routing runoff to the regional pond outfall and to the College Ave storm infrastructure. The ultimate regional pond will also include the realignment of the site outfall and discharge directly to the Cache La Poudre River per the overall development plan.

4. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey website: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, 83.3% of the site consists of Nunn Clay loam (Hydrologic Soil Group C) and 16.7% of the site consists of Caruso clay loam (Hydrologic Soil Group D). The calculations assume a Hydrologic Soil Group C. Hydrologic Soil Group C has a slow rate of water absorption and infiltration.
5. A subsurface exploration report was completed by CTL Thompson “Geotechnical Investigation Hibdon/Mason 24/7 Shelter SWC Hibdon Court and Mason Street Fort Collins, Colorado” on November 20, 2022 (Project No. FC10,520.000-125-R1). According to the report the site generally consists of Sandy Clay with groundwater at roughly 8’ to 11’ depths from existing ground.
6. The site is currently zoned as Service Commercial District (CS) in Fort Collins. Developments to the north, south, and east are zoned as Service Commercial as well. The west properties are zoned as Low Density Mixed-Use Neighborhood District (L-M-N).
7. FLOODPLAIN
The subject property is not located in a FEMA or City of Fort Collins regulatory floodplain.

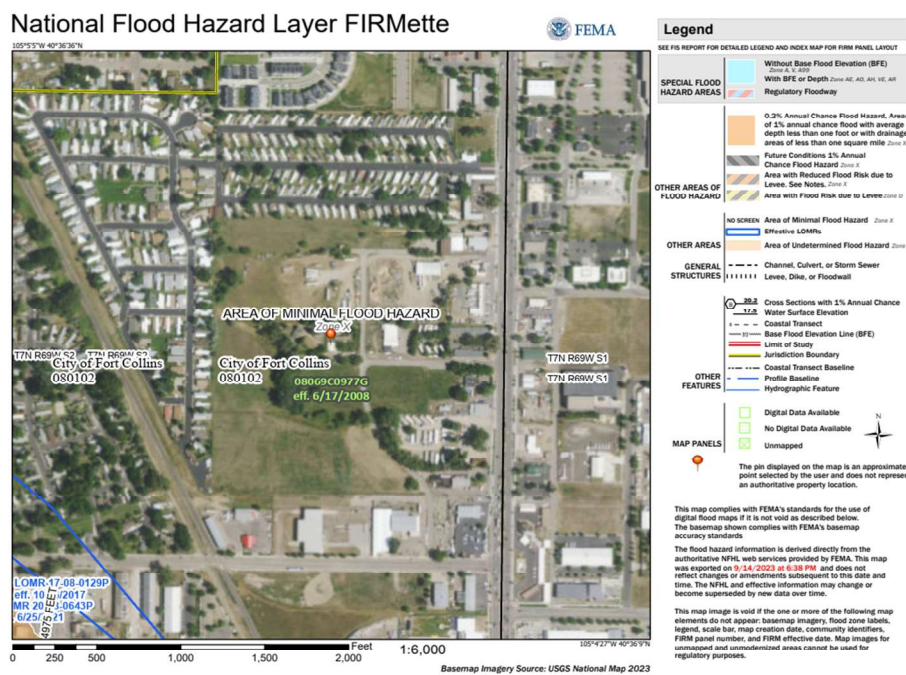


Figure 2 - FIRMette Map 08069C0977G

C. DESCRIPTION OF PROJECT

1. The project site will include the construction of one building. Other improvements include asphalt and concrete parking areas, sidewalks, courtyards, and landscaping. This project will increase the impervious area in Lot 2 and rain gardens will be installed to provide water treatment. Existing conveyance methods to the Hickory Regional Detention Pond will be modified to meet current Fort Collins requirements.

II. DRAIN BASINS AND SUB-BASINS

A. MAJOR BASIN DESCRIPTION

1. The Fort Collins Rescue Mission project is located in the Dry Creek Major Basin. Dry Creek, which is tributary to the Poudre River, extends from near the Wyoming border to where it joins the river near Mulberry and Timberline. The Dry Creek Basin is approximately 23 miles long and six miles wide and encompasses approximately 62 square miles. The land use in the upper and middle portion of the basin is primarily rangeland and irrigated hay meadows and pastures. The majority of the lower basin is developed and includes commercial, industrial, and residential uses.
2. Detention for this basin is to release at or below the allowable runoff rate of 0.20 cfs per acre. The Hickory Regional Detention Pond will provide the required detention volume and standard water quality treatment for this project.

B. SUB-BASIN DESCRIPTION

1. The existing subject site can be defined with three (3) major sub-basins that encompass the entire project site. Historically runoff from the site overland flows to the south and west directly to the Hickory Regional Detention Pond. Flows to the east are split and conveyed north and south along N Mason Street to swales and conveyed to the regional pond.
2. Runoff that is collected in the Hickory Regional Detention Pond outfalls to a 24" HP storm pipe that is conveyed to existing infrastructure within N College Ave.
3. The project site does not receive runoff from contiguous off-site properties. This project will utilize the Hickory Regional Detention Pond for detention and standard water quality treatment per the Mason Street Infrastructure Project and North College Drainage Improvement District drainage plan. LID treatment will be provided on site prior to discharging to the regional pond.
4. A more detailed description of the project drainage patterns is provided below.

III. DRAINAGE DESIGN CRITERIA

A. ORIGINAL PROVISIONS AND PREVIOUS STUDIES

There are no optional provisions outside the Fort Collins Stormwater Manual (FCSM)

B. STORMWATER MANAGEMENT STRATEGY

The overall stormwater management strategy employed with the Fort Collins Rescue Mission project utilizes the "Four Step Process" to minimize adverse impacts of urbanization on receiving waters. The following is a description of how the proposed development has incorporated each step.

Step 1 – Employ Runoff Reduction Practices.

The Fort Collins Rescue Mission aims to reduce runoff peaks, volumes and pollutant loads from frequently occurring storm events (i.e., water quality (i.e., 80th percentile) and 2-year storm events) by implementing Low Impact Development (LID) strategies. Wherever practical, runoff will be routed across landscaped areas or through rain gardens. These LID practices reduce the overall amount of impervious area, while at the same time Minimizing Directly Connected Impervious Areas (MDCIA). The combined LID/MDCIA techniques will be implemented, where practical, throughout the development, thereby slowing runoff and increasing opportunities for infiltration.

Step 2 – Implement BMPs that Provide a Water Quality Capture Volume (WQCV) with Slow Release.

The efforts taken in Step 1 will help to minimize excess runoff from frequently occurring storm events; however, urban development of this intensity will still have stormwater runoff leaving the site. The primary standard water quality treatment and volume control will occur in the Hickory Regional Detention Pond.

Step 3 – Stabilize Drainageways.

As stated in Section II. A. 1. above, the site will discharge to the storm infrastructure in N College Ave and ultimately the Cache La Poudre River, however no changes to the channel are proposed with this project. While this step may not seem applicable to the Fort Collins Rescue Mission, the proposed project indirectly helps achieve stabilized drainageways, nonetheless. Once again, site selection has a positive effect on stream stabilization. By developing with existing stormwater infrastructure, combined with LID and MDCIA strategies, the likelihood of bed and bank erosion is reduced. Furthermore, this project will pay one-time stormwater development fees, as well as ongoing monthly stormwater utility fees, both of which help achieve Citywide drainageway stability.

Step 4 – Implement Site Specific and Other Source Control BMPs.

This project will provide site specific source controls and will improve on historic conditions. Localized trash enclosures within the development will contain and allow for the disposal of solid waste. Standard Operating procedures (SOPs) will be implemented for BMP maintenance of rain gardens and associated drainage infrastructure to remove sediment accumulation regularly and prolong the design life of the BMPs.

C. DEVELOPMENT CRITERIA REFERENCE AND CONSTRAINTS

1. The subject property is part of a Master Drainage Plan for the properties adjacent to N Mason Street and an Overall Development Plan (ODP) drainage study. However, stormwater from this site will generally follow historic patterns and discharge into storm drains established with the Mason Street Infrastructure project and previous surrounding developments.
2. This project proposes to utilize the existing Hickory Regional Detention Pond and existing infrastructure as the site's outfall. In the interim this runoff will be routed to the existing 24" HP storm pipe outfall, but in the future an ultimate Hickory Pond outfall will be designed by the City of Fort Collins. Detention requirements for this basin are to release at or below the allowable runoff rate of 0.20 cfs per acre. This has already been taken into account with the Mason Street Infrastructure Project. The interim release rate for the regional pond is calculated

as 2.63cfs (13.13ac x 0.2cfs/ac). With the Mason Street Infrastructure project, the anticipated release rate for Lot 2 is 0.64cfs (3.14ac x 0.2cfs/ac) which includes a portion of N Mason Street.

3. This project proposes to also utilize the Hickory Regional Detention Pond for standard water quality treatment. The provided water quality storage volume was calculated as 9,346 cu.ft. for Lots 1, 2, 3 & Tract A with the Mason Street Infrastructure Project.
4. The site plan is constrained on all sides by the regional detention pond, public roads and residential buildings. Existing elevations along the property lines will be maintained.
5. The Hickory Regional Detention Pond has a planned high-water elevation of 4978. The design of the Fort Collins Rescue Mission will take this into account and there will not be any encroachment of the Hickory Detention Pond within the rain gardens.

D. HYDROLOGICAL CRITERIA

1. The City of Fort Collins Rainfall Intensity-Duration-Frequency Curves, as depicted in Figure 3.4-1 of the FCSCM, serves as the source for all hydrologic computations associated with the Mason Street Infrastructure development. Tabulated data contained in Table 3.4-1 has been utilized for Rational Method runoff calculations.
2. The Rational Method has been employed to compute stormwater runoff utilizing coefficients contained in Tables 3.2-1, 3.2-2, and 3.2-3 of the FCSCM.
3. The Rational Method will be used to estimate peak developed stormwater runoff from drainage basins within the developed site for the 2-year, 10-year, and 100-year design storms. Peak runoff discharges determined using this methodology have been used to check the street capacities, inlets, swales, and storm drain lines.
4. Three separate design storms have been utilized to address distinct drainage scenarios. The first event analyzed is the "Minor" or "Initial" Storm, with a 2-year recurrence interval. The second event considered is the "Major Storm," which has a 100-year recurrence interval. The final event analyzed was the 10-year recurrence interval for comparative analysis only.

E. HYDRAULIC CRITERIA

1. The hydraulic analyses of street capacities, inlets, storm drain lines, culverts, and swales are per the FCSCM criteria and provided during Final Plan. The following computer programs and methods were utilized:
 - The storm drain lines were analyzed using Hydraflow Storm Sewer Extension for AutoCAD Civil 3D.
 - The inlets were analyzed using the Urban Drainage Inlet and proprietary area inlet spreadsheets.
 - Swales and street capacities were analyzed using the Urban Drainage Channels spreadsheets.

As stated in Section I. B. 7. above, the subject property is not located within a FEMA 100-year or a City of Fort Collins designated floodplain.

F. MODIFICATIONS OF CRITERIA

No formal modifications are requested at this time.

G. CONFORMANCE WITH WATER QUALITY TREATMENT CRITERIA

The City Code requires that 100% of runoff from a project site must receive some sort of water quality treatment. The Hickory Regional Detention Pond will provide standard water quality treatment for any area of Lot 2 that will not be treated with LID methods. With the Mason Street Infrastructure project an anticipated water quality volume of 9,346 cu.ft. was anticipated with Lots 1, 2, 3, Tract A and a portion of N Mason Street. This project will utilize a small fraction of this anticipated water quality volume.

H. CONFORMANCE WITH LOW IMPACT DEVELOPMENT (LID)

The project site will conform with the requirement to treat a minimum of 75% of the project site using a LID technique. LID treatment will be provided by rain gardens prior to discharge into the Hickory Regional Detention Pond. Please see Appendix C for LID design information, table, and exhibits.

IV. DRAINAGE FACILITY DESIGN

A. GENERAL CONCEPT

1. The main objective of the Fort Collins Rescue Mission drainage design is to maintain existing drainage patterns and to not adversely impact downstream infrastructure.
2. Detention and water quality treatment for Lot 2 and a portion of N Mason Street will be provided in the Hickory Detention Pond. Detention and water quality volumes were calculated with the Mason Street Infrastructure project. The Rescue Mission Project will utilize a very small portion of the calculated standard water quality. The Majority of treatment will be provided through LID facilities.
3. The emergency overflow for the two proposed rain gardens will be into the Hickory Regional Detention Pond. The interim regional detention pond HWSEL is 4978 and will not encroach into the proposed rain gardens. Per the Mason Street Infrastructure project, the regional pond emergency spillway is located south along N Mason Street adjacent to the interim pond outfall location.
4. A list of tables and figures used within this report can be found in the Table of Contents at the front of this document. The tables and figures are located within the sections to which the content best applies.
5. Drainage for the project site has been analyzed using four (4) Major Drainage Basins, designated as Basins A, B, C, & R. These basins have associated sub-basins. The drainage patterns anticipated for the basins are further described below.

Major Basin A

Major Basin A has 8 sub-basins (A1-A7) and has a total area of 1.30 acres. All sub-basins discharge to Rain Garden 1, located in basin A1. These sub-basins primarily consist of asphalt paving of the south parking area, courtyards along the west side of the building, concrete, and landscaping. Runoff is generally conveyed via concrete rundown or storm drain to Rain Garden 1. This rain garden will provide water quality treatment for these basins and discharge to the Hickory Regional Detention Pond.

Major Basin B

Major Basin A has 4 sub-basins (B1-B4) and has a total area of 0.73 acres. All sub-basins discharge to Rain Garden 2, located in basin B1. These sub-basins primarily consist of asphalt paving of the north parking area, concrete and landscaping. Runoff is generally conveyed via concrete rundown

or storm drain to Rain Garden 2. This rain garden will provide water quality treatment for these basins and discharge to the Hickory Regional Detention Pond.

Major Basin C

Major Basin C has 1 sub-basin (C1) and has a total area of 0.35 acres. This basin primarily consists of landscaping and a concrete trail along the west property line. All sub-basins within major basin C will not be routed to any LID treatment areas and will overland flow off-site directly into the Hickory Regional Detention Pond. The regional pond will provide detention and standard water quality for this basin.

Major Basin R

Major Basin R has 4 sub-basins (R1-R4) and has a total area of 0.81 acres. These basins make up the rooftop of the Rescue Mission. Runoff from these basins will be conveyed via roof drain connection or area inlet to either Rain Garden 1 or 2. These rain gardens will provide water quality treatment for these basins and discharge them to the Hickory Regional Detention Pond.

A full-size copy of the Drainage Exhibit can be found in the Map Pocket at the end of this report. In addition, excerpts from earlier drainage reports referenced in this Section can be found in Appendix E.

B. SPECIFIC DETAILS

As mentioned in Section III.C The detention requirements for this project site are to release at or below the allowable runoff rate of 0.20 cfs per acre, per the Dry Creek Master Plan. The table below summarizes the LID treatment requirements for the project site and two proposed rain gardens. The Hickory Regional Detention Pond will provide 100% of the detention and standard water quality treatment for this project.

Summary of Detention Volumes			
Description	Required	Hickory Det. Pond (See Note 1)	Notes
Lot 2 Required Detention Volume	n/a ac. ft.	n/a ac. ft.	Volume provided in Hickory Regional Detention Pond (See Note 1)
Lot 2 Release Rate	n/a cfs	n/a cfs	Release Rate provided in Hickory Regional Detention Pond (See Note 1)
Summary of Water Quality Volumes			
Description	Volume Required	Volume Provided	Notes
Rain Garden 1	1,405 cu. ft.	1870 cu. ft.	LID for Major Basin A and Roof Connections
Rain Garden 2	682 cu. ft.	915 cu. ft.	LID for Major Basin B and Roof Connections
Standard Water Quality (Hickory Regional Pond)	n/a cu. ft.	n/a cu. ft.	Standard water quality treatment provided in Hickory Regional Detention Pond (See Note 1)
Notes:			
1) Detention and standard water quality volumes shown above are per the Mason Street Infrastructure project. See the Mason Street infrastructure project for detailed design of the Hickory Regional Detention Pond. See Appendix E			

Table 1 – Detention & WQCV Summary

V. CONCLUSIONS

A. COMPLIANCE WITH STANDARDS

1. The design elements comply without the need for variances.
2. The drainage design proposed for the Fort Collins Rescue Mission project complies with the City of Fort Collins Stormwater Criteria Manual as well as the associated master drainage plan.
3. There are no City or FEMA 100-year regulatory floodplains associated with the Fort Collins Rescue Mission Project.
4. The drainage plan and stormwater management measures proposed with the Fort Collins Rescue Mission project are compliant with all applicable State and Federal regulations governing stormwater discharge.

B. DRAINAGE CONCEPT

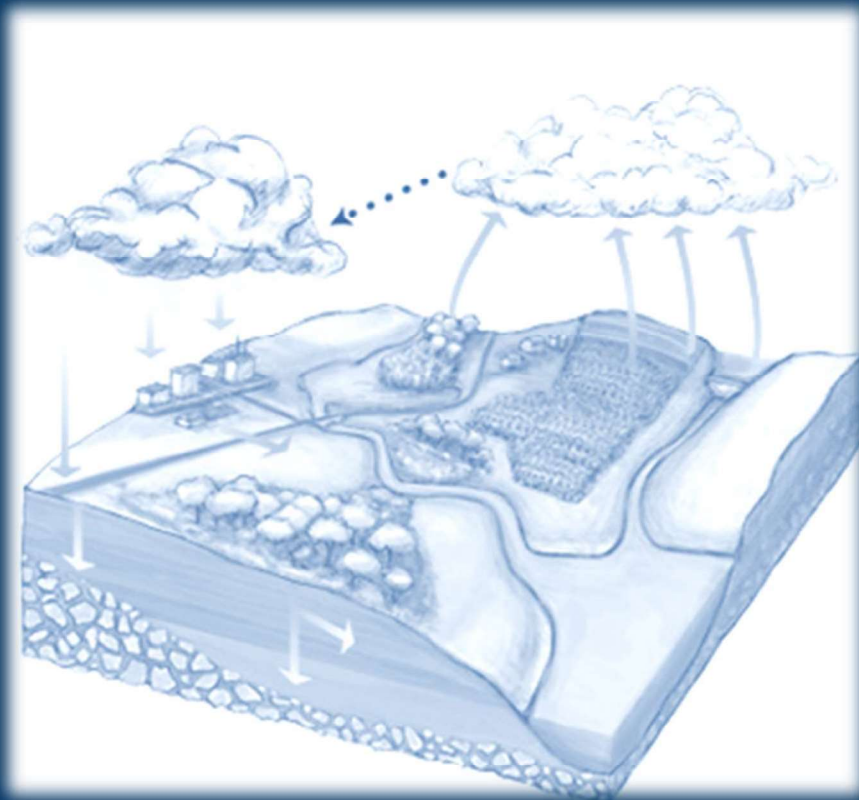
1. The drainage design proposed with this project will ensure that all downstream infrastructure is not adversely impacted by this development. All existing downstream drainage facilities are expected to not be impacted negatively by this development.
2. The Fort Collins Rescue Mission project will not impact the Master Drainage Plan recommendations for the Dry Creek Major Drainage Basin and the Mason Street Infrastructure Overall Development Plan.
3. The drainage design will improve existing drainage facilities and bring immediate offsite storm infrastructure into compliance with the current Fort Collins water quality and LID standards.

VI. REFERENCES

1. Fort Collins Stormwater Criteria Manual, City of Fort Collins, Colorado, adopted by Ordinance No. 159, 2018, and referenced in Section 26-500 of the City of Fort Collins Municipal Code.
2. Soils Resource Report for Larimer County Area, Colorado, Natural Resources Conservation Service, United States Department of Agriculture.
3. Urban Storm Drainage Criteria Manual, Volumes 1-3, Urban Drainage and Flood Control District, Wright-McLaughlin Engineers, Denver, Colorado, Revised April 2008.
4. Geotechnical Investigation Hibdon/Mason 24/7 shelter SWC Hibdon Court and Mason Street Fort Collins, Colorado, CTL Thompson, Fort Collins, Colorado, November 2023

APPENDIX A

HYDROLOGIC COMPUTATIONS





DEVELOPED RUNOFF COEFFICIENT CALCULATIONS

Character of Surface:	Runoff Coefficient ¹	Percent Impervious ¹	Project:	Fort Collins Rescue Mission
Streets, Parking Lots, Roofs, Alleys, and Drives:			Location:	Fort Collins
Asphalt, Concrete	0.95	100%	Calc. By:	M. Ruebel
Rooftop	0.95	90%	Date:	February 14, 2024
Gravel	0.50	40%		
Lawns and Landscaping:				
Undeveloped: Greenbelts, Agriculture	0.20	2%	Composite Runoff Coefficient²	
Lawns, Clayey Soil, Flat Slope < 2%	0.20	2%	2) Composite Runoff Coefficient adjusted per Table 3.2-3 of the Fort Collins Stormwater Manual (FCSM).	

USDA SOIL TYPE: C 1) Runoff coefficients per Tables 3.2-1 & 3.2 of the FCSM. Percent impervious per Tables 4.1-2 & 4.1-3 of the FCSM.

Basin ID	Basin Area (sq.ft.)	Basin Area (acres)	Asphalt, Concrete (acres)	Rooftop (acres)	Gravel (acres)	Undeveloped: Greenbelts, Agriculture (acres)	Lawns, Clayey Soil, Flat Slope < 2% (acres)	Percent Impervious	C ₂ * C _f C _f = 1.00	C ₅ * C _f C _f = 1.00	C ₁₀ * C _f C _f = 1.00	C ₁₀₀ * C _f C _f = 1.25
R1	3,986	0.09	0.00	0.09	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R2	1,069	0.02	0.00	0.02	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R3	3,995	0.09	0.00	0.09	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R4	7,543	0.17	0.00	0.17	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R5	4,961	0.11	0.00	0.11	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R6	1,712	0.04	0.00	0.04	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R7	741	0.02	0.00	0.02	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R8	1,263	0.03	0.00	0.03	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R9	3,017	0.07	0.00	0.07	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R10	4,555	0.10	0.00	0.10	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R11	1,765	0.04	0.00	0.04	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
R12	716	0.02	0.00	0.02	0.00	0.00	0.00	90%	0.95	0.95	0.95	1.00
A1	14,111	0.32	0.01	0.00	0.00	0.00	0.32	4%	0.22	0.22	0.22	0.27
A2	15,606	0.36	0.23	0.00	0.02	0.00	0.11	66%	0.69	0.69	0.69	0.86
A3	16,118	0.37	0.32	0.00	0.00	0.00	0.05	88%	0.86	0.86	0.86	1.00
A4	4,575	0.11	0.09	0.00	0.00	0.00	0.01	90%	0.87	0.87	0.87	1.00
A5	1,783	0.04	0.04	0.00	0.00	0.00	0.00	90%	0.87	0.87	0.87	1.00
A6	1,902	0.04	0.04	0.00	0.00	0.00	0.00	90%	0.87	0.87	0.87	1.00
A7	2,487	0.06	0.05	0.00	0.00	0.00	0.01	90%	0.87	0.87	0.87	1.00
B1	11,834	0.27	0.02	0.00	0.00	0.00	0.25	10%	0.26	0.26	0.26	0.33
B2	8,356	0.19	0.10	0.00	0.00	0.00	0.09	52%	0.59	0.59	0.59	0.73
B3	10,356	0.24	0.17	0.00	0.01	0.00	0.06	73%	0.74	0.74	0.74	0.93
B4	1,206	0.03	0.00	0.00	0.00	0.00	0.03	2%	0.20	0.20	0.20	0.25
C1	15,259	0.35	0.04	0.00	0.00	0.00	0.31	13%	0.29	0.29	0.29	0.36
Combined Basins												
Rain Garden 1 (A)	77,894	1.79	0.78	0.49	0.02	0.00	0.50	69%	0.73	0.73	0.73	0.92
Rain Garden 2 (B)	45,763	1.05	0.29	0.32	0.01	0.00	0.43	56%	0.64	0.64	0.64	0.80
Total	138,916	3.19	1.11	0.81	0.03	0.00	1.24	59%	0.65	0.65	0.65	0.82

- Notes:
 1) Rain Garden 1 consists of A basins and Basin R4 & R6-R12
 2) Rain Garden 2 consists of B basins and Basins R1-R3 & R5



DEVELOPED TIME OF CONCENTRATION COMPUTATIONS

Overland Flow, Time of Concentration:

$$T_i = \frac{1.87(1.1 - C * Cf)\sqrt{L}}{S^{1/3}}$$

(Equation 3.3-2 per Fort Collins Stormwater Manual)

Maximum Tc:

$$Tc = \frac{L}{180} + 10$$

(Equation 3.3-5 per Fort Collins Stormwater Manual)
5/18/2022

Channelized Flow, Velocity:

$$V = \frac{1.49}{n} * R^{2/3} * \sqrt{S}$$

(Equation 5-4 per Fort Collins Stormwater Manual)

Channelized Flow, Time of Concentration:

$$Tt = \frac{L}{V * 60}$$

(Equation 5-5 per Fort Collins)

Where: V = Velocity (ft/sec) WP = Wetted Perimeter (ft)

n = Roughness Coeffi

R = Hydraulic Radius

S = Longitudinal Slop

Project:	Fort Collins Rescue Mission
Location:	Fort Collins
Calculations By:	M. Ruebel
Date:	February 14, 2024

Notes

- 1) Add 4900 to all elevations.
 - 2) Per Fort Collins Stormwater Manual, minimum Tc = 5 min.
 - 3) Assume a water depth of 6" and a typical curb and gutter per Larimer County Urban Street Standard Detail 701 for curb and gutter
- channelized flow. Assume a water depth of 1', fixed side slopes, and a triangular swale section for grass channelized flow. Assume a water depth of 1', 4:1 side slopes, and a 2' wide valley pan for channelized flow in a valley pan.

Design Point	Basin ID	Overland Flow						Channelized Flow								Time of Concentration						
		Length (ft)	Slope (%)	Ti 2-Yr (min)	Ti 10-Yr (min)	Ti 100-Yr (min)	Length (ft)	Slope (%)	Surface	n	Flow Area ³ (sq.ft.)	WP ³ (ft)	R (ft)	V (ft/s)	Tt (min)	Max. Tc (min)	Comp. Tc 2-Yr (min)	Tc 2-Yr (min)	Comp. Tc 10-Yr (min)	Tc 10-Yr (min)	Comp. Tc 100-Yr (min)	Tc 100-Yr (min)
r1	R1	55	5.00%	1.22	1.22	0.81		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.31	1.22	5.00	1.22	5.00	0.81	5.00
r2	R2	18	5.00%	0.70	0.70	0.46		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.10	0.70	5.00	0.70	5.00	0.46	5.00
r3	R3	55	5.00%	1.22	1.22	0.81		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.31	1.22	5.00	1.22	5.00	0.81	5.00
r4	R4	85	5.00%	1.51	1.51	1.01		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.47	1.51	5.00	1.51	5.00	1.01	5.00
r5	R5	80	5.00%	1.47	1.47	0.98		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.44	1.47	5.00	1.47	5.00	0.98	5.00
r6	R6	26	5.00%	0.84	0.84	0.56		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.14	0.84	5.00	0.84	5.00	0.56	5.00
r7	R7	26	5.00%	0.84	0.84	0.56		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.14	0.84	5.00	0.84	5.00	0.56	5.00
r8	R8	22	5.00%	0.77	0.77	0.51		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.12	0.77	5.00	0.77	5.00	0.51	5.00
r9	R9	62	5.00%	1.29	1.29	0.86		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.34	1.29	5.00	1.29	5.00	0.86	5.00
r10	R10	62	5.00%	1.29	1.29	0.86		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.34	1.29	5.00	1.29	5.00	0.86	5.00
r11	R11	20	5.00%	0.73	0.73	0.49		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.11	0.73	5.00	0.73	5.00	0.49	5.00
r12	R12	10	5.00%	0.52	0.52	0.35		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.06	0.52	5.00	0.52	5.00	0.35	5.00
a1	A1	60	5.00%	7.47	7.47	7.00		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.33	7.47	7.47	7.47	7.47	7.00	7.00
a2	A2	40	2.00%	3.86	3.86	2.25	225	0.90%	Gutter	0.02	3.61	19.18	0.19	3.10	1.21	11.47	5.07	5.07	5.07	5.07	3.46	5.00
a3	A3	40	2.00%	2.30	2.30	0.94	130	0.60%	Valley Pan	0.02	6.00	10.25	0.59	5.38	0.40	10.94	2.70	5.00	2.70	5.00	1.34	5.00
a4	A4	40	2.00%	2.14	2.14	0.94		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.22	2.14	5.00	2.14	5.00	0.94	5.00
a5	A5	25	2.00%	1.68	1.68	0.74		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.14	1.68	5.00	1.68	5.00	0.74	5.00
a6	A6	28	2.00%	1.77	1.77	0.79		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.16	1.77	5.00	1.77	5.00	0.79	5.00
a7	A7	20	2.00%	1.52	1.52	0.66		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.11	1.52	5.00	1.52	5.00	0.66	5.00
b1	B1	70	5.00%	7.68	7.68	7.08		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.39	7.68	7.68	7.68	7.68	7.08	7.08
b2	B2	30	2.00%	4.18	4.18	2.98	107	0.50%	Gutter	0.02	3.61	19.18	0.19	2.31	0.77	10.76	4.95	5.00	4.95	5.00	3.76	5.00
b3	B3	47	5.00%	2.68	2.68	1.29	190	1.50%	Gutter	0.02	3.61	19.18	0.19	4.00	0.79	11.32	3.47	5.00	3.47	5.00	2.08	5.00
b4	B4	20	2.00%	5.97	5.97	5.64		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.11	5.97	5.97	5.97	5.97	5.64	5.64
c1	C1	14	405.00%	0.77	0.77	0.70		0.00%	Valley Pan	0.02	6.00	10.25	N/A	N/A	0.00	10.08	0.77	5.00	0.77	5.00	0.70	5.00

DEVELOPED DIRECT RUNOFF COMPUTATIONS															
Intensity, I from Fig. 3.4.1 Fort Collins Stormwater Manual Rational Equation: $Q = CiA$ (Equation 6-1 per MHFD)												Project: Fort Collins Rescue Mission			
												Location: Fort Collins			
												Calc. By: M. Ruebel			
												Date: February 14, 2024			
Design Point	Basin	Area (acres)	Tc (Min)			Runoff C			Intensity			Flow (cfs)			
			Tc ₂	Tc ₁₀	Tc ₁₀₀	C ₂	C ₁₀	C ₁₀₀	I ₂	I ₁₀	I ₁₀₀	Q _{WQ}	Q ₂	Q ₁₀	Q ₁₀₀
r1	R1	0.09	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.2	0.4	0.9
r2	R2	0.02	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.0	0.1	0.1	0.2
r3	R3	0.09	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.2	0.4	0.9
r4	R4	0.17	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.2	0.5	0.8	1.7
r5	R5	0.11	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.2	0.3	0.5	1.1
r6	R6	0.04	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.1	0.2	0.4
r7	R7	0.02	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.0	0.0	0.1	0.2
r8	R8	0.03	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.0	0.1	0.1	0.3
r9	R9	0.07	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.2	0.3	0.7
r10	R10	0.10	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.3	0.5	1.0
r11	R11	0.04	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.1	0.1	0.2	0.4
r12	R12	0.02	5.0	5.0	5.0	1.0	1.0	1.0	2.9	4.9	10.0	0.0	0.0	0.1	0.2
a1	A1	0.32	7.5	7.5	7.0	0.2	0.2	0.3	2.5	4.3	8.8	0.1	0.2	0.3	0.8
a2	A2	0.36	5.1	5.1	5.0	0.7	0.7	0.9	2.9	4.9	10.0	0.4	0.7	1.2	3.1
a3	A3	0.37	5.0	5.0	5.0	0.9	0.9	1.0	2.9	4.9	10.0	0.5	0.9	1.5	3.7
a4	A4	0.11	5.0	5.0	5.0	0.9	0.9	1.0	2.9	4.9	10.0	0.1	0.3	0.4	1.0
a5	A5	0.04	5.0	5.0	5.0	0.9	0.9	1.0	2.9	4.9	10.0	0.1	0.1	0.2	0.4
a6	A6	0.04	5.0	5.0	5.0	0.9	0.9	1.0	2.9	4.9	10.0	0.1	0.1	0.2	0.4
a7	A7	0.06	5.0	5.0	5.0	0.9	0.9	1.0	2.9	4.9	10.0	0.1	0.1	0.2	0.6
b1	B1	0.27	7.7	7.7	7.1	0.3	0.3	0.3	2.5	4.2	8.8	0.1	0.2	0.3	0.8
b2	B2	0.19	5.0	5.0	5.0	0.6	0.6	0.7	2.9	4.9	10.0	0.2	0.3	0.5	1.4
b3	B3	0.24	5.0	5.0	5.0	0.7	0.7	0.9	2.9	4.9	10.0	0.3	0.5	0.9	2.2
b4	B4	0.03	6.0	6.0	5.6	0.2	0.2	0.3	2.8	4.7	9.6	0.0	0.0	0.0	0.1
c1	C1	0.35	5.0	5.0	5.0	0.3	0.3	0.4	2.9	4.9	10.0	0.1	0.3	0.5	1.2

3.0 Rational Method

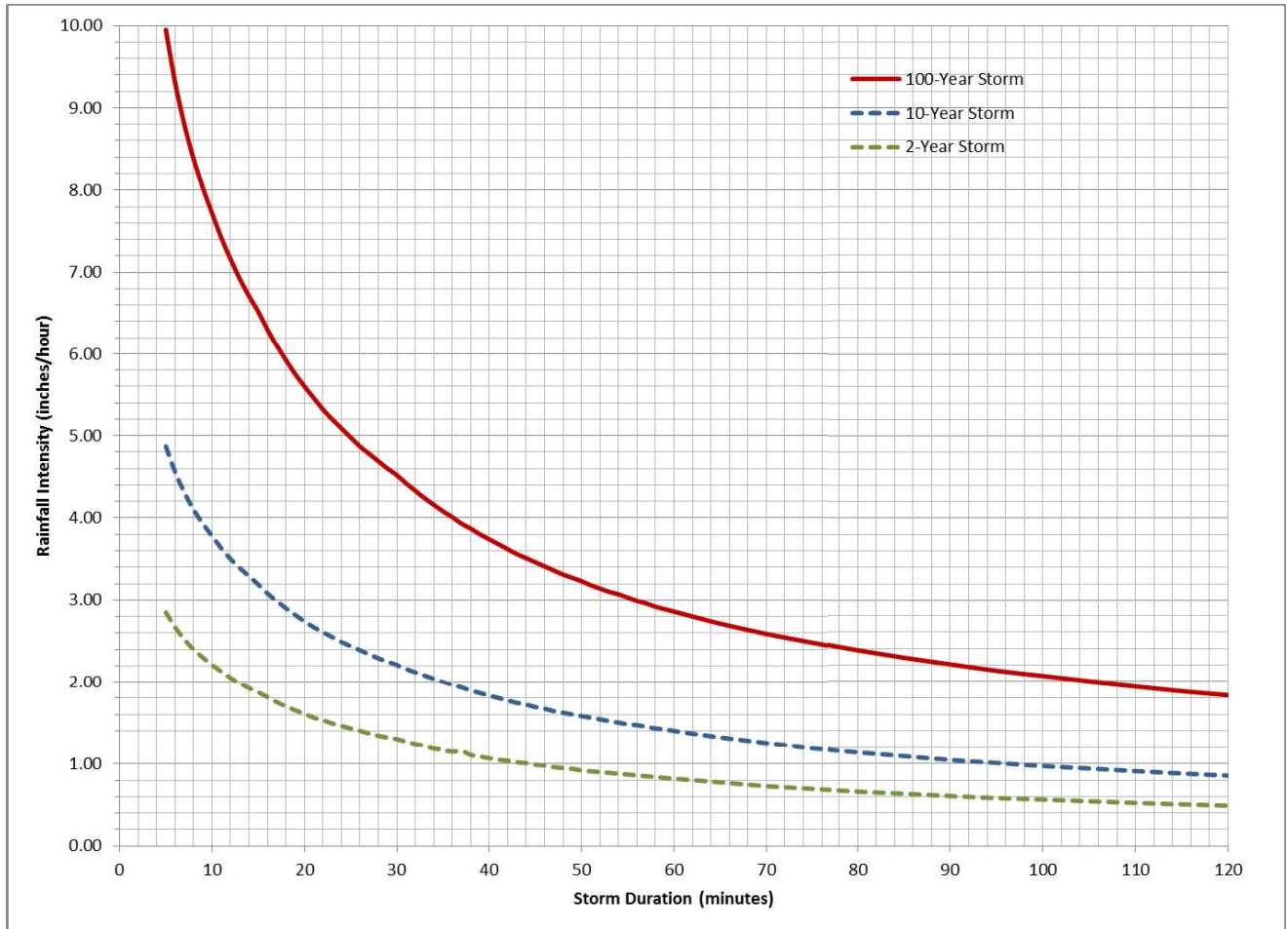
Table 3.4-1. IDF Table for Rational Method

Duration (min)	Intensity 2-year (in/hr)	Intensity 10-year (in/hr)	Intensity 100-year (in/hr)
5	2.85	4.87	9.95
6	2.67	4.56	9.31
7	2.52	4.31	8.80
8	2.40	4.10	8.38
9	2.30	3.93	8.03
10	2.21	3.78	7.72
11	2.13	3.63	7.42
12	2.05	3.50	7.16
13	1.98	3.39	6.92
14	1.92	3.29	6.71
15	1.87	3.19	6.52
16	1.81	3.08	6.30
17	1.75	2.99	6.10
18	1.70	2.90	5.92
19	1.65	2.82	5.75
20	1.61	2.74	5.60
21	1.56	2.67	5.46
22	1.53	2.61	5.32
23	1.49	2.55	5.20
24	1.46	2.49	5.09
25	1.43	2.44	4.98
26	1.4	2.39	4.87
27	1.37	2.34	4.78
28	1.34	2.29	4.69
29	1.32	2.25	4.60
30	1.30	2.21	4.52
31	1.27	2.16	4.42
32	1.24	2.12	4.33
33	1.22	2.08	4.24
34	1.19	2.04	4.16
35	1.17	2.00	4.08
36	1.15	1.96	4.01
37	1.16	1.93	3.93
38	1.11	1.89	3.87

Duration (min)	Intensity 2-year (in/hr)	Intensity 10-year (in/hr)	Intensity 100-year (in/hr)
39	1.09	1.86	3.8
40	1.07	1.83	3.74
41	1.05	1.80	3.68
42	1.04	1.77	3.62
43	1.02	1.74	3.56
44	1.01	1.72	3.51
45	0.99	1.69	3.46
46	0.98	1.67	3.41
47	0.96	1.64	3.36
48	0.95	1.62	3.31
49	0.94	1.6	3.27
50	0.92	1.58	3.23
51	0.91	1.56	3.18
52	0.9	1.54	3.14
53	0.89	1.52	3.10
54	0.88	1.50	3.07
55	0.87	1.48	3.03
56	0.86	1.47	2.99
57	0.85	1.45	2.96
58	0.84	1.43	2.92
59	0.83	1.42	2.89
60	0.82	1.4	2.86
65	0.78	1.32	2.71
70	0.73	1.25	2.59
75	0.70	1.19	2.48
80	0.66	1.14	2.38
85	0.64	1.09	2.29
90	0.61	1.05	2.21
95	0.58	1.01	2.13
100	0.56	0.97	2.06
105	0.54	0.94	2.00
110	0.52	0.91	1.94
115	0.51	0.88	1.88
120	0.49	0.86	1.84

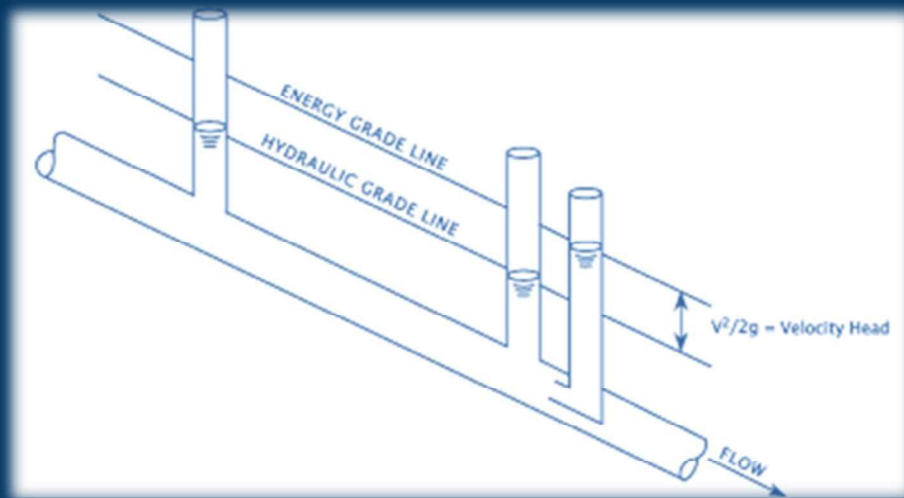
3.0 Rational Method

Figure 3.4-1. Rainfall IDF Curve – Fort Collins

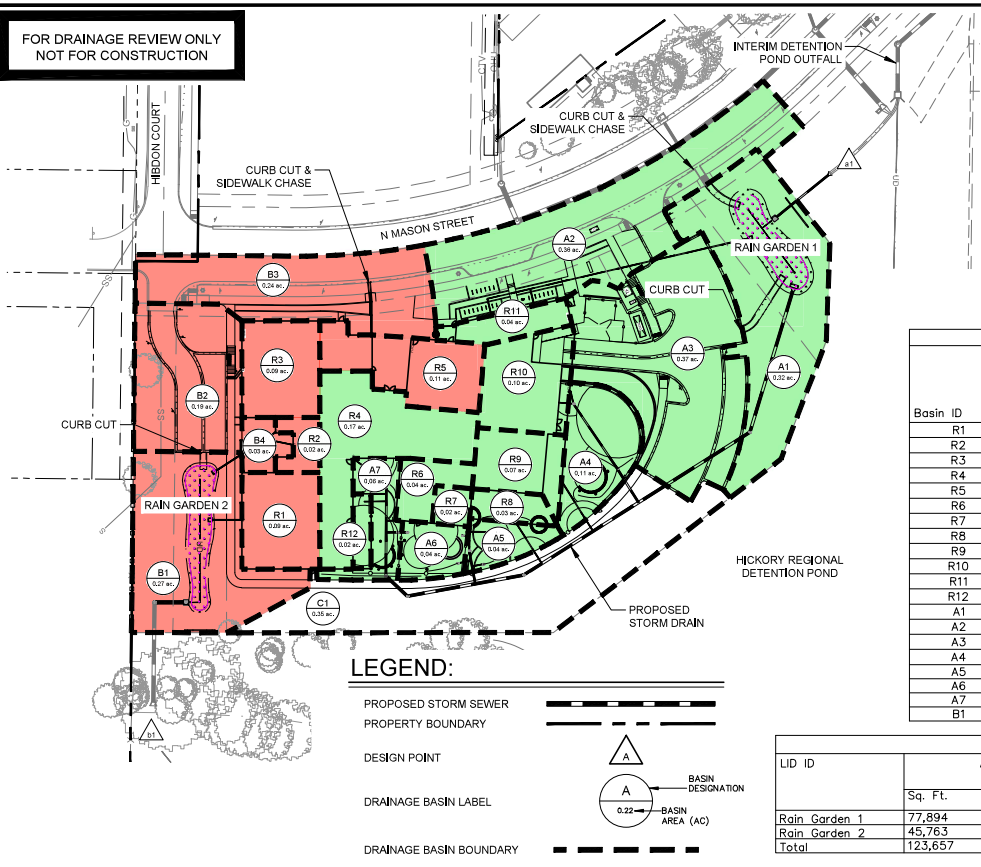


APPENDIX B

WATER QUALITY/LID COMPUTATIONS



RELEASE RATE AND SUMMARY OF DETENTION VOLUMES			
Project Number:	1971-001	Project:	Fort Collins Rescue Mission
Project Location:	Fort Collins	Date:	February 14, 2024
Summary of Detention Volumes			
Description	Required	Hickory Det. Pond (See Note 1)	Notes
Lot 2 Required Detention Volume	n/a ac. ft.	n/a ac. ft.	Volume provided in Hickory Regional Detention Pond (See Note 1)
Lot 2 Release Rate	n/a cfs	n/a cfs	Release Rate provided in Hickory Regional Detention Pond (See Note 1)
Summary of Water Quality Volumes			
Description	Volume Required	Volume Provided	Notes
Rain Garden 1	1,405 cu. ft.	1870 cu. ft.	LID for Major Basin A and Roof Connections
Rain Garden 2	682 cu. ft.	915 cu. ft.	LID for Major Basin B and Roof Connections
Standard Water Quality (Hickory Regional Pond)	n/a cu. ft.	n/a cu. ft.	Standard water quality treatment provided in Hickory Regional Detention Pond (See Note 1)
Notes:			
1) Detention and standard water quality volumes shown above are per the Mason Street Infrastructure project. See the Mason Street infrastructure project for detailed design of the Hickory Regional Detention Pond. See Appendix E			



LID Site Summary		
Total Site Area	138,916	sq. ft.
Total Impervious Area with LID Treatment	79,601	sq. ft.
Total Impervious Area without LID Treatment	2,027	sq. ft.
Total Impervious Area	81,628	sq. ft.
75% Required Minium Area to be Treated	61,221	cu. ft.
Total Treated Area	79,601	sq. ft.
Percent Impervious Treated by LID	98%	

Water Quality Summary per Basin					
Basin ID	Area		Percent Impervious	LID Treatment ID	Total Impervious Area (sq. ft.)
	Sq. Ft.	Acres			
R1	3,986	0.09	90%	Rain Garden 2	3,587
R2	1,069	0.02	90%	Rain Garden 2	962
R3	3,995	0.09	90%	Rain Garden 2	3,596
R4	7,543	0.17	90%	Rain Garden 1	6,789
R5	4,961	0.11	90%	Rain Garden 2	4,465
R6	1,712	0.04	90%	Rain Garden 1	1,541
R7	741	0.02	90%	Rain Garden 1	667
R8	1,263	0.03	90%	Rain Garden 1	1,137
R9	3,017	0.07	90%	Rain Garden 1	2,715
R10	4,555	0.10	90%	Rain Garden 1	4,100
R11	1,765	0.04	90%	Rain Garden 1	1,589
R12	716	0.02	90%	Rain Garden 1	644
A1	14,111	0.32	4%	Rain Garden 1	627
A2	15,606	0.36	66%	Rain Garden 1	10,268
A3	16,118	0.37	86%	Rain Garden 1	14,127
A4	4,575	0.11	90%	Rain Garden 1	4,110
A5	1,783	0.04	90%	Rain Garden 1	1,604
A6	1,902	0.04	90%	Rain Garden 1	1,714
A7	2,487	0.06	90%	Rain Garden 1	2,230
B1	11,834	0.27	10%	Rain Garden 2	1,177

LID Summary per Basin						
LID ID	Area		Weighted % Impervious	Treatment Type	Required Volume (cu. ft.)	Total Impervious Area (sq. ft.)
	Sq. Ft.	Acres				
Rain Garden 1	77,894	1.79	69%	Rain Garden	1,405	53,860
Rain Garden 2	45,763	1.05	56%	Rain Garden	682	25,741
Total	123,657	2.84			2,087	79,601

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WQ EXHIBIT

DRAWN BY: MCR SHEET NO:
SCALE: 1" = 70' LID 1
DATE: 03/27/2024

LID SUMMARY						
Project Number:	1971-001		Fort Collins Rescue Mission			
Project Location:	Fort Collins, Colorado					
Calculations By:	M. Ruebel		February 14, 2024			
LID Summary per Basin						
Basin ID	Area		Percent Impervious	LID TREATMENT ID	Total Impervious Area (ft ²)	
	Sq. Ft.	Acres				
R1	3,986	0.09	90%	Rain Garden 2	3,587	
R2	1,069	0.02	90%	Rain Garden 2	962	
R3	3,995	0.09	90%	Rain Garden 2	3,596	
R4	7,543	0.17	90%	Rain Garden 1	6,789	
R5	4,961	0.11	90%	Rain Garden 2	4,465	
R6	1,712	0.04	90%	Rain Garden 1	1,541	
R7	741	0.02	90%	Rain Garden 1	667	
R8	1,263	0.03	90%	Rain Garden 1	1,137	
R9	3,017	0.07	90%	Rain Garden 1	2,715	
R10	4,555	0.10	90%	Rain Garden 1	4,100	
R11	1,765	0.04	90%	Rain Garden 1	1,589	
R12	716	0.02	90%	Rain Garden 1	644	
A1	14,111	0.32	4%	Rain Garden 1	627	
A2	15,606	0.36	66%	Rain Garden 1	10,268	
A3	16,118	0.37	88%	Rain Garden 1	14,127	
A4	4,575	0.11	90%	Rain Garden 1	4,110	
A5	1,783	0.04	90%	Rain Garden 1	1,604	
A6	1,902	0.04	90%	Rain Garden 1	1,714	
A7	2,487	0.06	90%	Rain Garden 1	2,230	
B1	11,834	0.27	10%	Rain Garden 2	1,177	
B2	8,356	0.19	52%	Rain Garden 2	4,385	
B3	10,356	0.24	73%	Rain Garden 2	7,545	
B4	1,206	0.03	2%	Rain Garden 2	24	
C1	15,259	0.35	13%	n/a	2,027	
Total	138,916	3.19			81,628	
LID Summary per LID Structure						
LID ID	Area		Weighted % Impervious	Treatment Type	Required Volume (ft ³)	Impervious Area (ft ²)
	Sq. Ft.	Acres				
Rain Garden 1	77,894	1.79	69%	Rain Garden	1,405	53,860
Rain Garden 2	45,763	1.05	56%	Rain Garden	682	25,741
Total	123,657	2.84				79,601
LID Site Summary						
Total Site Area			138,916	ft ²		
Total Impervious Area with LID Treatment			79,601	ft ²		
Total Impervious Area without LID Treatment			2,027	ft ²		
Total Impervious Area			81,628	ft ²		
75% Required Minimum Area to be Treated			61,221	ft ²		
Total Treated Area			79,601	ft ²		
Percent Impervious Treated by LID			98%			

Design Procedure Form: Rain Garden (RG)

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 2

Designer: Mason Ruebel
Company: Northern Engineering
Date: February 13, 2024
Project: Fort Collins Rescue Mission
Location: Rain Garden 1

<p>1. Basin Storage Volume</p> <p>A) Effective Imperviousness of Tributary Area, I_a (100% if all paved and roofed areas upstream of rain garden)</p> <p>B) Tributary Area's Imperviousness Ratio ($i = I_a/100$)</p> <p>C) Water Quality Capture Volume (WQCV) for a 12-hour Drain Time ($WQCV = 0.8 * (0.91 * i^3 - 1.19 * i^2 + 0.78 * i)$)</p> <p>D) Contributing Watershed Area (including rain garden area)</p> <p>E) Water Quality Capture Volume (WQCV) Design Volume $Vol = (WQCV / 12) * Area$</p> <p>F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm</p> <p>G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume</p> <p>H) User Input of Water Quality Capture Volume (WQCV) Design Volume (Only if a different WQCV Design Volume is desired)</p>	<p>$I_a =$ <input type="text" value="69.0"/> %</p> <p>$i =$ <input type="text" value="0.690"/></p> <p>WQCV = <input type="text" value="0.22"/> watershed inches</p> <p>Area = <input type="text" value="77,894"/> sq ft</p> <p>$V_{WQCV} =$ <input type="text" value=""/> cu ft</p> <p>$d_e =$ <input type="text" value="0.43"/> in</p> <p>$V_{WQCV\ OTHER} =$ <input type="text" value="1,405"/> cu ft</p> <p>$V_{WQCV\ USER} =$ <input type="text" value=""/> cu ft</p>
<p>2. Basin Geometry</p> <p>A) WQCV Depth (12-inch maximum)</p> <p>B) Rain Garden Side Slopes ($Z = 4$ min., horiz. dist per unit vertical) (Use "0" if rain garden has vertical walls)</p> <p>C) Minimum Flat Surface Area</p> <p>D) Actual Flat Surface Area</p> <p>E) Area at Design Depth (Top Surface Area)</p> <p>F) Rain Garden Total Volume ($V_T = ((A_{Top} + A_{Actual}) / 2) * Depth$)</p>	<p>$D_{WQCV} =$ <input type="text" value="12"/> in</p> <p>$Z =$ <input type="text" value="4.00"/> ft / ft</p> <p>$A_{Min} =$ <input type="text" value="1075"/> sq ft</p> <p>$A_{Actual} =$ <input type="text" value="1421"/> sq ft</p> <p>$A_{Top} =$ <input type="text" value="1852"/> sq ft</p> <p>$V_T =$ <input type="text" value="1,637"/> cu ft</p>
<p>3. Growing Media</p>	<p>Choose One</p> <p><input checked="" type="radio"/> 18" Rain Garden Growing Media</p> <p><input type="radio"/> Other (Explain):</p> <hr/> <hr/>
<p>4. Underdrain System</p> <p>A) Are underdrains provided?</p> <p>B) Underdrain system orifice diameter for 12 hour drain time</p> <p style="margin-left: 20px;">i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice</p> <p style="margin-left: 20px;">ii) Volume to Drain in 12 Hours</p> <p style="margin-left: 20px;">iii) Orifice Diameter, 3/8" Minimum</p>	<p>Choose One</p> <p><input checked="" type="radio"/> YES</p> <p><input type="radio"/> NO</p> <p>$y =$ <input type="text" value=""/> ft</p> <p>$Vol_{12} =$ <input type="text" value=""/> cu ft</p> <p>$D_o =$ <input type="text" value=""/> in</p>

Design Procedure Form: Rain Garden (RG)

Designer: Mason Ruebel
 Company: Northern Engineering
 Date: February 13, 2024
 Project: Fort Collins Rescue Mission
 Location: Rain Garden 1

<p>5. Impermeable Geomembrane Liner and Geotextile Separator Fabric</p> <p>A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?</p>	<p>Choose One</p> <p><input type="radio"/> YES</p> <p><input checked="" type="radio"/> NO</p>
<p>6. Inlet / Outlet Control</p> <p>A) Inlet Control</p>	<p>Choose One</p> <p><input type="radio"/> Sheet Flow- No Energy Dissipation Required</p> <p><input checked="" type="radio"/> Concentrated Flow- Energy Dissipation Provided</p>
<p>7. Vegetation</p>	<p>Choose One</p> <p><input type="radio"/> Seed (Plan for frequent weed control)</p> <p><input checked="" type="radio"/> Plantings</p> <p><input type="radio"/> Sand Grown or Other High Infiltration Sod</p>
<p>8. Irrigation</p> <p>A) Will the rain garden be irrigated?</p>	<p>Choose One</p> <p><input type="radio"/> YES</p> <p><input type="radio"/> NO</p>

Notes: _____



**STAGE STORAGE CURVE
RAIN GARDEN 1**

Project Number:	1971-001	Project:	Fort Collins Rescue Mission
Project Location:	Fort Collins, CO	Date:	February 14, 2024
Calculations By:	M. Ruebel	Pond No.:	Rain Garden 1

Pond Outlet and Volume Data

<u>Provided LID</u>		<u>Required LID</u>	
Outlet Elevation:	4,978.00	Required LID Volume:	1,405.00 cu. ft.
Grate Elevation:	4,979.00	Elev at Req. LID Volume:	4,978.86
Volume at Grate:	1,870.40		
	cu. ft.		
Crest of Pond Elev.:	4,980.00		

Pond Stage Storage Curve

Contour		Contour Surface Area (ft ²)	Depth (ft)	Incremental Volume		Cummalitive Volume	
Max. Elev.	Min. Elev.			cu. ft.	acre ft	cu. ft.	acre ft
4,978.00	N/A	1,313	0.00	0.00	0.00	0.00	0.00
4,978.20	4,978.00	1,591	0.20	290.40	0.01	290.40	0.01
4,978.40	4,978.20	1,775	0.20	336.60	0.01	627.00	0.01
4,978.60	4,978.40	1,966	0.20	374.10	0.01	1,001.10	0.02
4,978.80	4,978.60	2,168	0.20	413.40	0.01	1,414.50	0.03
4,979.00	4,978.80	2,391	0.20	455.90	0.01	1,870.40	0.04

Design Procedure Form: Rain Garden (RG)

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 2

Designer: Mason Ruebel
Company: Northern Engineering
Date: February 13, 2024
Project: Fort Collins Rescue Mission
Location: Rain Garden 2

<p>1. Basin Storage Volume</p> <p>A) Effective Imperviousness of Tributary Area, I_a (100% if all paved and roofed areas upstream of rain garden)</p> <p>B) Tributary Area's Imperviousness Ratio ($i = I_a/100$)</p> <p>C) Water Quality Capture Volume (WQCV) for a 12-hour Drain Time ($WQCV = 0.8 * (0.91 * i^3 - 1.19 * i^2 + 0.78 * i)$)</p> <p>D) Contributing Watershed Area (including rain garden area)</p> <p>E) Water Quality Capture Volume (WQCV) Design Volume $Vol = (WQCV / 12) * Area$</p> <p>F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm</p> <p>G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume</p> <p>H) User Input of Water Quality Capture Volume (WQCV) Design Volume (Only if a different WQCV Design Volume is desired)</p>	<p>$I_a =$ <input type="text" value="56.0"/> %</p> <p>$i =$ <input type="text" value="0.560"/></p> <p>WQCV = <input type="text" value="0.18"/> watershed inches</p> <p>Area = <input type="text" value="45,763"/> sq ft</p> <p>$V_{WQCV} =$ <input type="text" value=""/> cu ft</p> <p>$d_e =$ <input type="text" value="0.43"/> in</p> <p>$V_{WQCV\ OTHER} =$ <input type="text" value="682"/> cu ft</p> <p>$V_{WQCV\ USER} =$ <input type="text" value=""/> cu ft</p>
<p>2. Basin Geometry</p> <p>A) WQCV Depth (12-inch maximum)</p> <p>B) Rain Garden Side Slopes ($Z = 4$ min., horiz. dist per unit vertical) (Use "0" if rain garden has vertical walls)</p> <p>C) Minimum Flat Surface Area</p> <p>D) Actual Flat Surface Area</p> <p>E) Area at Design Depth (Top Surface Area)</p> <p>F) Rain Garden Total Volume ($V_T = ((A_{Top} + A_{Actual}) / 2) * Depth$)</p>	<p>$D_{WQCV} =$ <input type="text" value="6"/> in</p> <p>$Z =$ <input type="text" value="4.00"/> ft / ft</p> <p>$A_{Min} =$ <input type="text" value="513"/> sq ft</p> <p>$A_{Actual} =$ <input type="text" value="1250"/> sq ft</p> <p>$A_{Top} =$ <input type="text" value="2666"/> sq ft</p> <p>$V_T =$ <input type="text" value="979"/> cu ft</p>
<p>3. Growing Media</p>	<p>Choose One</p> <p><input checked="" type="radio"/> 18" Rain Garden Growing Media</p> <p><input type="radio"/> Other (Explain):</p> <hr/> <hr/>
<p>4. Underdrain System</p> <p>A) Are underdrains provided?</p> <p>B) Underdrain system orifice diameter for 12 hour drain time</p> <p style="margin-left: 20px;">i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice</p> <p style="margin-left: 20px;">ii) Volume to Drain in 12 Hours</p> <p style="margin-left: 20px;">iii) Orifice Diameter, 3/8" Minimum</p>	<p>Choose One</p> <p><input checked="" type="radio"/> YES</p> <p><input type="radio"/> NO</p> <p>$y =$ <input type="text" value=""/> ft</p> <p>$Vol_{12} =$ <input type="text" value=""/> cu ft</p> <p>$D_O =$ <input type="text" value=""/> in</p>

Design Procedure Form: Rain Garden (RG)

Designer: Mason Ruebel
 Company: Northern Engineering
 Date: February 13, 2024
 Project: Fort Collins Rescue Mission
 Location: Rain Garden 2

<p>5. Impermeable Geomembrane Liner and Geotextile Separator Fabric</p> <p>A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?</p>	<p>Choose One</p> <p><input type="radio"/> YES</p> <p><input checked="" type="radio"/> NO</p>
<p>6. Inlet / Outlet Control</p> <p>A) Inlet Control</p>	<p>Choose One</p> <p><input type="radio"/> Sheet Flow- No Energy Dissipation Required</p> <p><input checked="" type="radio"/> Concentrated Flow- Energy Dissipation Provided</p>
<p>7. Vegetation</p>	<p>Choose One</p> <p><input type="radio"/> Seed (Plan for frequent weed control)</p> <p><input checked="" type="radio"/> Plantings</p> <p><input type="radio"/> Sand Grown or Other High Infiltration Sod</p>
<p>8. Irrigation</p> <p>A) Will the rain garden be irrigated?</p>	<p>Choose One</p> <p><input type="radio"/> YES</p> <p><input type="radio"/> NO</p>

Notes: _____



STAGE STORAGE CURVE							
RAIN GARDEN 2							
Project Number:	1971-001			Project:	Fort Collins Rescue Mission		
Project Location:	Fort Collins, CO			Date:	February 14, 2024		
Calculations By:	M. Ruebel			Pond No.:	Rain Garden 2		
Pond Outlet and Volume Data							
Provided LID				Required LID			
Outlet Elevation:	4,978.16			Required LID Volume:	682.00 cu. ft.		
Grate Elevation:	4,978.66			Elev at Req. LID Volume:	4,978.55		
Volume at Grate:	915.04 cu. ft.						
Crest of Pond Elev.:	4,980.00						
Pond Stage Storage Curve							
Contour		Contour Surface Area (ft ²)	Depth (ft)	Incremental Volume		Cummalitive Volume	
Max. Elev.	Min. Elev.			cu. ft.	acre ft	cu. ft.	acre ft
4,978.16	N/A	1,550	0.00	0.00	0.00	0.00	0.00
4,978.40	4,978.16	1,783	0.24	399.96	0.01	399.96	0.01
4,978.60	4,978.40	2,028	0.20	381.10	0.01	781.06	0.02
4,978.66	4,978.60	2,438	0.06	133.98	0.00	915.04	0.02

1971-001



Fort Collins Rescue Mission

Forebay Calculations												
Project Number:		Fort Collins Rescue Mission										
Project Location:		Fort Collins, CO										
Calculations By:		M. Ruebel										
								Date: 2/13/2024				
Forebay ID	Storm Conveyance ID	Basin ID	Total Undetained Area Contributing to Pond (ac)	Total Undetained 100-yr Discharge (cfs)	Percent Impervious (%)	WQCV		Forebay Depth (ft)	Required Forebay Area (ft ²)	Provided Length (ft)	Provided Width (ft)	Provided Area (ft ²)
						(ft ³)	1% of WQCV					
Forebay 1-1	Curb Cut 1 (South Parking Lot)	A3	0.39	3.9	83%	394.06	3.94	1	3.9	2.0	4.0	8.0
Forebay 1-2	Curb Cut 2 (N Mason Street)	A2	0.36	3.1	66%	269.78	2.70	1	2.7	2.0	4.0	8.0
Forebay 1-3	Storm A	R4, R6-10, R12, A4-7	0.76	7.53	90%	886.10	8.86	1	8.9	2.0	5.0	10.0
Forebay 1-4	Storm R3	R11	0.04	0.9	90%	46.64	0.47	1	0.5	2.0	2.0	4.0
Forebay 2-1	Curb Cut 3 (North Parking Lot)	B2, B3, R3, R5	0.6	5.6	72%	495.47	4.95	1	5.0	2.0	4.0	8.0
Forebay 2-2	Storm R1	R1	0.09	0.9	90%	104.93	1.05	1	1.0	2.0	2.0	4.0
Forebay 2-3	Storm R2	R2	0.02	0.9	90%	23.32	0.23	1	0.2	2.0	2.0	4.0

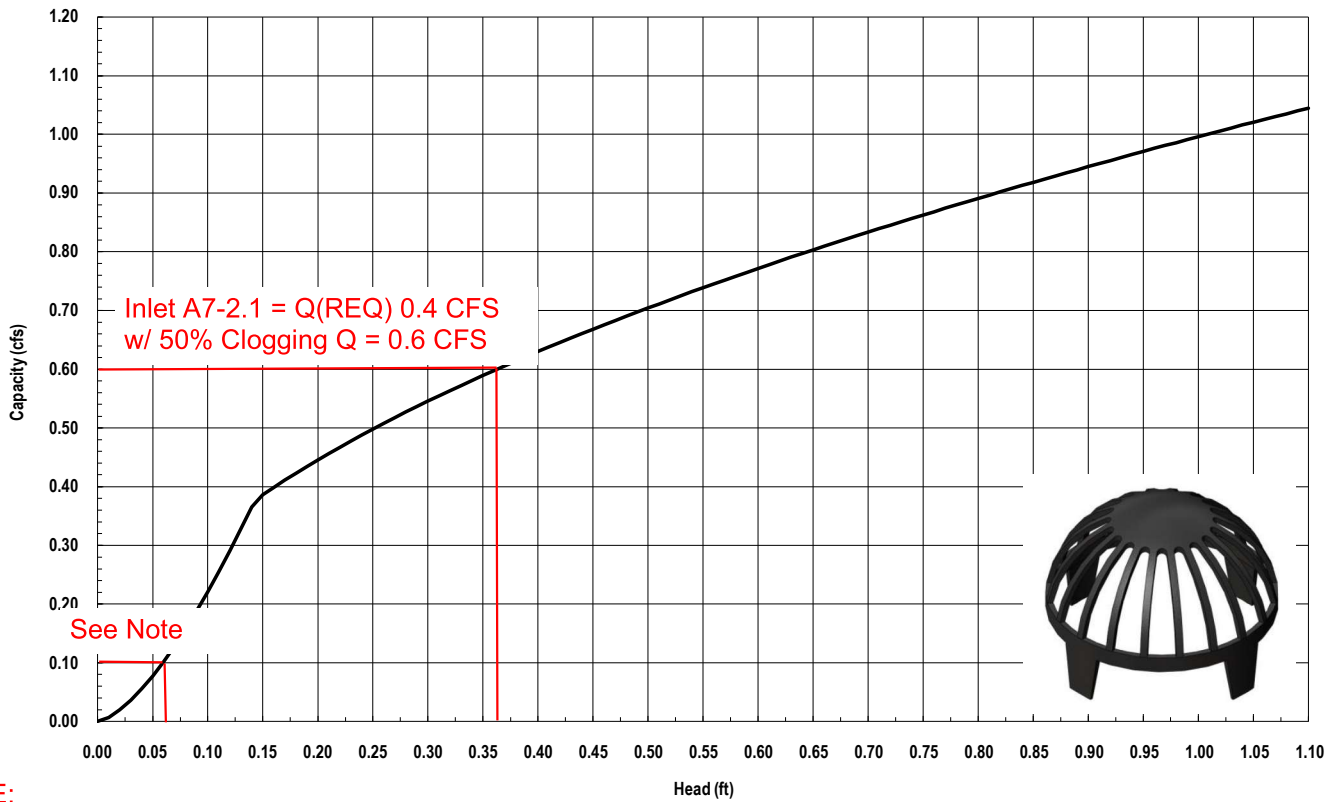
APPENDIX C

HYDRAULIC CALCULATIONS



INLET CAPACITIES SUMMARY												
Project #:		1971-001										
Project Name:		Mason Street Infrastructure										
Project Loc.:		Fort Collins, Colorado										
Inlet and Area Drain Capacities												
Inlet	Basins / Design Notes	Type	2-Year					100-Year				
			Design Flowrate	Upstream Flowrate	Total Flowrate	Allowable Flowrate	Overflow	Design Flowrate	Upstream Flowrate	Total Flowrate	Allowable Flowrate	Overflow
Inlet A9	(1/3) of Basin A7, Basin R12	18" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	4.00 cfs	0.00 cfs	0.30 cfs	0.00 cfs	0.30 cfs	4.00 cfs	0.00 cfs
Inlet A14	(1/3) of Basin A7	15" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	2.50 cfs	0.00 cfs	0.20 cfs	0.00 cfs	0.20 cfs	2.50 cfs	0.00 cfs
Inlet A3-1	Basin A4	12" Nyloplast Basin	0.30 cfs	0.00 cfs	0.30 cfs	2.50 cfs	0.00 cfs	1.00 cfs	0.00 cfs	1.00 cfs	2.50 cfs	0.00 cfs
Inlet A3-2	Basin A4 (Nuisance Flows)	12" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	2.50 cfs	0.00 cfs	0.10 cfs	0.00 cfs	0.10 cfs	2.50 cfs	0.00 cfs
Inlet A10-1	(1/3) of Basin A7	8" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs	0.20 cfs	0.00 cfs	0.20 cfs	1.00 cfs	0.00 cfs
Inlet A7-3	Basin A5 (Nuisance Flows)	12" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	2.50 cfs	0.00 cfs	0.10 cfs	0.00 cfs	0.10 cfs	2.50 cfs	0.00 cfs
Inlet A10-2	Basin A6 (Nuisance Flows)	8" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs
Inlet A7-4.1	Basin A6 (Nuisance Flows)	8" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs
Inlet A7-2.1	Basin A6	8" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs	0.40 cfs	0.00 cfs	0.40 cfs	1.00 cfs	0.00 cfs
Inlet A7-1.1	Basin A5	8" Nyloplast Basin	0.10 cfs	0.00 cfs	0.10 cfs	1.00 cfs	0.00 cfs	0.40 cfs	0.00 cfs	0.40 cfs	1.00 cfs	0.00 cfs
Inlet B2	Outlet Structure for Rain Garden 1	Type C Inlet	3.70 cfs	0.00 cfs	3.70 cfs	18.66 cfs	0.00 cfs	7.60 cfs	0.00 cfs	14.90 cfs	18.66 cfs	0.00 cfs
Inlet C3	Outlet Structure for Rain Garden 2	Modified Outlet Structure	1.90 cfs	0.00 cfs	1.90 cfs	14.00 cfs	0.00 cfs	14.90 cfs	0.00 cfs	7.60 cfs	14.00 cfs	0.00 cfs

Nyloplast 8" Dome Grate Inlet Capacity Chart



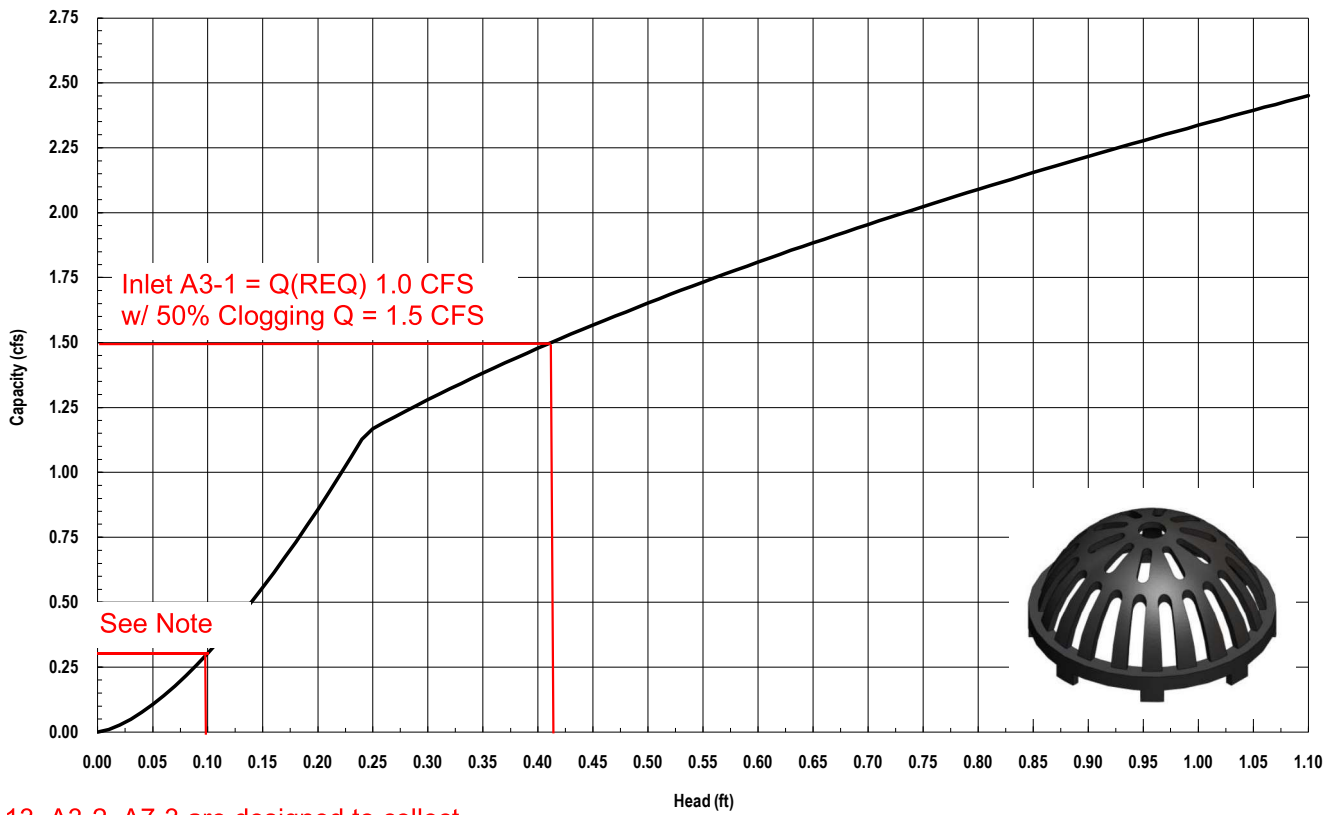
Inlet A7-2.1 = Q(REQ) 0.4 CFS
w/ 50% Clogging Q = 0.6 CFS

See Note


NOTE:
Inlets A10-1, A10-2, A7-4.1, & A7-1.1 are designed to collect nuisance flows in landscaped areas. The majority of flows within these basin are collected in other inlets. See Inlet Capacity Summary for more information


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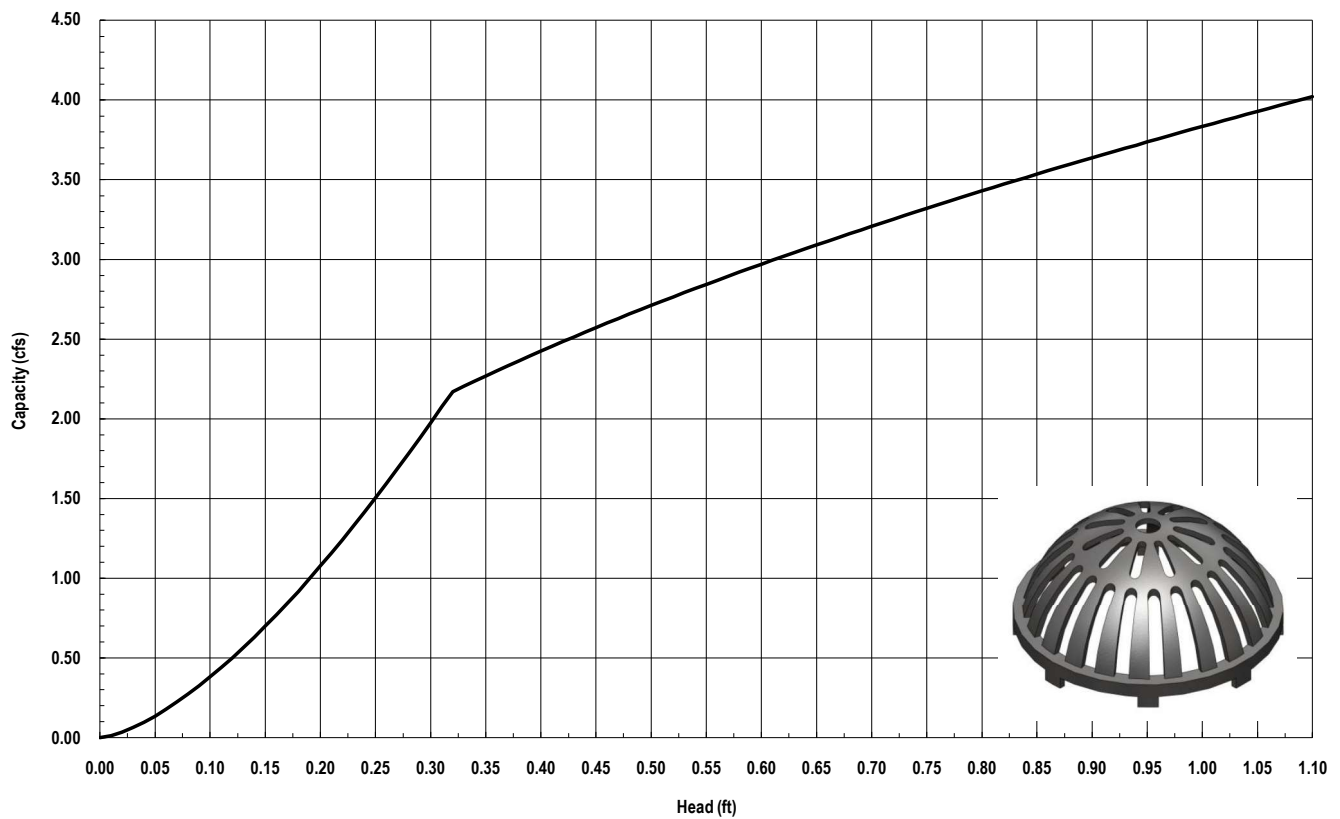
Nyloplast 12" Dome Grate Inlet Capacity Chart




NOTE:
 Inlets A13, A3-2, A7-3 are designed to collect nuisance flows in landscaped areas. The are sized mainly due to the pipe sizing requirements. The majority of flows within these basin are collected in other inlets. See Inlet Capacity Summary for more information

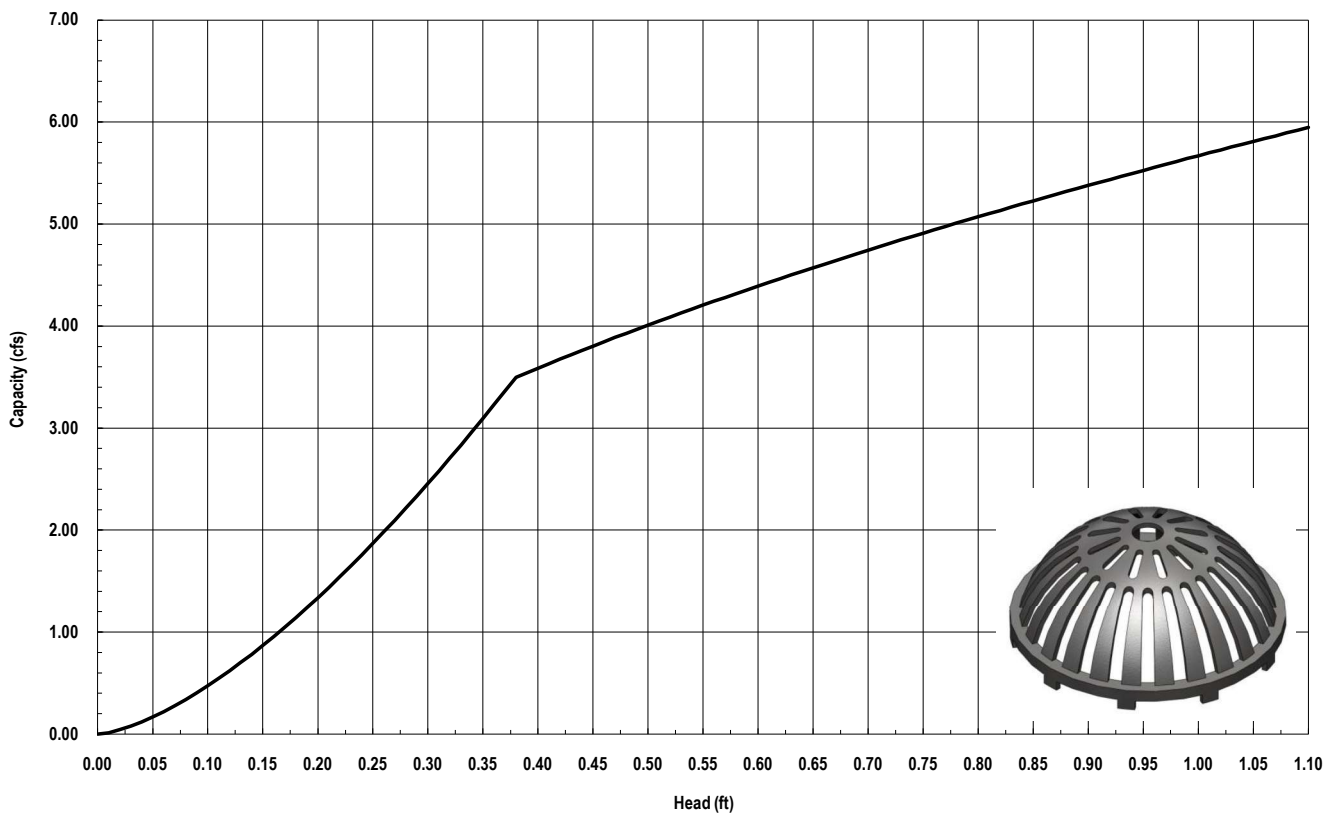

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Nyloplast 15" Dome Grate Inlet Capacity Chart




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Nyloplast 18" Dome Grate Inlet Capacity Chart




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Area Inlet Performance Curve:

Inlet B2

Governing Equations:

At low flow depths, the inlet will act like a weir governed by the following equation:

$$Q = 3.0 P H^{1.5}$$

* where $P = 2(L + W)$

* where H corresponds to the depth of water above the flowline

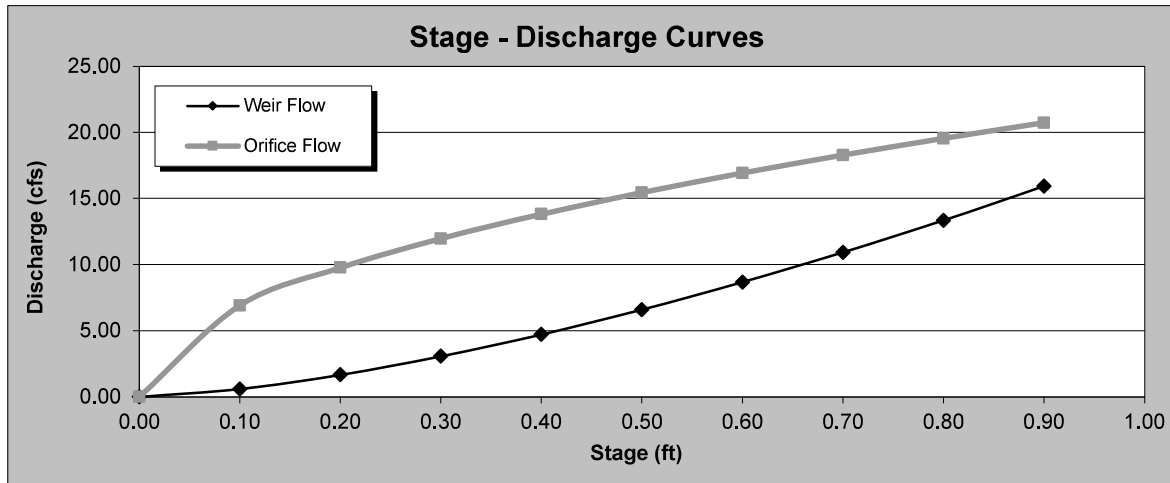
At higher flow depths, the inlet will act like an orifice governed by the following equation:

$$Q = 0.67 A (2 gH)^{0.5}$$

* where A equals the open area of the inlet grate

* where H corresponds to the depth of water above the centroid of the cross-sectional area (A)

The exact depth at which the inlet ceases to act like a weir, and begins to act like an orifice is unknown. However, what is known, is that the stage-discharge curves of the weir equation and the orifice equation will cross at a certain flow depth. The two curves can be found below:



If $H > 1.792 (A/P)$, then the grate operates like an orifice; otherwise it operates like a weir.

Input Parameters:

Type of Grate: CDOT TYPE C
 Length of Grate (ft): 2.79
 Width of Grate (ft): 3.43
 Open Area of Grate (ft²): 8.13
 Flowline Elevation (ft): 4979.00
 Allowable Capacity: 0.50

Depth vs. Flow:

Depth Above Inlet (ft)	Elevation (ft)	Shallow Weir Flow (cfs)	Orifice Flow (cfs)	Actual Flow (cfs)	
0.00	4979.00	0.00	0.00	0.00	
0.10	4979.10	0.59	6.91	0.59	
0.20	4979.20	1.67	9.78	1.67	
0.30	4979.30	3.07	11.97	3.07	
0.40	4979.40	4.72	13.82	4.72	
0.50	4979.50	6.60	15.46	6.60	
0.60	4979.60	8.67	16.93	8.67	
0.70	4979.70	10.93	18.29	10.93	
0.80	4979.80	13.35	19.55	13.35	
0.90	4979.90	15.93	20.74	15.93	<-100-Year
1.00	4980.00	18.66	21.86	18.66	<-Overflow

100-Year Design Flow = 14.9 cfs

Area Inlet Performance Curve:

Inlet C2

Governing Equations:

At low flow depths, the inlet will act like a weir governed by the following equation:

$$Q = 3.0 P H^{1.5}$$

* where $P = 2(L + W)$

* where H corresponds to the depth of water above the flowline

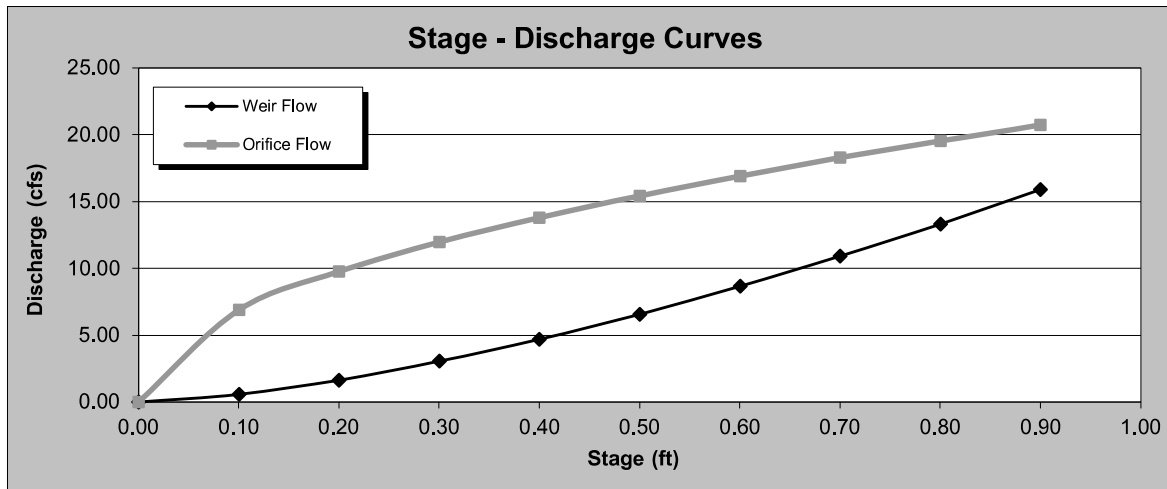
At higher flow depths, the inlet will act like an orifice governed by the following equation:

$$Q = 0.67 A (2 gH)^{0.5}$$

* where A equals the open area of the inlet grate

* where H corresponds to the depth of water above the centroid of the cross-sectional area (A)

The exact depth at which the inlet ceases to act like a weir, and begins to act like an orifice is unknown. However, what is known, is that the stage-discharge curves of the weir equation and the orifice equation will cross at a certain flow depth. The two curves can be found below:



If $H > 1.792 (A/P)$, then the grate operates like an orifice; otherwise it operates like a weir.

Input Parameters:

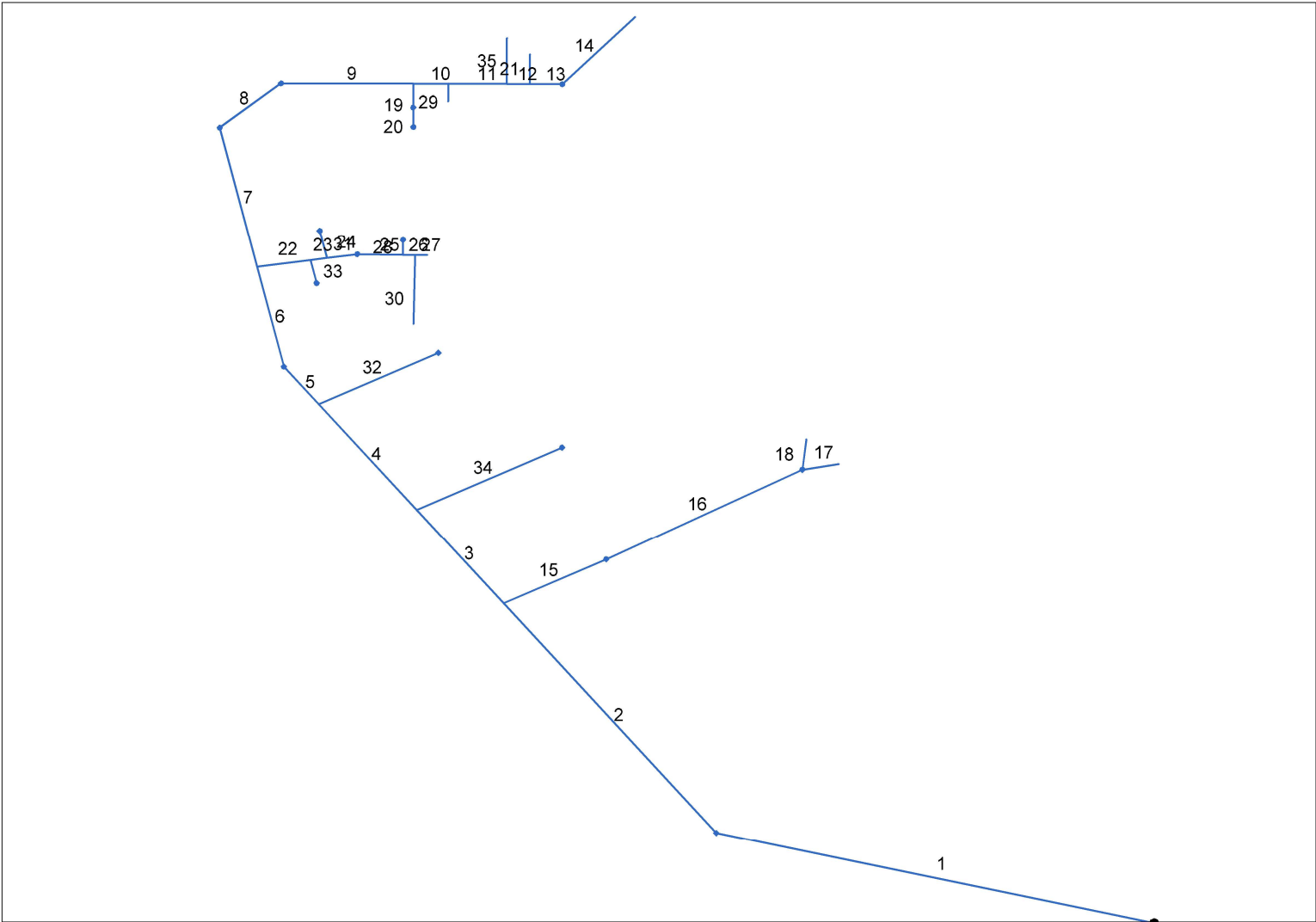
Type of Grate: Modified Outlet Structure
 Length of Grate (ft): 2.79
 Width of Grate (ft): 3.43
 Open Area of Grate (ft²): 8.13
 Flowline Elevation (ft): 4979.67
 Allowable Capacity: 0.50

Depth vs. Flow:

Depth Above Inlet (ft)	Elevation (ft)	Shallow Weir Flow (cfs)	Orifice Flow (cfs)	Actual Flow (cfs)	
0.00	4979.67	0.00	0.00	0.00	
0.10	4979.77	0.59	6.91	0.59	
0.20	4979.87	1.67	9.78	1.67	
0.30	4979.97	3.07	11.97	3.07	
0.40	4980.07	4.72	13.82	4.72	
0.50	4980.17	6.60	15.46	6.60	
0.60	4980.27	8.67	16.93	8.67	<-100-Year
0.70	4980.37	10.93	18.29	10.93	
0.80	4980.47	13.35	19.55	13.35	
0.90	4980.57	15.93	20.74	15.93	
1.00	4980.67	18.66	21.86	18.66	<-Overflow

100-Year Design Flow = 7.6 cfs

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Storm A.stm

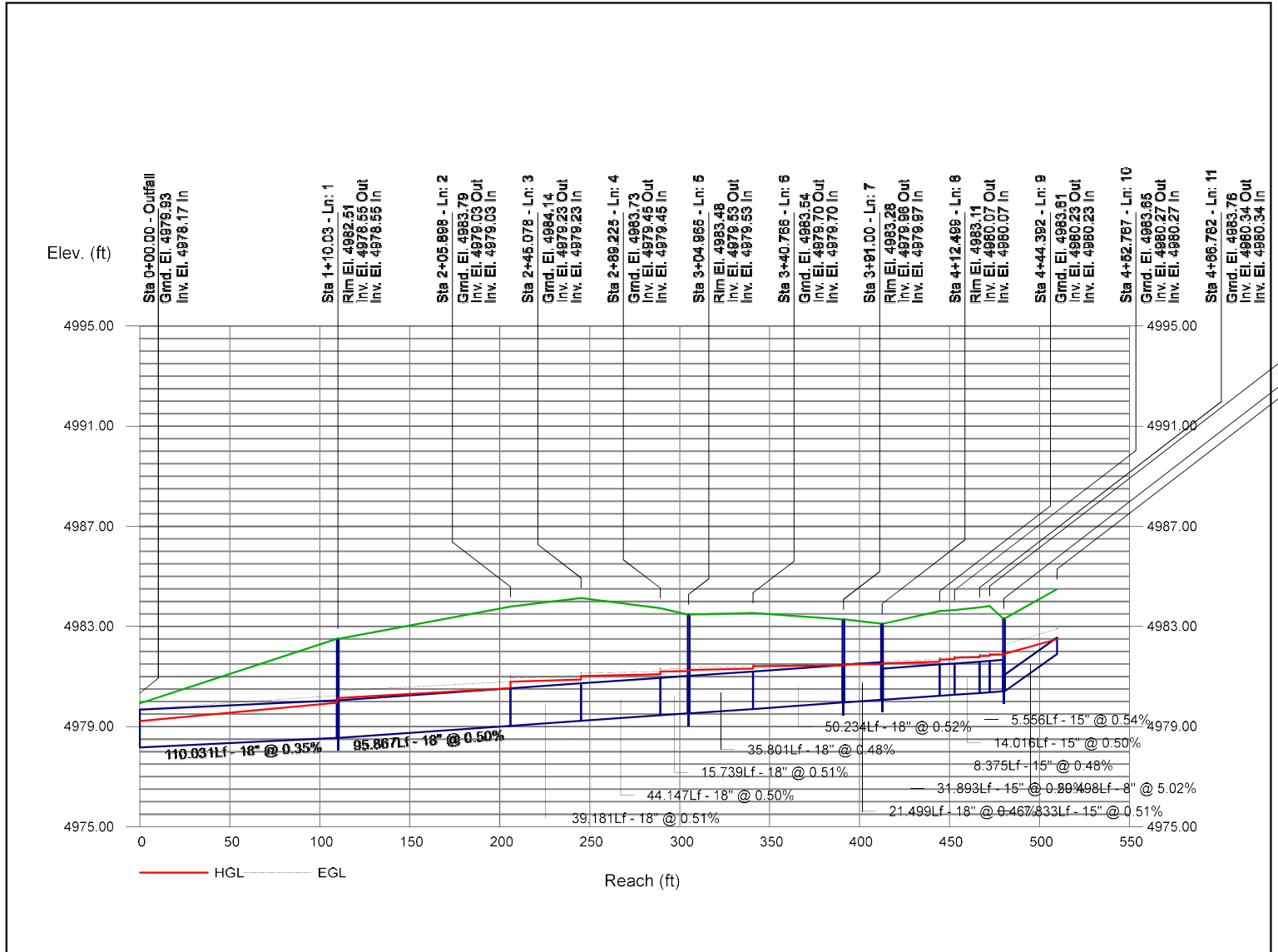
Number of lines: 35

Date: 3/24/2024

Storm Sewers v2023.00

Storm Sewer Profile

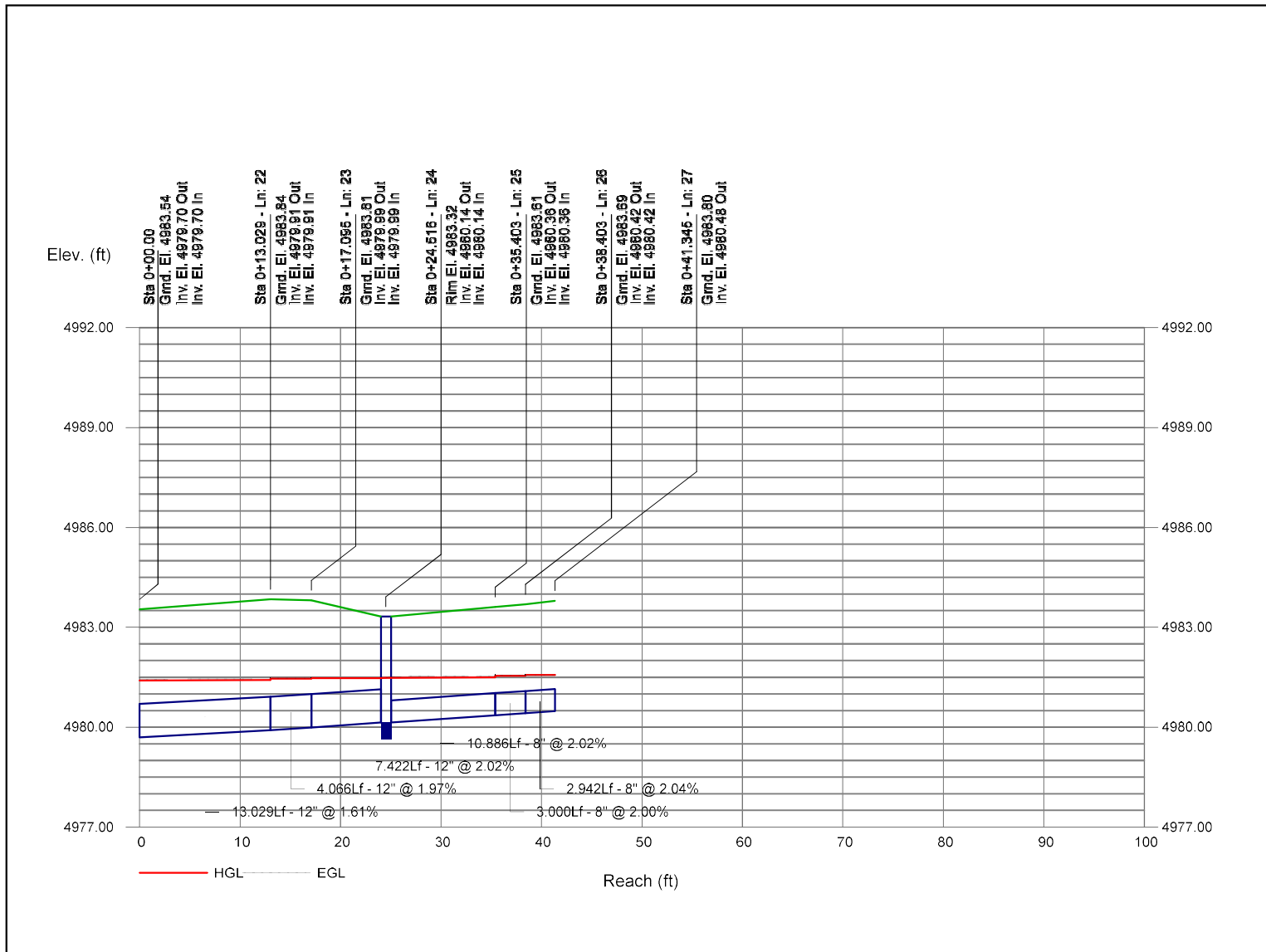
Proj. file: Storm A.stm



Storm Sewers

Storm Sewer Profile

Proj. file: Storm A.stm



Storm Sewers

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (20)	7.40	18	Cir	110.031	4978.17	4978.55	0.345	4979.22	4979.95	0.20	4980.15	End	Manhole
2	Pipe - (22)	7.40	18	Cir	95.867	4978.55	4979.03	0.501	4980.15	4980.52	0.27	4980.80	1	None
3	Pipe - (23)	5.30	18	Cir	39.181	4979.03	4979.23	0.511	4980.80*	4980.88*	0.14	4981.02	2	None
4	Pipe - (25)	4.60	18	Cir	44.147	4979.23	4979.45	0.499	4981.02*	4981.10*	0.11	4981.20	3	None
5	Pipe - (64)	4.30	18	Cir	15.739	4979.45	4979.53	0.506	4981.20*	4981.22*	0.04	4981.26	4	Manhole
6	Pipe - (26)	4.30	18	Cir	35.801	4979.53	4979.70	0.476	4981.26*	4981.31*	0.09	4981.41	5	None
7	Pipe - (27)	3.10	18	Cir	50.234	4979.70	4979.96	0.517	4981.41	4981.44	0.04	4981.48	6	Manhole
8	Pipe - (29)	3.10	18	Cir	21.499	4979.97	4980.07	0.463	4981.48	4981.50	0.04	4981.53	7	Manhole
9	Pipe - (40)	2.90	15	Cir	31.893	4980.07	4980.23	0.502	4981.53*	4981.59*	0.09	4981.68	8	None
10	Pipe - (42)	2.60	15	Cir	8.375	4980.23	4980.27	0.478	4981.68*	4981.69*	0.07	4981.76	9	None
11	Pipe - (42) (1)	2.20	15	Cir	14.016	4980.27	4980.34	0.498	4981.76*	4981.77*	0.05	4981.82	10	None
12	Pipe - (72)	2.10	15	Cir	5.556	4980.34	4980.37	0.545	4981.82*	4981.83*	0.05	4981.87	11	None
13	Pipe - (91)	1.90	15	Cir	7.833	4980.37	4980.41	0.511	4981.87*	4981.88*	0.03	4981.91	12	Manhole
14	Pipe - (65)	1.70	8	Cir	29.498	4980.41	4981.89	5.017	4981.91	4982.49	n/a	4982.49	13	None
15	Pipe - (38)	2.10	12	Cir	29.160	4979.03	4979.61	1.989	4980.80*	4980.88*	0.02	4980.90	2	Manhole
16	Pipe - (39)	1.10	12	Cir	56.913	4979.61	4980.75	2.003	4980.90	4981.19	n/a	4981.19 j	15	Manhole
17	Pipe - (36) (1)	1.00	8	Cir	8.956	4980.75	4980.93	2.012	4981.19	4981.40	0.22	4981.40	16	None
18	Pipe - (90)	0.10	4	Cir	10.775	4980.75	4980.97	2.044	4981.19	4981.21	0.04	4981.24	16	None
19	Pipe - (32)	0.30	8	Cir	8.411	4980.23	4980.40	2.020	4981.68*	4981.68*	0.00	4981.68	9	Manhole
20	Pipe - (71)	0.10	8	Cir	6.875	4980.40	4980.54	2.038	4981.68*	4981.68*	0.00	4981.68	19	Manhole
21	Pipe - (92)	0.20	6	Cir	10.560	4980.37	4980.58	1.988	4981.87*	4981.88*	0.02	4981.90	12	None
22	Pipe - (66)	1.20	12	Cir	13.029	4979.70	4979.91	1.611	4981.41*	4981.42*	0.04	4981.46	6	None
23	Pipe - (66) (1)	0.80	12	Cir	4.066	4979.91	4979.99	1.970	4981.46*	4981.46*	0.02	4981.47	22	None
24	Pipe - (66) (2)	0.60	12	Cir	7.422	4979.99	4980.14	2.020	4981.47*	4981.48*	0.00	4981.48	23	Manhole
Project File: Storm A.stm									Number of lines: 35			Run Date: 3/24/2024		
NOTES: Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.														

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
25	Pipe - (67)	0.60	8	Cir	10.886	4980.14	4980.36	2.018	4981.48*	4981.50*	0.05	4981.55	24	None
26	Pipe - (68)	0.40	8	Cir	3.000	4980.36	4980.42	2.002	4981.55*	4981.55*	0.02	4981.57	25	None
27	Pipe - (83)	0.20	8	Cir	2.942	4980.42	4980.48	2.041	4981.57*	4981.57*	0.01	4981.57	26	None
28	Pipe - (70)	0.20	8	Cir	5.203	4980.36	4980.46	1.924	4981.55*	4981.55*	0.01	4981.55	25	Manhole
29	Pipe - (73) (1) (1)	0.40	8	Cir	6.252	4980.27	4980.40	2.078	4981.76*	4981.76*	0.02	4981.78	10	None
30	Pipe - (87)	0.20	4	Cir	24.412	4980.42	4980.47	0.206	4981.57*	4981.80*	0.08	4981.88	26	None
31	Pipe - (80)	0.20	8	Cir	9.906	4979.99	4980.19	2.016	4981.47*	4981.48*	0.01	4981.48	23	Manhole
32	Pipe - (35)	0.30	8	Cir	34.000	4979.45	4980.13	1.999	4981.20*	4981.22*	0.01	4981.23	4	Manhole
33	Pipe - (81)	0.40	8	Cir	8.291	4979.91	4980.08	2.049	4981.46*	4981.46*	0.02	4981.48	22	Manhole
34	Pipe - (36)	0.70	8	Cir	41.337	4979.23	4980.06	2.008	4981.02*	4981.14*	0.06	4981.20	3	Manhole
35	Pipe - (86)	0.10	4	Cir	16.193	-2.64	-2.56	0.494	4981.82*	4981.86*	0.02	4981.88	11	None
Project File: Storm A.stm									Number of lines: 35			Run Date: 3/24/2024		
NOTES: Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.														

MyReport

Line No.	Area Dn (sqft)	Area Up (sqft)	Byp Ln No	Coeff C1 (C)	Coeff C2 (C)	Coeff C3 (C)	Capac Full (cfs)	Crit Depth (ft)	Cross Sl, Sw (ft/ft)	Cross Sl, Sx (ft/ft)	Curb Len (ft)	Defl Ang (Deg)	Depth Dn (ft)	Depth Up (ft)	DnStm Ln No	Drng Area (ac)	Easting X (ft)	EGL Dn (ft)	EGL Up (ft)	Energy Loss (ft)
1	1.33	1.72	n/a	0.20	0.50	0.90	6.68	1.05	....	....	....	-163.084	1.05	1.40	Outfall	0.00	194114.53	4979.71	4980.24	0.531
2	1.77	1.77	n/a	0.20	0.50	0.90	8.05	1.05	....	....	....	40.824	1.50	1.49	1	0.00	194063.36	4980.43	4980.80	0.396
3	1.77	1.77	n/a	0.20	0.50	0.90	8.13	0.89	....	....	....	0.000	1.50	1.50	2	0.00	194042.45	4980.94	4981.02	0.085
4	1.77	1.77	n/a	0.20	0.50	0.90	8.03	0.82	....	....	....	0.000	1.50	1.50	3	0.00	194018.88	4981.13	4981.20	0.072
5	1.77	1.77	n/a	0.20	0.50	0.90	8.09	0.79	....	....	....	0.000	1.50	1.50	4	0.00	194010.48	4981.29	4981.32	0.022
6	1.77	1.77	n/a	0.20	0.50	0.90	7.85	0.79	....	....	....	21.924	1.50	1.50	5	0.00	194004.06	4981.35	4981.41	0.051
7	1.77	1.76	n/a	0.20	0.50	0.90	8.18	0.67	....	....	....	0.000	1.50	1.48	6	0.00	193995.05	4981.45	4981.49	0.036
8	1.77	1.73	n/a	0.20	0.50	0.90	7.74	0.67	....	....	....	53.606	1.50	1.43	7	0.00	194009.78	4981.53	4981.55	0.015
9	1.23	1.23	n/a	0.20	0.50	0.90	4.96	0.68	....	....	....	46.977	1.25	1.25	8	0.00	194041.68	4981.62	4981.68	0.055
10	1.23	1.23	n/a	0.20	0.50	0.90	4.84	0.65	....	....	....	0.000	1.25	1.25	9	0.00	194050.05	4981.75	4981.76	0.012
11	1.23	1.23	n/a	0.20	0.50	0.90	4.94	0.59	....	....	....	0.000	1.25	1.25	10	0.00	194064.07	4981.81	4981.82	0.014
12	1.23	1.23	n/a	0.20	0.50	0.90	5.16	0.58	....	....	....	0.000	1.25	1.25	11	0.00	194069.62	4981.87	4981.87	0.005
13	1.23	1.23	n/a	0.20	0.50	0.90	5.00	0.55	....	....	....	0.000	1.25	1.25	12	0.00	194077.45	4981.91	4981.91	0.006
14	0.33	0.33	n/a	0.20	0.50	0.90	2.93	0.60	....	....	....	-53.758	0.67	0.60**	13	0.00	194095.00	4982.28	4982.90	0.469
15	0.79	0.79	n/a	0.20	0.50	0.90	5.44	0.62	....	....	....	90.000	1.00	1.00	2	0.00	194088.02	4980.91	4981.00	0.086
16	0.33	0.33	n/a	0.20	0.50	0.90	5.46	0.44	....	....	....	-1.734	1.00	0.44**	15	0.00	194135.21	4980.93	4981.36	0.166
17	0.24	0.27	n/a	0.20	0.50	0.90	1.86	0.47	....	....	....	21.146	0.44	0.47**	16	0.00	194143.94	4981.41	4981.63	0.000
18	0.09	0.07	n/a	0.20	0.50	0.90	0.29	0.18	....	....	....	-50.970	0.33	0.24	16	0.00	194136.15	4981.21	4981.24	0.030
19	0.35	0.35	n/a	0.20	0.50	0.90	1.86	0.25	....	....	....	90.000	0.67	0.67	9	0.00	194041.64	4981.69	4981.69	0.004
20	0.35	0.35	n/a	0.20	0.50	0.90	1.87	0.14	....	....	....	0.000	0.67	0.67	19	0.00	194041.61	4981.68	4981.68	0.000
21	0.20	0.20	n/a	0.20	0.50	0.90	0.86	0.22	....	....	....	-90.000	0.50	0.50	12	0.00	194069.67	4981.89	4981.90	0.011
22	0.79	0.79	n/a	0.20	0.50	0.90	4.90	0.46	....	....	....	90.000	1.00	1.00	6	0.00	194016.88	4981.44	4981.46	0.013
23	0.79	0.79	n/a	0.20	0.50	0.90	5.41	0.37	....	....	....	0.000	1.00	1.00	22	0.00	194020.88	4981.47	4981.47	0.002

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Line No.	Area Dn	Area Up	Byp Ln No	Coeff C1	Coeff C2	Coeff C3	Capac Full	Crit Depth	Cross Sl, Sw	Cross Sl, Sx	Curb Len	Defl Ang	Depth Dn	Depth Up	DnStm Ln No	Drng Area	Easting X	EGL Dn	EGL Up	Energy Loss
	(sqft)	(sqft)		(C)	(C)	(C)	(cfs)	(ft)	(ft/ft)	(ft/ft)	(ft)	(Deg)	(ft)	(ft)		(ac)	(ft)	(ft)	(ft)	(ft)
24	0.79	0.79	n/a	0.20	0.50	0.90	5.48	0.32	....	....	....	0.000	1.00	1.00	23	0.00	194028.18	4981.48	4981.48	0.002
25	0.35	0.35	n/a	0.20	0.50	0.90	1.86	0.36	....	....	....	11.250	0.67	0.67	24	0.00	194039.06	4981.52	4981.55	0.023
26	0.35	0.35	n/a	0.20	0.50	0.90	1.85	0.29	....	....	....	0.000	0.67	0.67	25	0.00	194042.06	4981.57	4981.57	0.003
27	0.35	0.35	n/a	0.20	0.50	0.90	1.87	0.21	....	....	....	-0.347	0.67	0.67	26	0.00	194045.00	4981.57	4981.57	0.001
28	0.35	0.35	n/a	0.20	0.50	0.90	1.81	0.21	....	....	....	-90.000	0.67	0.67	25	0.00	194039.15	4981.55	4981.55	0.001
29	0.35	0.35	n/a	0.20	0.50	0.90	1.89	0.29	....	....	....	90.000	0.67	0.67	10	0.00	194050.02	4981.78	4981.78	0.006
30	0.09	0.09	n/a	0.20	0.50	0.90	0.09	0.25	....	....	....	90.000	0.33	0.33	26	0.00	194041.67	4981.65	4981.88	0.230
31	0.35	0.35	n/a	0.20	0.50	0.90	1.86	0.21	....	....	....	-90.000	0.67	0.67	23	0.00	194019.10	4981.48	4981.48	0.002
32	0.35	0.35	n/a	0.20	0.50	0.90	1.85	0.25	....	....	....	90.000	0.67	0.67	4	0.00	194047.64	4981.21	4981.23	0.018
33	0.35	0.35	n/a	0.20	0.50	0.90	1.87	0.29	....	....	....	90.000	0.67	0.67	22	0.00	194018.36	4981.48	4981.48	0.008
34	0.35	0.35	n/a	0.20	0.50	0.90	1.85	0.39	....	....	....	90.000	0.67	0.67	3	0.00	194077.40	4981.09	4981.20	0.118
35	0.09	0.09	n/a	0.20	0.50	0.90	0.14	0.18	....	....	....	-90.000	0.33	0.33	11	0.00	194064.14	4981.84	4981.88	0.038

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Flow Rate	Sf Ave	Sf Dn	Grate Area	Grate Len	Grate Width	Gnd/Rim El Dn	Gnd/Rim El Up	Gutter Depth	Gutter Slope	Gutter Spread	Gutter Width	HGL Dn	HGL Up	HGL Jnct	HGL Jmp Dn	HGL Jmp Up	Incr CxA	Incr Q	Inlet Depth	Inlet Eff
(cfs)	(ft/ft)	(ft/ft)	(sqft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(cfs)	(ft)	(%)
7.40	0.483	0.600	....	....	....	4979.93	4982.51	....	....	....	....	4979.22	4979.95	4980.15	....	....	0.00	0.00	....	....
7.40	0.413	0.423	....	....	....	4982.51	4983.79	....	....	....	....	4980.15	4980.52	4980.80	....	....	0.00	0.00	....	....
5.30	0.217	0.217	....	....	....	4983.79	4984.14	....	....	....	....	4980.80	4980.88	4981.02	....	....	0.00	0.00	....	....
4.60	0.164	0.164	....	....	....	4984.14	4983.73	....	....	....	....	4981.02	4981.10	4981.20	....	....	0.00	0.00	....	....
4.30	0.143	0.143	....	....	....	4983.73	4983.48	....	....	....	....	4981.20	4981.22	4981.26	....	....	0.00	0.00	....	....
4.30	0.143	0.143	....	....	....	4983.48	4983.54	....	....	....	....	4981.26	4981.31	4981.41	....	....	0.00	0.00	....	....
3.10	0.071	0.074	....	....	....	4983.54	4983.28	....	....	....	....	4981.41	4981.44	4981.48	....	....	0.00	0.00	....	....
3.10	0.069	0.074	....	....	....	4983.28	4983.11	....	....	....	....	4981.48	4981.50	4981.53	....	....	0.00	0.20	....	....
2.90	0.172	0.172	....	....	....	4983.11	4983.61	....	....	....	....	4981.53	4981.59	4981.68	....	....	0.00	0.00	....	....
2.60	0.138	0.138	....	....	....	4983.61	4983.65	....	....	....	....	4981.68	4981.69	4981.76	....	....	0.00	0.00	....	....
2.20	0.099	0.099	....	....	....	4983.65	4983.76	....	....	....	....	4981.76	4981.77	4981.82	....	....	0.00	0.00	....	....
2.10	0.090	0.090	....	....	....	4983.76	4983.82	....	....	....	....	4981.82	4981.83	4981.87	....	....	0.00	0.00	....	....
1.90	0.074	0.074	....	....	....	4983.82	4983.32	....	....	....	....	4981.87	4981.88	4981.91	....	....	0.00	0.20	....	....
1.70	1.589	1.689	....	....	....	4983.32	4984.49	....	....	....	....	4981.91	4982.49	4982.49	....	....	0.00	1.70	....	....
2.10	0.296	0.296	....	....	....	4983.79	4983.09	....	....	....	....	4980.80	4980.88	4980.90	....	....	0.00	1.00	....	....
1.10	0.292	0.081	....	....	....	4983.09	4983.45	....	....	....	....	4980.90	4981.19 j	4981.19	4980.90	4980.56	0.00	0.00	....	....
1.00	0.000	0.000	....	....	....	4983.45	4981.70	....	....	....	....	4981.19	4981.40	4981.40	....	....	0.00	1.00	....	....
0.10	0.283	0.236	....	....	....	4983.45	4981.33	....	....	....	....	4981.19	4981.21	4981.24	....	....	0.00	0.10	....	....
0.30	0.053	0.053	....	....	....	4983.61	4983.25	....	....	....	....	4981.68	4981.68	4981.68	....	....	0.00	0.20	....	....
0.10	0.006	0.006	....	....	....	4983.25	4983.52	....	....	....	....	4981.68	4981.68	4981.68	....	....	0.00	0.10	....	....
0.20	0.108	0.108	....	....	....	4983.82	4981.18	....	....	....	....	4981.87	4981.88	4981.90	....	....	0.00	0.20	....	....
1.20	0.097	0.097	4983.54	4981.02	4981.41	4981.42	4981.46	0.00	0.00
0.80	0.043	0.043	4981.02	4981.16	4981.46	4981.46	4981.47	0.00	0.00

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Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Flow Rate	Sf Ave	Sf Dn	Grate Area	Grate Len	Grate Width	Gnd/Rim El Dn	Gnd/Rim El Up	Gutter Depth	Gutter Slope	Gutter Spread	Gutter Width	HGL Dn	HGL Up	HGL Jnct	HGL Jmp Dn	HGL Jmp Up	Incr CxA	Incr Q	Inlet Depth	Inlet Eff
(cfs)	(ft/ft)	(ft/ft)	(sqft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(cfs)	(ft)	(%)
0.60	0.024	0.024	....	....	....	4981.16	4983.32	....	....	....	....	4981.47	4981.48	4981.48	....	....	0.00	0.00	....	....
0.60	0.210	0.210	....	....	....	4983.32	4981.53	....	....	....	....	4981.48	4981.50	4981.55	....	....	0.00	0.00	....	....
0.40	0.093	0.094	....	....	....	4981.53	4981.15	....	....	....	....	4981.55	4981.55	4981.57	....	....	0.00	0.00	....	....
0.20	0.023	0.023	....	....	....	4981.15	4981.25	....	....	....	....	4981.57	4981.57	4981.57	....	....	0.00	0.20	....	....
0.20	0.023	0.023	....	....	....	4981.53	4983.52	....	....	....	....	4981.55	4981.55	4981.55	....	....	0.00	0.20	....	....
0.40	0.093	0.094	....	....	....	4983.65	4981.17	....	....	....	....	4981.76	4981.76	4981.78	....	....	0.00	0.40	....	....
0.20	0.943	0.943	....	....	....	4981.15	4980.83	....	....	....	....	4981.57	4981.80	4981.88	....	....	0.00	0.20	....	....
0.20	0.023	0.023	....	....	....	4981.16	4983.30	....	....	....	....	4981.47	4981.48	4981.48	....	....	0.00	0.20	....	....
0.30	0.053	0.053	....	....	....	4983.73	4984.05	....	....	....	....	4981.20	4981.22	4981.23	....	....	0.00	0.30	....	....
0.40	0.093	0.094	....	....	....	4981.02	4983.12	....	....	....	....	4981.46	4981.46	4981.48	....	....	0.00	0.40	....	....
0.70	0.286	0.286	....	....	....	4984.14	4984.22	....	....	....	....	4981.02	4981.14	4981.20	....	....	0.00	0.70	....	....
0.10	0.236	0.236	....	....	....	4983.76	-1.97	....	....	....	....	4981.82	4981.86	4981.88	....	....	0.00	0.10	....	....

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Inlet ID	Inlet Loc		Inlet Time	i Sys	i Inlet	Invert Dn	Invert Up	Jump Loc	Jump Len	Vel Hd Jmp Dn	Vel Hd Jmp Up	J-Loss Coeff	Junct Type	Known Q	Cost RCP	Cost CMP	Cost PVC
		(ft)	(min)	(in/hr)	(in/hr)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			(cfs)			
BASIN A2	On Grade		0.0	0.00	0.00	4978.17	4978.55	....	....	0.00	0.00	0.70	MH	0.00	3,620	3,258	3,077
18X12 TEE A3	On Grade		0.0	0.00	0.00	4978.55	4979.03	....	....	0.00	0.00	1.00	None	0.00	3,904	3,514	3,318
18X8 TEE A4	On Grade		0.0	0.00	0.00	4979.03	4979.23	....	....	0.00	0.00	1.00	None	0.00	1,680	1,512	1,428
18X8 TEE A5	On Grade		0.0	0.00	0.00	4979.23	4979.45	....	....	0.00	0.00	1.00	None	0.00	1,880	1,692	1,598
BASIN A6	On Grade		0.0	0.00	0.00	4979.45	4979.53	....	....	0.00	0.00	0.43	MH	0.00	700	630	595
15X12 TEE A7	On Grade		0.0	0.00	0.00	4979.53	4979.70	....	....	0.00	0.00	1.00	None	0.00	1,236	1,112	1,051
BASIN A8	Sag		0.0	0.00	0.00	4979.70	4979.96	....	....	0.00	0.00	0.84	MH	0.00	1,700	1,530	1,445
INLET A9	Sag		0.0	0.00	0.00	4979.97	4980.07	....	....	0.00	0.00	0.77	MH	0.20	772	695	656
15X8 TEE A10	On Grade		0.0	0.00	0.00	4980.07	4980.23	....	....	0.00	0.00	1.00	None	0.00	1,045	941	888
15X8 TEE A11	On Grade		0.0	0.00	0.00	4980.23	4980.27	....	....	0.00	0.00	1.00	None	0.00	340	306	289
15X4 TEE A12	On Grade		0.0	0.00	0.00	4980.27	4980.34	....	....	0.00	0.00	1.00	None	0.00	520	468	442
15X6 TEE A13	On Grade		0.0	0.00	0.00	4980.34	4980.37	....	....	0.00	0.00	1.00	None	0.00	265	239	225
INLET A14	Sag		0.0	0.00	0.00	4980.37	4980.41	....	....	0.00	0.00	0.84	MH	0.20	325	293	276
RD A15	On Grade		0.0	0.00	0.00	4980.41	4981.89	....	....	0.00	0.00	1.00 z	None	1.70	100	90	85
INLET A3-1	Sag		0.0	0.00	0.00	4979.03	4979.61	....	....	0.00	0.00	0.15	MH	1.00	946	851	804
INLET A3-2	On Grade		0.0	0.00	0.00	4979.61	4980.75	28.46	3.61	0.05	0.44	0.81 z	MH	0.00	1,682	1,514	1,430
RD A3-3	On Grade		0.0	0.00	0.00	4980.75	4980.93	....	....	0.00	0.00	1.00 z	None	1.00	100	90	85
BLDG CONNECTION A3-2.1	On Grade		0.0	0.00	0.00	4980.75	4980.97	....	....	0.00	0.00	1.00	None	0.10	100	90	85
INLET A10-1	Sag		0.0	0.00	0.00	4980.23	4980.40	....	....	0.00	0.00	0.15	MH	0.20	100	90	85
INLET A10-2	Sag		0.0	0.00	0.00	4980.40	4980.54	....	....	0.00	0.00	1.00	MH	0.10	100	90	85
Structure - (112)	On Grade		0.0	0.00	0.00	4980.37	4980.58	....	....	0.00	0.00	1.00	None	0.20	100	90	85
12X8 TEE A7-1	On Grade		0.0	0.00	0.00	4979.70	4979.91	....	....	0.00	0.00	1.00	None	0.00	464	418	394
12X8 TEE A7-2	On Grade		0.0	0.00	0.00	4979.91	4979.99	....	....	0.00	0.00	1.00	None	0.00	212	191	180

Project File: Storm A.stm Number of lines: 35 Date: 3/24/2024

NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82 -- Return period = 100 Yrs. ; ** Critical depth

MyReport

Inlet ID	Inlet Loc		Inlet Time	i Sys	i Inlet	Invert Dn	Invert Up	Jump Loc	Jump Len	Vel Hd Jmp Dn	Vel Hd Jmp Up	J-Loss Coeff	Junct Type	Known Q	Cost RCP	Cost CMP	Cost PVC
		(ft)	(min)	(in/hr)	(in/hr)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			(cfs)			
INLET A7-3	On Grade		0.0	0.00	0.00	4979.99	4980.14	....	....	0.00	0.00	0.23	MH	0.00	296	266	252
8X8 TEE A7-4	On Grade		0.0	0.00	0.00	4980.14	4980.36	....	....	0.00	0.00	1.00	None	0.00	100	90	85
8X8 TEE A7-5	On Grade		0.0	0.00	0.00	4980.36	4980.42	....	....	0.00	0.00	1.00	None	0.00	100	90	85
RD A7-6	On Grade		0.0	0.00	0.00	4980.42	4980.48	....	....	0.00	0.00	1.00	None	0.20	100	90	85
INLET A7-4.1	Sag		0.0	0.00	0.00	4980.36	4980.46	....	....	0.00	0.00	1.00	MH	0.20	100	90	85
RD A11-1	On Grade		0.0	0.00	0.00	4980.27	4980.40	....	....	0.00	0.00	1.00	None	0.40	100	90	85
CO A7-5.1	On Grade		0.0	0.00	0.00	4980.42	4980.47	....	....	0.00	0.00	1.00	None	0.20	100	90	85
INLET A7-2.1	Sag		0.0	0.00	0.00	4979.99	4980.19	....	....	0.00	0.00	1.00	MH	0.20	100	90	85
RD A5-1	Sag		0.0	0.00	0.00	4979.45	4980.13	....	....	0.00	0.00	1.00	MH	0.30	100	90	85
INLET A7-1.1	Sag		0.0	0.00	0.00	4979.91	4980.08	....	....	0.00	0.00	1.00	MH	0.40	100	90	85
RD A4-1	Sag		0.0	0.00	0.00	4979.23	4980.06	....	....	0.00	0.00	1.00	MH	0.70	120	108	102
CO A12-1	On Grade		0.0	0.00	0.00	-2.64	-2.56	....	....	0.00	0.00	1.00	None	0.10	100	90	85

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82 -- Return period = 100 Yrs. ; ** Critical depth

MyReport

Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Line Type	Local Depr (in)	n-val Gutter	n-val Pipe	Minor Loss (ft)	Northing Y (ft)	Pipe Travel (min)	Q Byp (cfs)	Q Capt (cfs)	Q Carry (cfs)	Line Rise (in)	Runoff Coeff (C)	Line Span (in)	Area A1 (ac)	Area A2 (ac)	Area A3 (ac)	Tc (min)
Pipe - (20)	110.031	18	0.35	Cir	....	....	0.012	0.20	137523.83	0.44	....	....	....	18	0.00	18	0.00	0.00	0.00	2.7
Pipe - (22)	95.867	18	0.50	Cir	....	....	0.012	0.27	137604.90	0.38	....	....	....	18	0.00	18	0.00	0.00	0.00	2.3
Pipe - (23)	39.181	18	0.51	Cir	....	....	0.012	0.14	137638.03	0.22	....	....	....	18	0.00	18	0.00	0.00	0.00	2.1
Pipe - (25)	44.147	18	0.50	Cir	....	....	0.012	0.11	137675.37	0.28	....	....	....	18	0.00	18	0.00	0.00	0.00	1.8
Pipe - (64)	15.739	18	0.51	Cir	....	....	0.012	0.04	137688.68	0.11	....	....	....	18	0.00	18	0.00	0.00	0.00	1.7
Pipe - (26)	35.801	18	0.48	Cir	....	....	0.012	0.09	137723.90	0.25	....	....	....	18	0.00	18	0.00	0.00	0.00	1.5
Pipe - (27)	50.234	18	0.52	Cir	....	....	0.012	0.04	137773.32	0.48	....	....	....	18	0.00	18	0.00	0.00	0.00	1.0
Pipe - (29)	21.499	18	0.46	Cir	....	....	0.012	0.04	137788.97	0.20	....	....	....	18	0.00	18	0.00	0.00	0.00	0.8
Pipe - (40)	31.893	15	0.50	Cir	....	....	0.012	0.09	137788.83	0.22	....	....	....	15	0.00	15	0.00	0.00	0.00	0.6
Pipe - (42)	8.375	15	0.48	Cir	....	....	0.012	0.07	137788.80	0.07	....	....	....	15	0.00	15	0.00	0.00	0.00	0.4
Pipe - (42) (1)	14.016	15	0.50	Cir	....	....	0.012	0.05	137788.74	0.13	....	....	....	15	0.00	15	0.00	0.00	0.00	0.2
Pipe - (72)	5.556	15	0.54	Cir	....	....	0.012	0.05	137788.71	0.05	....	....	....	15	0.00	15	0.00	0.00	0.00	0.2
Pipe - (91)	7.833	15	0.51	Cir	....	....	0.012	0.03	137788.68	0.08	....	....	....	15	0.00	15	0.00	0.00	0.00	0.1
Pipe - (65)	29.498	8	5.02	Cir	....	....	0.012	n/a	137812.39	0.10	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (38)	29.160	12	1.99	Cir	....	....	0.012	0.02	137620.47	0.18	....	....	....	12	0.00	12	0.00	0.00	0.00	0.8
Pipe - (39)	56.913	12	2.00	Cir	....	....	0.012	n/a	137652.29	0.68	....	....	....	12	0.00	12	0.00	0.00	0.00	0.2
Pipe - (36) (1)	8.956	8	2.01	Cir	....	....	0.012	0.22	137654.28	0.05	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (90)	10.775	4	2.04	Cir	....	....	0.012	0.04	137663.02	0.16	....	....	....	4	0.00	4	0.00	0.00	0.00	0.0
Pipe - (32)	8.411	8	2.02	Cir	....	....	0.012	0.00	137780.42	0.16	....	....	....	8	0.00	8	0.00	0.00	0.00	0.4
Pipe - (71)	6.875	8	2.04	Cir	....	....	0.012	0.00	137773.55	0.40	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (92)	10.560	6	1.99	Cir	....	....	0.012	0.02	137799.27	0.17	....	....	....	6	0.00	6	0.00	0.00	0.00	0.0
Pipe - (66)	13.029	12	1.61	Cir	....	....	0.012	0.04	137726.23	0.14	....	....	....	12	0.00	12	0.00	0.00	0.00	0.6
Pipe - (66) (1)	4.066	12	1.97	Cir	....	....	0.012	0.02	137726.96	0.07	....	....	....	12	0.00	12	0.00	0.00	0.00	0.5

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Line Type	Local Depr (in)	n-val Gutter	n-val Pipe	Minor Loss (ft)	Northing Y (ft)	Pipe Travel (min)	Q Byp (cfs)	Q Capt (cfs)	Q Carry (cfs)	Line Rise (in)	Runoff Coeff (C)	Line Span (in)	Area A1 (ac)	Area A2 (ac)	Area A3 (ac)	Tc (min)
Pipe - (66) (2)	7.422	12	2.02	Cir	....	....	0.012	0.00	137728.30	0.16	....	....	....	12	0.00	12	0.00	0.00	0.00	0.3
Pipe - (67)	10.886	8	2.02	Cir	....	....	0.012	0.05	137728.12	0.11	....	....	....	8	0.00	8	0.00	0.00	0.00	0.2
Pipe - (68)	3.000	8	2.00	Cir	....	....	0.012	0.02	137728.07	0.04	....	....	....	8	0.00	8	0.00	0.00	0.00	0.2
Pipe - (83)	2.942	8	2.04	Cir	....	....	0.012	0.01	137728.04	0.09	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (70)	5.203	8	1.92	Cir	....	....	0.012	0.01	137733.32	0.15	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (73) (1) (1)	6.252	8	2.08	Cir	....	....	0.012	0.02	137782.54	0.09	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (87)	24.412	4	0.21	Cir	....	....	0.012	0.08	137703.67	0.18	....	....	....	4	0.00	4	0.00	0.00	0.00	0.0
Pipe - (80)	9.906	8	2.02	Cir	....	....	0.012	0.01	137736.71	0.29	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (35)	34.000	8	2.00	Cir	....	....	0.012	0.01	137693.51	0.66	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (81)	8.291	8	2.05	Cir	....	....	0.012	0.02	137718.08	0.12	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (36)	41.337	8	2.01	Cir	....	....	0.012	0.06	137660.10	0.34	....	....	....	8	0.00	8	0.00	0.00	0.00	0.0
Pipe - (86)	16.193	4	0.49	Cir	....	....	0.012	0.02	137804.93	0.24	....	....	....	4	0.00	4	0.00	0.00	0.00	0.0

Project File: Storm A.stm Number of lines: 35 Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Throat Ht	Total Area	Total CxA	Total Runoff	Vel Ave	Vel Dn	Vel Hd Dn	Vel Hd Up	Vel Up	Cover Dn	Cover Up	Storage
(in)	(ac)		(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft/s)	(ft)	(ft)	(cft)
....	0.00	0.00	0.00	4.95	5.58	0.48	0.29	4.31	0.26	2.46	169.29
....	0.00	0.00	0.00	4.19	4.19	0.27	0.27	4.19	2.46	3.26	169.37
....	0.00	0.00	0.00	3.00	3.00	0.14	0.14	3.00	3.26	3.41	69.22
....	0.00	0.00	0.00	2.60	2.60	0.11	0.11	2.60	3.41	2.78	78.00
....	0.00	0.00	0.00	2.43	2.43	0.09	0.09	2.43	2.78	2.45	27.81
....	0.00	0.00	0.00	2.43	2.43	0.09	0.09	2.43	2.45	2.34	63.25
....	0.00	0.00	0.00	1.76	1.75	0.05	0.05	1.76	2.34	1.82	88.72
....	0.00	0.00	0.00	1.77	1.75	0.05	0.05	1.79	1.81	1.54	37.74
....	0.00	0.00	0.00	2.36	2.36	0.09	0.09	2.36	1.79	2.13	39.13
....	0.00	0.00	0.00	2.12	2.12	0.07	0.07	2.12	2.13	2.13	10.28
....	0.00	0.00	0.00	1.79	1.79	0.05	0.05	1.79	2.13	2.17	17.20
....	0.00	0.00	0.00	1.71	1.71	0.05	0.05	1.71	2.17	2.20	6.82
....	0.00	0.00	0.00	1.55	1.55	0.04	0.04	1.55	2.20	1.66	9.61
....	0.00	0.00	0.00	5.01	4.87	0.37	0.41	5.15	2.24	1.93	10.20
....	0.00	0.00	0.00	2.67	2.67	0.11	0.11	2.67	3.76	2.48	22.90
....	0.00	0.00	0.00	2.35	1.40	0.03	0.17	3.30	2.48	1.70	38.04
....	0.00	0.00	0.00	3.92	4.08	0.22	0.22	3.77	2.03	0.10	2.29
....	0.00	0.00	0.00	1.33	1.15	0.02	0.04	1.52	2.37	0.03	0.90
....	0.00	0.00	0.00	0.86	0.86	0.01	0.01	0.86	2.71	2.18	2.94
....	0.00	0.00	0.00	0.29	0.29	0.00	0.00	0.29	2.18	2.31	2.40
....	0.00	0.00	0.00	1.02	1.02	0.02	0.02	1.02	2.95	0.10	2.07
....	0.00	0.00	0.00	1.53	1.53	0.04	0.04	1.53	2.84	0.11	10.23
....	0.00	0.00	0.00	1.02	1.02	0.02	0.02	1.02	0.11	0.17	3.19

Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Throat Ht	Total Area	Total CxA	Total Runoff	Vel Ave	Vel Dn	Vel Hd Dn	Vel Hd Up	Vel Up	Cover Dn	Cover Up	Storage
(in)	(ac)		(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft/s)	(ft)	(ft)	(cft)
....	0.00	0.00	0.00	0.76	0.76	0.01	0.01	0.76	0.17	2.18	5.83
....	0.00	0.00	0.00	1.72	1.72	0.05	0.05	1.72	2.51	0.50	3.80
....	0.00	0.00	0.00	1.15	1.15	0.02	0.02	1.15	0.50	0.06	1.05
....	0.00	0.00	0.00	0.57	0.57	0.01	0.01	0.57	0.06	0.10	1.03
....	0.00	0.00	0.00	0.57	0.57	0.01	0.01	0.57	0.50	2.39	1.82
....	0.00	0.00	0.00	1.15	1.15	0.02	0.02	1.15	2.71	0.10	2.18
....	0.00	0.00	0.00	2.29	2.29	0.08	0.08	2.29	0.40	0.03	2.13
....	0.00	0.00	0.00	0.57	0.57	0.01	0.01	0.57	0.50	2.44	3.46
....	0.00	0.00	0.00	0.86	0.86	0.01	0.01	0.86	3.61	3.25	11.87
....	0.00	0.00	0.00	1.15	1.15	0.02	0.02	1.15	0.44	2.37	2.89
....	0.00	0.00	0.00	2.01	2.01	0.06	0.06	2.01	4.24	3.49	14.43
....	0.00	0.00	0.00	1.15	1.15	0.02	0.02	1.15	4986.07	n/a	1.41

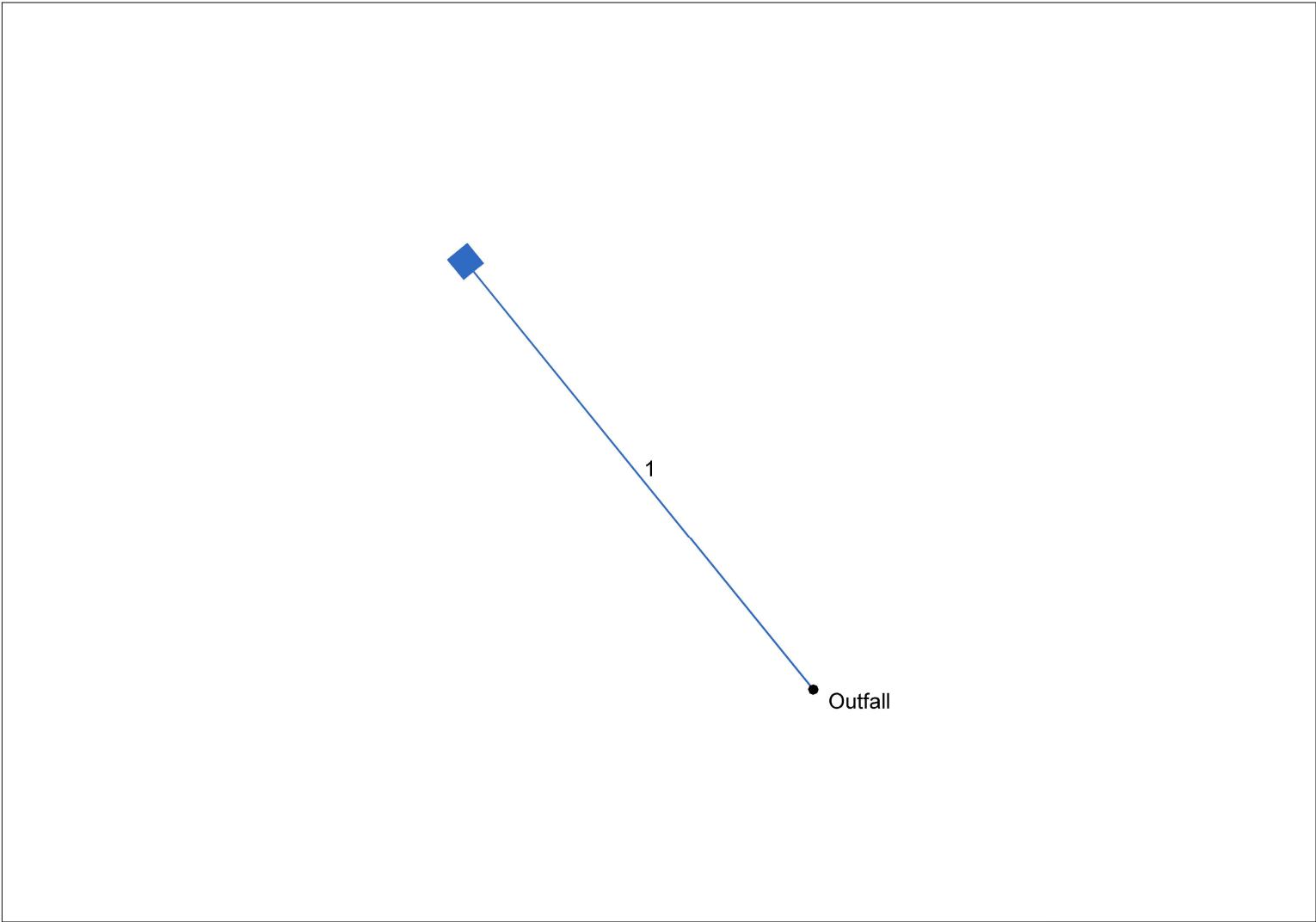
Project File: Storm A.stm

Number of lines: 35

Date: 3/24/2024

NOTES: ** Critical depth

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Storm B.stm

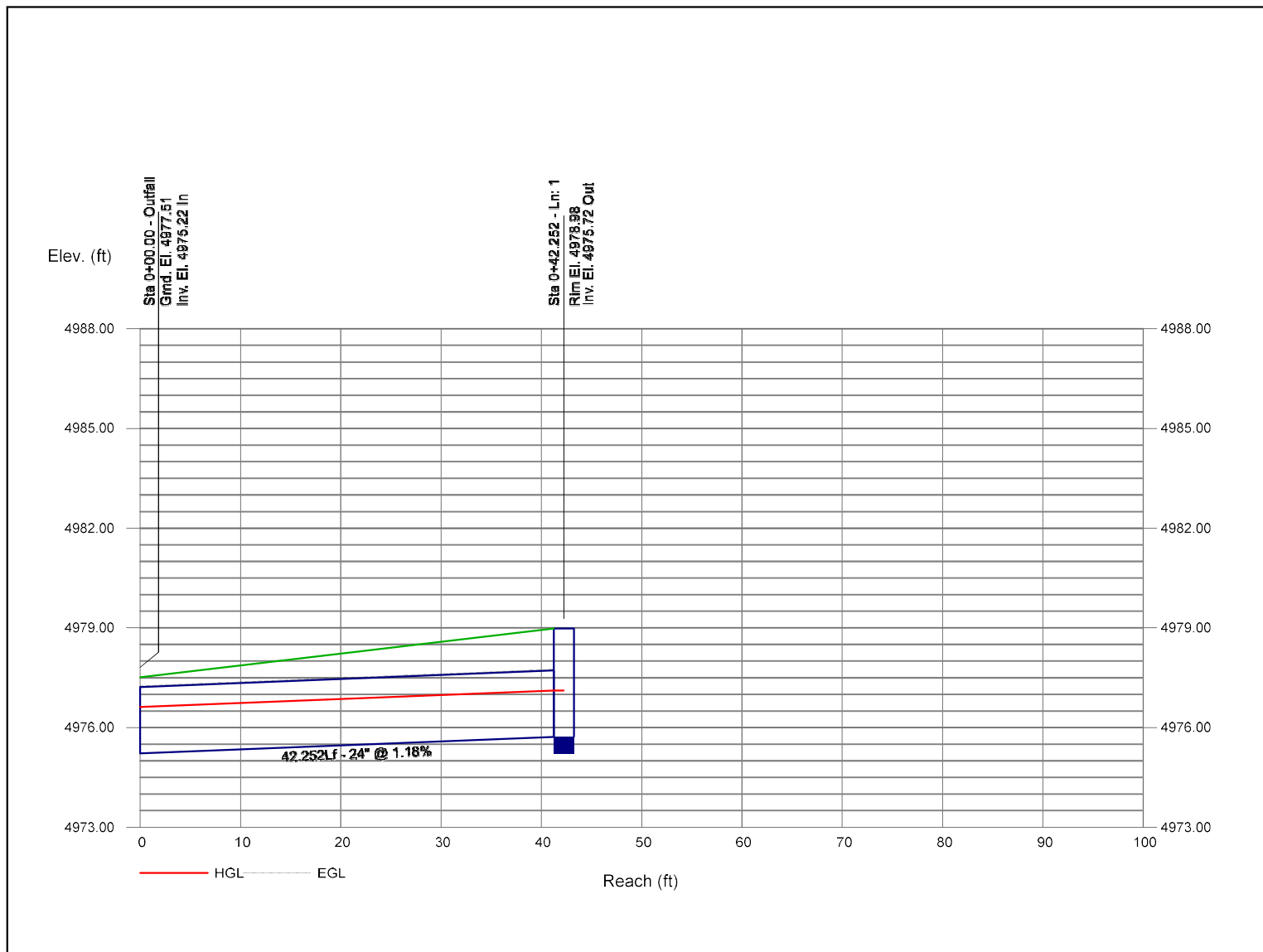
Number of lines: 1

Date: 3/25/2024

Storm Sewers v2023.00

Storm Sewer Profile

Proj. file: Storm B.stm



Storm Sewers

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (45)	15.00	24	Cir	42.252	4975.22	4975.72	1.183	4976.62	4977.12	n/a	4977.12	End	Grate
Project File: Storm B.stm									Number of lines: 1			Run Date: 3/25/2024		
NOTES: Return period = 100 Yrs.														

MyReport

Line No.	Area Dn (sqft)	Area Up (sqft)	Byp Ln No	Coeff C1 (C)	Coeff C2 (C)	Coeff C3 (C)	Capac Full (cfs)	Crit Depth (ft)	Cross Sl, Sw (ft/ft)	Cross Sl, Sx (ft/ft)	Curb Len (ft)	Defl Ang (Deg)	Depth Dn (ft)	Depth Up (ft)	DnStm Ln No	Drng Area (ac)	Easting X (ft)	EGL Dn (ft)	EGL Up (ft)	Energy Loss (ft)
1	2.34	2.34	Sag	0.20	0.50	0.90	26.65	1.39	0.050	0.020	....	-129.005	1.40	1.39**	Outfall	0.00	194269.58	4977.26	4977.75	0.000
Project File: Storm B.stm												Number of lines: 1				Date: 3/25/2024				
NOTES: ** Critical depth																				

MyReport

Flow Rate	Sf Ave	Sf Dn	Grate Area	Grate Len	Grate Width	Gnd/Rim El Dn	Gnd/Rim El Up	Gutter Depth	Gutter Slope	Gutter Spread	Gutter Width	HGL Dn	HGL Up	HGL Jnct	HGL Jmp Dn	HGL Jmp Up	Incr CxA	Incr Q	Inlet Depth	Inlet Eff
(cfs)	(ft/ft)	(ft/ft)	(sqft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(cfs)	(ft)	(%)
15.00	0.000	0.000	72.00	36.00	2.00	4977.51	4978.98	0.30	Sag	12.00	2.00	4976.62	4977.12	4977.12	....	....	0.00	15.00	0.30	100
Project File: Storm B.stm												Number of lines: 1				Date: 3/25/2024				
NOTES: ** Critical depth																				

MyReport

Inlet ID	Inlet Loc		Inlet Time (ft)	i Sys (min)	i Inlet (in/hr)	Invert Dn (ft)	Invert Up (ft)	Jump Loc (ft)	Jump Len (ft)	Vel Hd Jmp Dn (ft)	Vel Hd Jmp Up (ft)	J-Loss Coeff	Junct Type	Known Q (cfs)	Cost RCP	Cost CMP	Cost PVC
INLET B2	Sag		0.0	0.00	0.00	4975.22	4975.72	....	....	0.00	0.00	1.00 z	Grate	15.00	1,612	1,451	1,370
Project File: Storm B.stm										Number of lines: 1			Date: 3/25/2024				
NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82 -- Return period = 100 Yrs. ; ** Critical depth																	

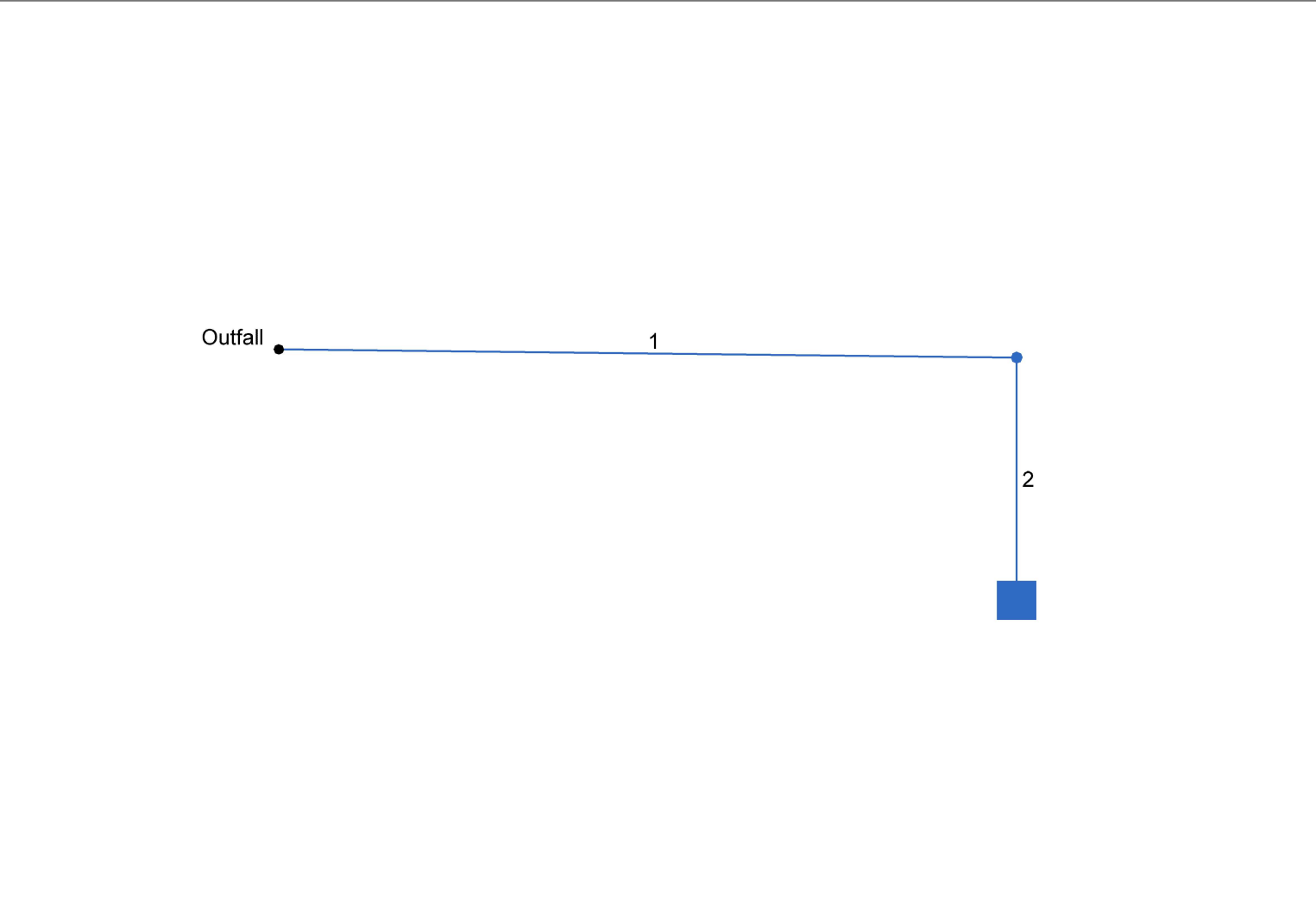
MyReport

Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Line Type	Local Depr (in)	n-val Gutter	n-val Pipe	Minor Loss (ft)	Northing Y (ft)	Pipe Travel (min)	Q Byp (cfs)	Q Capt (cfs)	Q Carry (cfs)	Line Rise (in)	Runoff Coeff (C)	Line Span (in)	Area A1 (ac)	Area A2 (ac)	Area A3 (ac)	Tc (min)
Pipe - (45)	42.252	24	1.18	Cir	0.0	....	0.012	n/a	137507.46	0.15	0.00	15.00	0.00	24	0.00	24	0.00	0.00	0.00	0.0
Project File: Storm B.stm											Number of lines: 1					Date: 3/25/2024				
NOTES: ** Critical depth																				

MyReport

Throat Ht	Total Area	Total CxA	Total Runoff	Vel Ave	Vel Dn	Vel Hd Dn	Vel Hd Up	Vel Up	Cover Dn	Cover Up	Storage	
(in)	(ac)		(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft/s)	(ft)	(ft)	(cft)	
....	0.00	0.00	0.00	6.40	6.39	0.64	0.64	6.41	0.29	1.26	99.01	
Project File: Storm B.stm									Number of lines: 1		Date: 3/25/2024	
NOTES: ** Critical depth												

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Storm C.stm

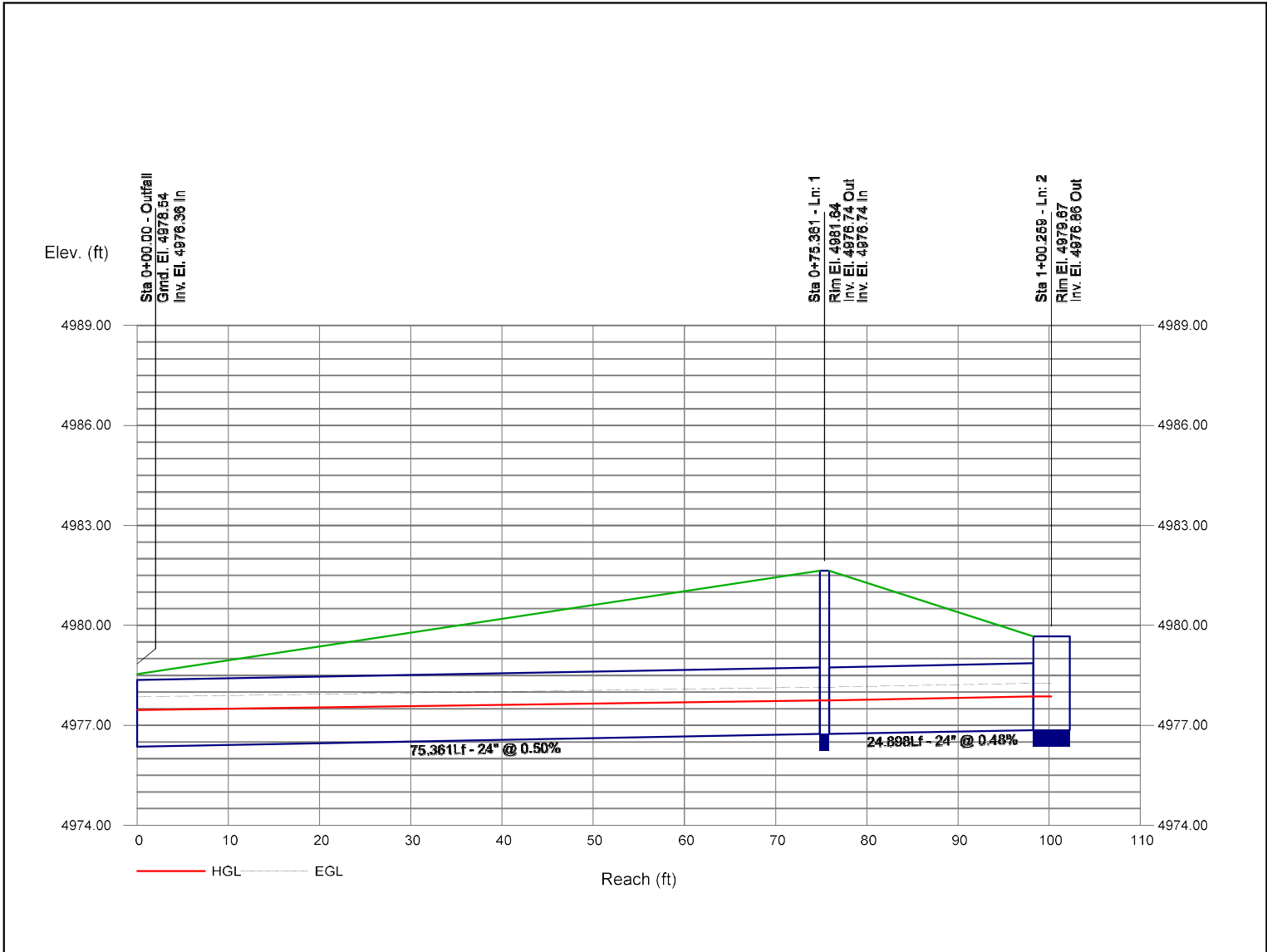
Number of lines: 2

Date: 3/24/2024

Storm Sewers v2023.00

Storm Sewer Profile

Proj. file: Storm C.stm



Storm Sewers

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (55) (1)	8.00	24	Cir	75.361	4976.36	4976.74	0.505	4977.46	4977.75	0.40	4977.75	End	Manhole
2	Pipe - (56)	8.00	24	Cir	24.898	4976.74	4976.86	0.480	4977.75	4977.87	0.40	4977.87	1	Generic
Project File: Storm C.stm									Number of lines: 2			Run Date: 3/24/2024		
NOTES: Return period = 100 Yrs.														

MyReport

Line No.	Area Dn	Area Up	Byp Ln No	Coeff C1	Coeff C2	Coeff C3	Capac Full	Crit Depth	Cross Sl, Sw	Cross Sl, Sx	Curb Len	Defl Ang	Depth Dn	Depth Up	DnStm Ln No	Drng Area	Easting X	EGL Dn	EGL Up	Energy Loss
	(sqft)	(sqft)		(C)	(C)	(C)	(cfs)	(ft)	(ft/ft)	(ft/ft)	(ft)	(Deg)	(ft)	(ft)		(ac)	(ft)	(ft)	(ft)	(ft)
1	1.58	1.58	n/a	0.20	0.50	0.90	17.41	1.01	....	....	....	0.634	1.10	1.01**	Outfall	0.00	193990.58	4977.86	4978.14	0.000
2	1.58	1.58	Sag	0.20	0.50	0.90	16.98	1.01	0.050	0.020	....	89.366	1.01	1.01**	1	0.00	193990.58	4978.14	4978.26	0.000

Project File: Storm C.stm Number of lines: 2 Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Flow Rate	Sf Ave	Sf Dn	Grate Area	Grate Len	Grate Width	Gnd/Rim El Dn	Gnd/Rim El Up	Gutter Depth	Gutter Slope	Gutter Spread	Gutter Width	HGL Dn	HGL Up	HGL Jnct	HGL Jmp Dn	HGL Jmp Up	Incr CxA	Incr Q	Inlet Depth	Inlet Eff
(cfs)	(ft/ft)	(ft/ft)	(sqft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(cfs)	(ft)	(%)
8.00	0.000	0.000	....	....	....	4978.54	4981.64	....	....	....	....	4977.46	4977.75	4977.75	....	....	0.00	0.00	....	....
8.00	0.000	0.000	....	....	....	4981.64	4979.67	0.30	Sag	12.00	2.00	4977.75	4977.87	4977.87	....	....	0.00	8.00	0.30	100

Project File: Storm C.stm

Number of lines: 2

Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Inlet ID	Inlet Loc		Inlet Time	i Sys	i Inlet	Invert Dn	Invert Up	Jump Loc	Jump Len	Vel Hd Jmp Dn	Vel Hd Jmp Up	J-Loss Coeff	Junct Type	Known Q	Cost RCP	Cost CMP	Cost PVC
		(ft)	(min)	(in/hr)	(in/hr)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			(cfs)			
BASIN C3	On Grade		0.0	0.00	0.00	4976.36	4976.74	....	....	0.00	0.00	1.00 z	MH	0.00	3,020	2,718	2,567
INLET C4	Sag		0.0	0.00	0.00	4976.74	4976.86	....	....	0.00	0.00	1.00 z	Generic	8.00	1,066	959	906
Project File: Storm C.stm										Number of lines: 2				Date: 3/24/2024			
NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82 -- Return period = 100 Yrs. ; ** Critical depth																	

MyReport

Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Line Type	Local Depr (in)	n-val Gutter	n-val Pipe	Minor Loss (ft)	Northing Y (ft)	Pipe Travel (min)	Q Byp (cfs)	Q Capt (cfs)	Q Carry (cfs)	Line Rise (in)	Runoff Coeff (C)	Line Span (in)	Area A1 (ac)	Area A2 (ac)	Area A3 (ac)	Tc (min)
Pipe - (55) (1)	75.361	24	0.50	Cir	....	....	0.012	0.40	137957.60	0.49	....	....	....	24	0.00	24	0.00	0.00	0.00	0.2
Pipe - (56)	24.898	24	0.48	Cir	0.0	....	0.012	0.40	137932.70	0.16	0.00	8.00	0.00	24	0.00	24	0.00	0.00	0.00	0.0

Project File: Storm C.stm Number of lines: 2 Date: 3/24/2024

NOTES: ** Critical depth

MyReport

Throat Ht	Total Area	Total CxA	Total Runoff	Vel Ave	Vel Dn	Vel Hd Dn	Vel Hd Up	Vel Up	Cover Dn	Cover Up	Storage
(in)	(ac)		(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft/s)	(ft)	(ft)	(cft)
....	0.00	0.00	0.00	4.79	4.52	0.40	0.40	5.06	0.18	2.90	126.37
....	0.00	0.00	0.00	5.06	5.06	0.40	0.40	5.06	2.90	0.81	39.40

Project File: Storm C.stm Number of lines: 2 Date: 3/24/2024

NOTES: ** Critical depth

Channel Report

Curb Cut 1 (South Parking Lot)

Rectangular

Bottom Width (ft) = 4.00
Total Depth (ft) = 0.50

Invert Elev (ft) = 80.80
Slope (%) = 3.60
N-Value = 0.015

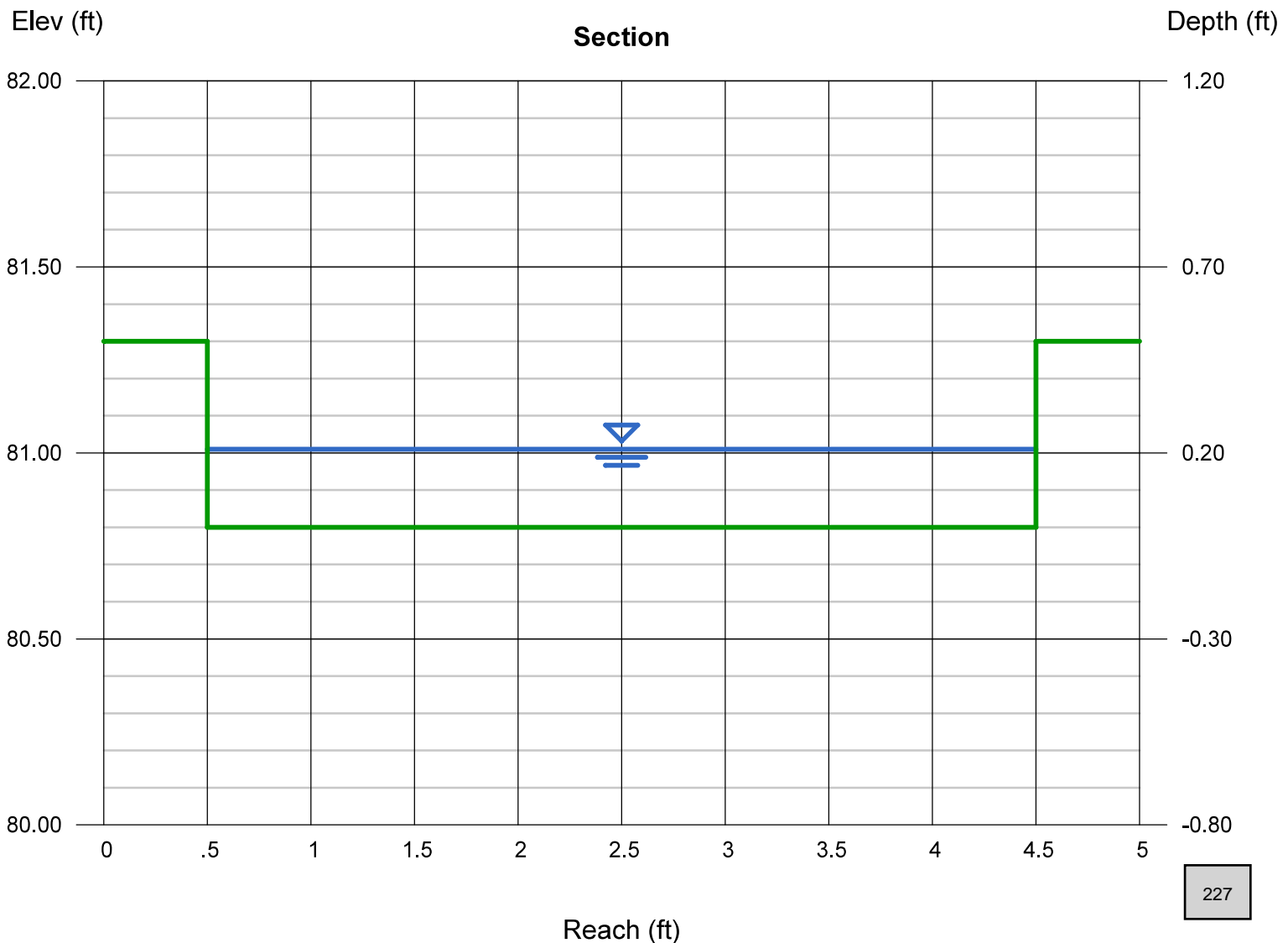
Calculations

Compute by: Known Q
Known Q (cfs) = 4.90

Highlighted

Depth (ft) = 0.21
Q (cfs) = 4.900
Area (sqft) = 0.84
Velocity (ft/s) = 5.83
Wetted Perim (ft) = 4.42
Crit Depth, Yc (ft) = 0.37
Top Width (ft) = 4.00
EGL (ft) = 0.74

Req Q = 3.7cfs x 1.33 (Freeboard) = 4.9 cfs



Channel Report

Curb Cut 2 (Mason Street)

Rectangular

Bottom Width (ft) = 4.00
Total Depth (ft) = 0.50

Invert Elev (ft) = 79.88
Slope (%) = 3.60
N-Value = 0.015

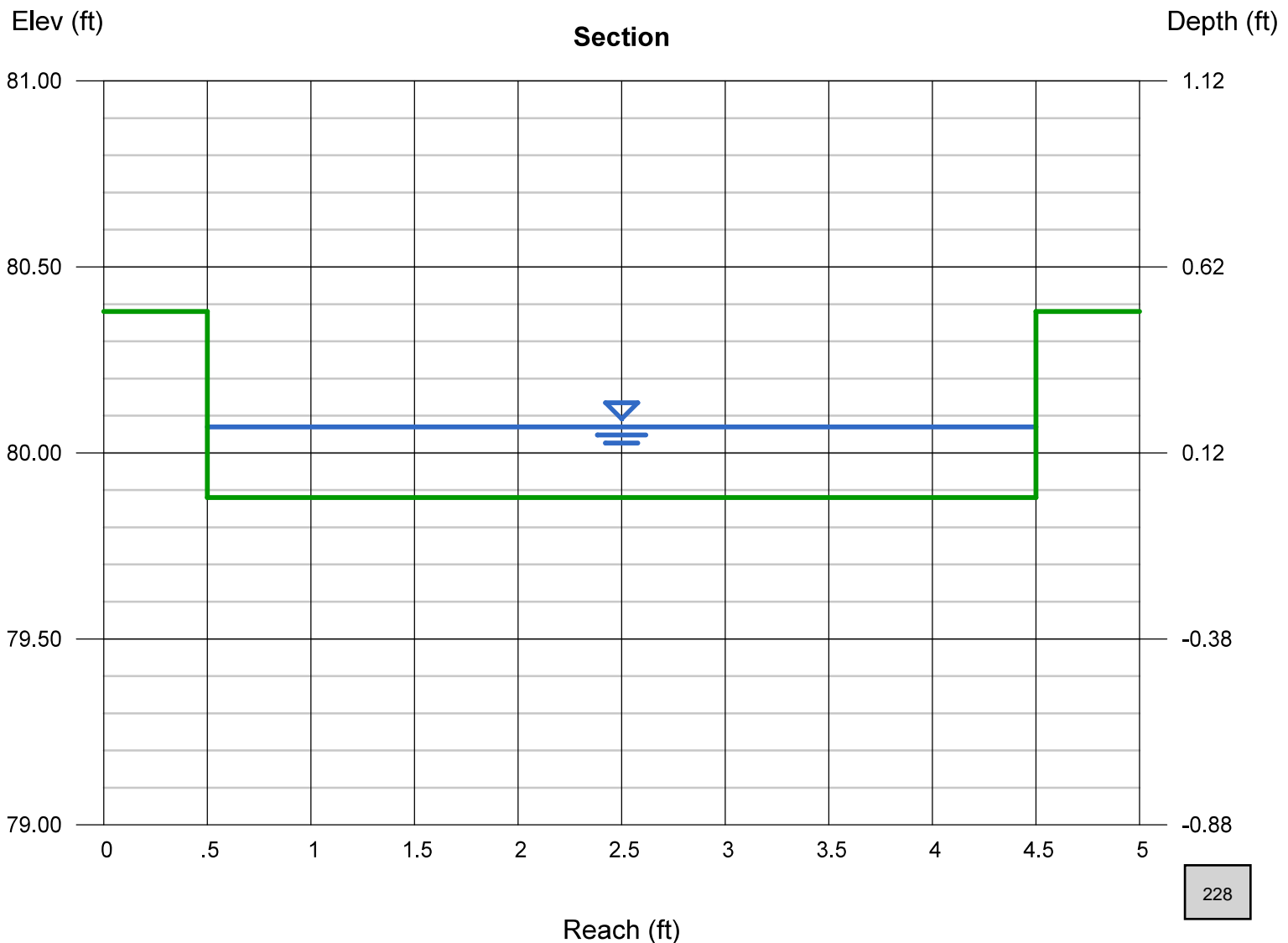
Calculations

Compute by: Known Q
Known Q (cfs) = 4.12

Highlighted

Depth (ft) = 0.19
Q (cfs) = 4.120
Area (sqft) = 0.76
Velocity (ft/s) = 5.42
Wetted Perim (ft) = 4.38
Crit Depth, Yc (ft) = 0.33
Top Width (ft) = 4.00
EGL (ft) = 0.65

Req Q = 3.1cfs x 1.33 (Freeboard) = 4.12 cfs



Channel Report

Curb Cut 3 (North Parking Lot)

Rectangular

Bottom Width (ft) = 4.00
Total Depth (ft) = 0.50

Invert Elev (ft) = 78.67
Slope (%) = 5.00
N-Value = 0.015

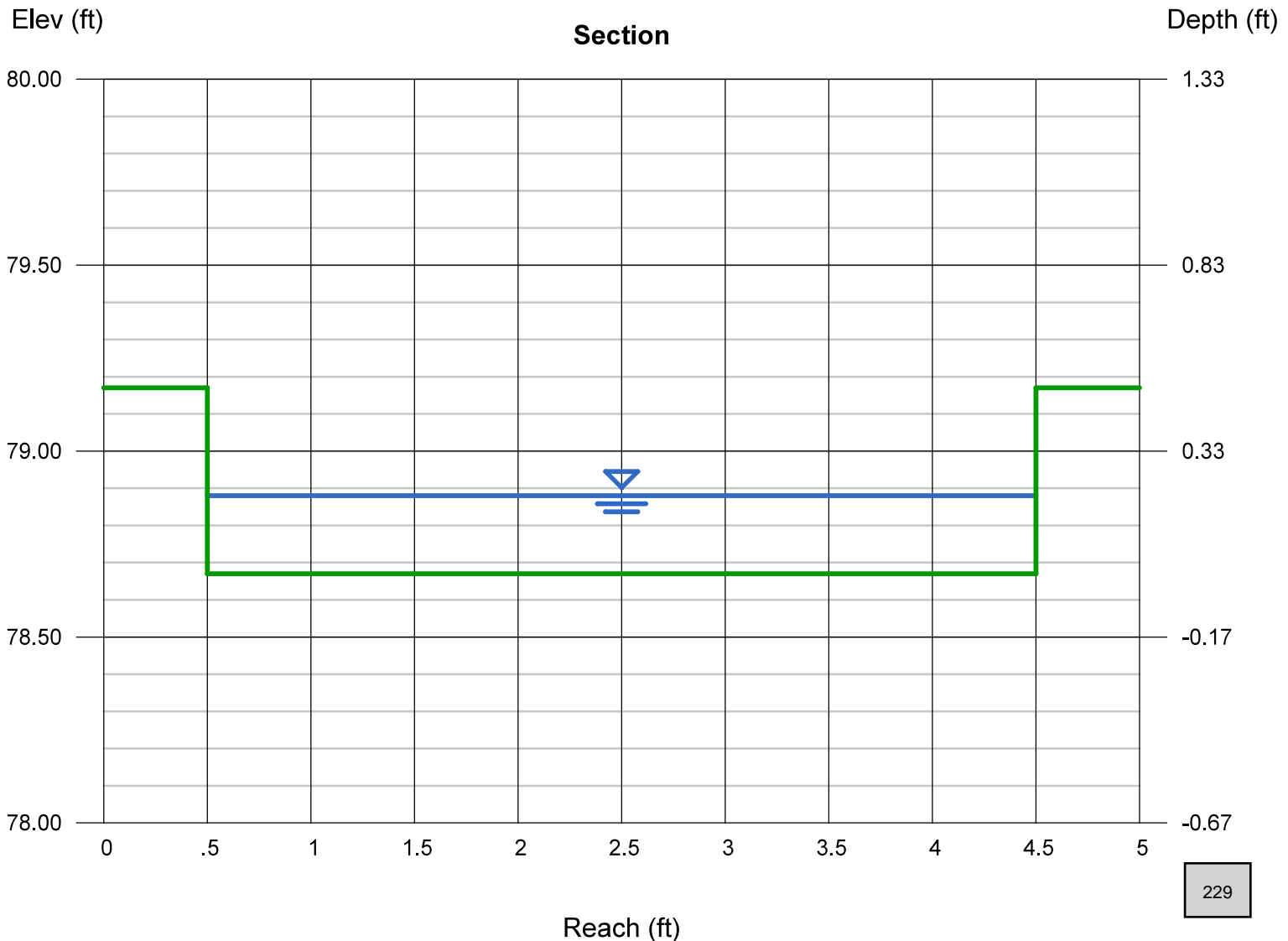
Calculations

Compute by: Known Q
Known Q (cfs) = 5.98

Highlighted

Depth (ft) = 0.21
Q (cfs) = 5.980
Area (sqft) = 0.84
Velocity (ft/s) = 7.12
Wetted Perim (ft) = 4.42
Crit Depth, Yc (ft) = 0.42
Top Width (ft) = 4.00
EGL (ft) = 1.00

Req Q = 4.5cfs x 1.33 (Freeboard) = 5.98 cfs



Weir Report

Rain Garden 1

Trapezoidal Weir

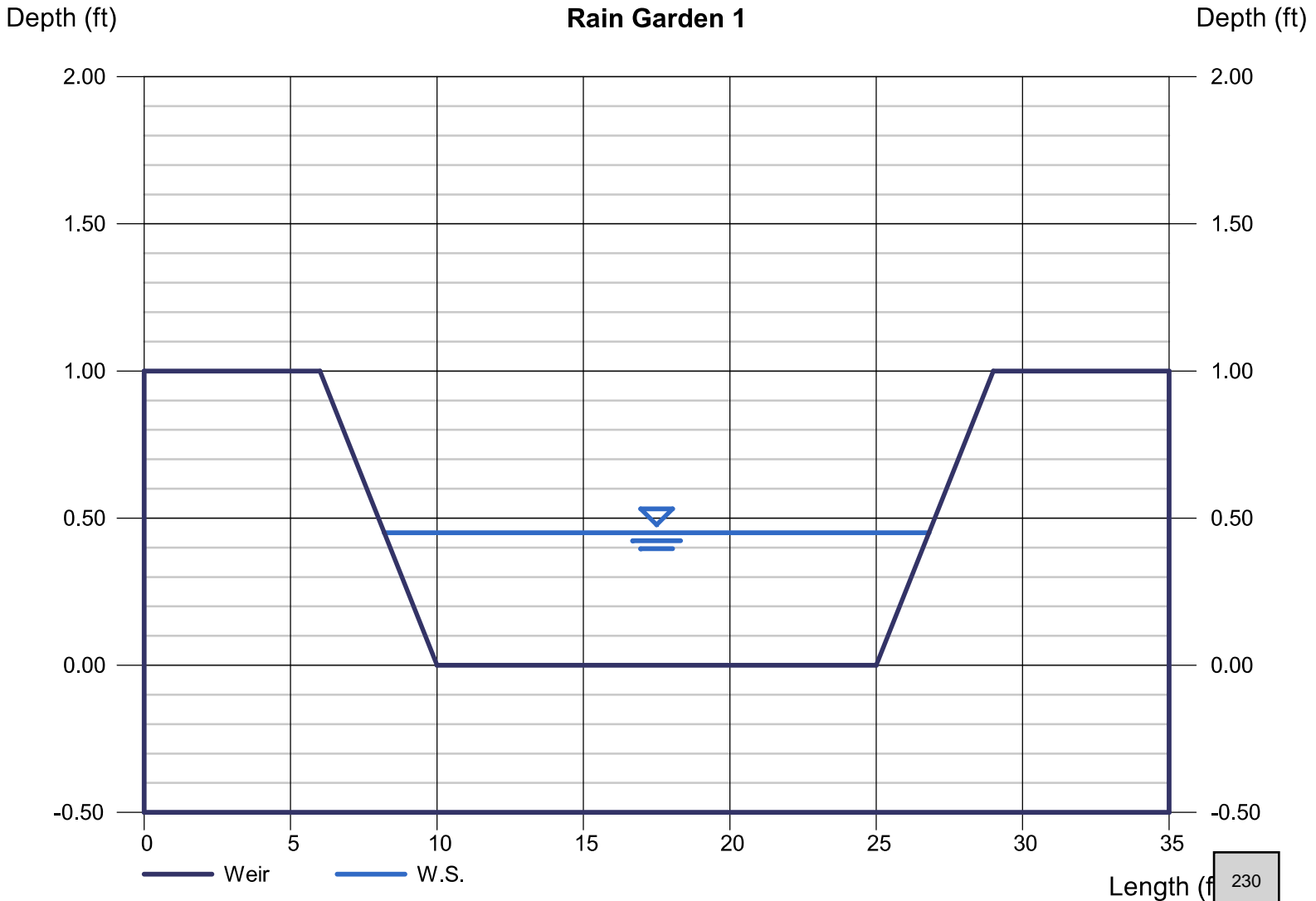
Crest = Sharp
Bottom Length (ft) = 15.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.45
Q (cfs) = 14.90
Area (sqft) = 7.56
Velocity (ft/s) = 1.97
Top Width (ft) = 18.60

Calculations

Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 14.90



Weir Report

Rain Garden 2

Trapezoidal Weir

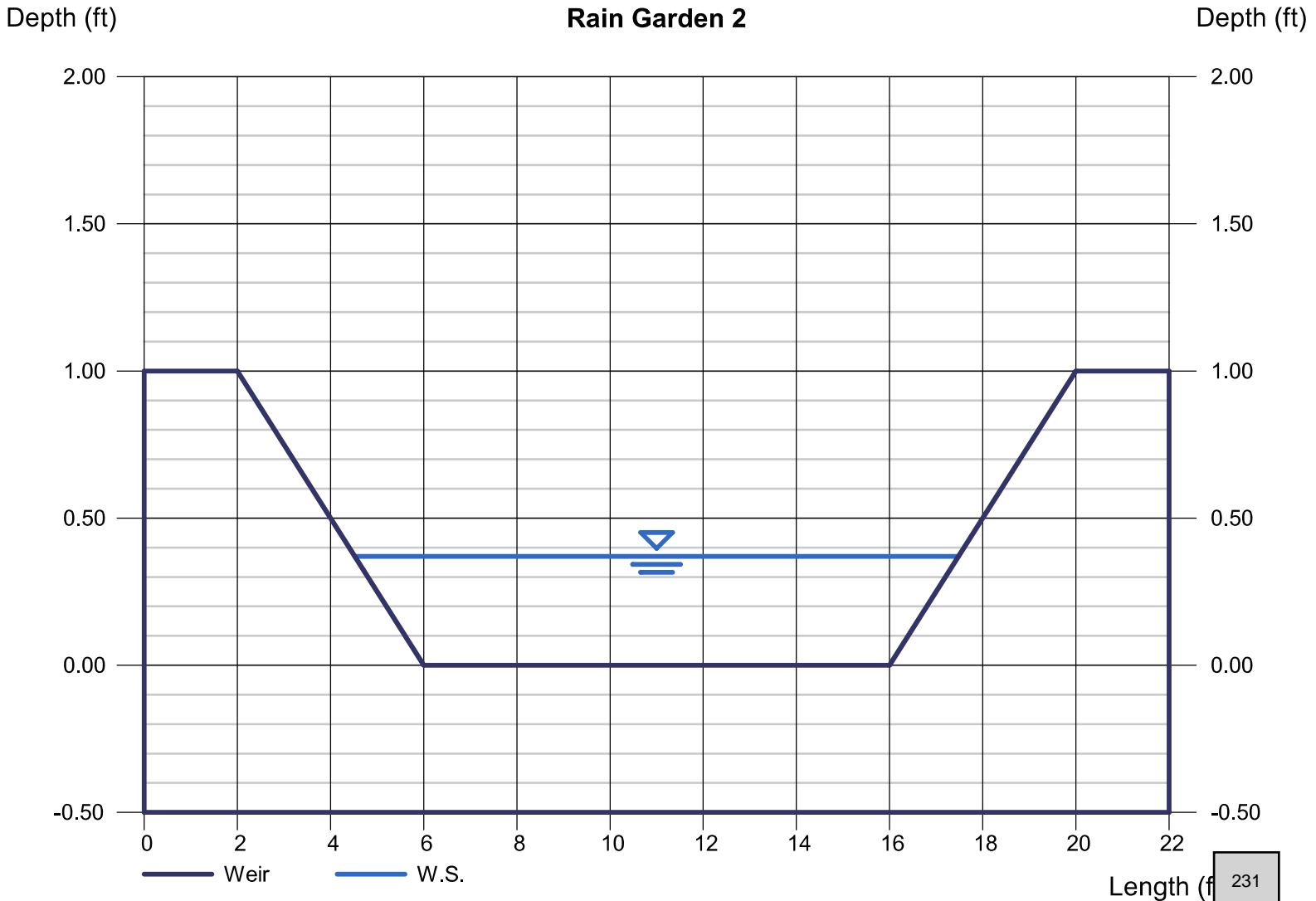
Crest = Sharp
Bottom Length (ft) = 10.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.37
Q (cfs) = 7.600
Area (sqft) = 4.25
Velocity (ft/s) = 1.79
Top Width (ft) = 12.96

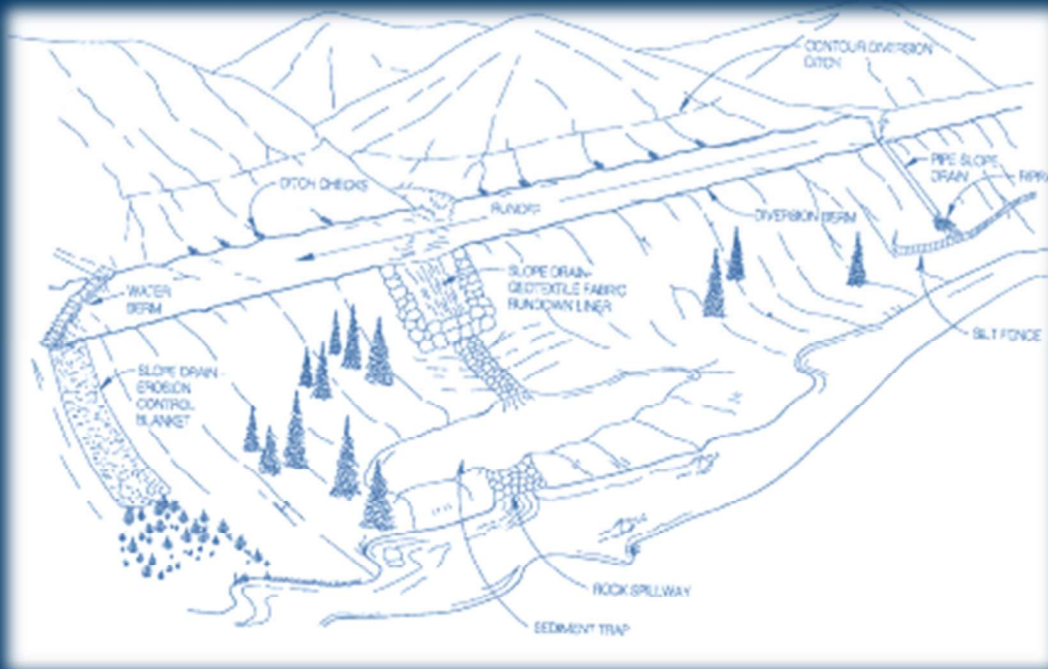
Calculations

Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 7.60



APPENDIX D

EROSION CONTROL REPORT



EROSION CONTROL REPORT

A comprehensive Erosion and Sediment Control Plan (along with associated details) will be included with the final construction drawings. It should be noted; however, any such Erosion and Sediment Control Plan serves only as a general guide to the Contractor. Staging and/or phasing of the BMPs depicted, and additional or different BMPs from those included may be necessary during construction, or as required by the authorities having jurisdiction.

It shall be the responsibility of the Contractor to ensure erosion control measures are properly maintained and followed. The Erosion and Sediment Control Plan is intended to be a living document, constantly adapting to site conditions and needs. The Contractor shall update the location of BMPs as they are installed, removed, or modified in conjunction with construction activities. It is imperative to appropriately reflect the current site conditions at all times.

The Erosion and Sediment Control Plan shall address both temporary measures to be implemented during construction, as well as permanent erosion control protection. Best Management Practices from the Volume 3, Chapter 7 – Construction BMPs will be utilized. Measures may include, but are not limited to, silt fencing and/or wattles along the disturbed perimeter, gutter protection in the adjacent roadways, and inlet protection at existing and proposed storm inlets. Vehicle tracking control pads, spill containment and clean-up procedures, designated concrete washout areas, dumpsters, and job site restrooms shall also be provided by the Contractor.

Grading and Erosion Control Notes can be found on Sheet CS3 of the Utility Plans. The Final Utility Plans will also contain a full-size Erosion Control Plan as well as a separate sheet dedicated to Erosion Control Details. In addition to this report and the referenced plan sheets, the Contractor shall be aware of, and adhere to, the applicable requirements outlined in any existing Development Agreement(s) of record, as well as the Development Agreement, to be recorded prior to issuance of the Development Construction Permit. Also, the Site Contractor for this project may be required to secure a Stormwater Construction General Permit from the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division – Stormwater Program, before commencing any earth disturbing activities. Prior to securing said permit, the Site Contractor shall develop a comprehensive Storm Water Management Plan (SWMP) pursuant to CDPHE requirements and guidelines. The SWMP will further describe and document the ongoing activities, inspections, and maintenance of construction BMPs.



Specification Sheet

TMax™ High-Performance Turf Reinforcement Mat

DESCRIPTION

The TMax™ high-performance turf reinforcement mat (HP-TRM) shall be a machine-produced mat of 100% UV-stabilized, high denier polypropylene monofilament yarns woven into permanent, high-strength, three-dimensional turf reinforcement matting. Available in either a green/black or a tan/black coloring, the mat shall be composed of polypropylene yarns woven into a uniform configuration of resilient, pyramid-like projections. The mat provides sufficient thickness, optimum open area, and three-dimensionality for effective erosion control and vegetation reinforcement against high flow induced shear forces. The mat has high tensile strength for excellent damage resistance and for increasing the bearing capacity of vegetated soils subject to heavy loads from maintenance equipment and other vehicular traffic. The material has very high interlock and reinforcement capacities with both soil and root systems, and is designed for erosion control applications on steep slopes and vegetated waterways.



Index Property	Test Method	Typical
Thickness	ASTM D6525	0.4 in (10 mm)
Resiliency	ASTM D6524	75%
Mass/Unit Area	ASTM D6566	11.3 oz/yd ² (382 g/m ²)
Tensile Strength - MD	ASTM D6818	4,400 lbs/ft (64 kN/m)
Elongation - MD	ASTM D6818	35%
Tensile Strength - TD	ASTM D6818	3,300 lbs/ft (48.2 kN/m)
Elongation - TD	ASTM D6818	30%
Light Penetration	ASTM D6567	75% coverage
UV Stability	ASTM D4355	>90% @ 3000 hr

Design Permissible Shear Stress*

Vegetated Shear	16 psf (766 Pa)
Vegetated Velocity	25 fps (7.6 m/s)

+ Minimum Average Roll Value

*Design values extrapolated from large scale ASTM D6460 testing

Material Content

Woven Structure	100% UV stable	
	Polypropylene Monofilament yarns	Black/Green or Black/Tan

Standard Roll Sizes

Width	11.5 ft (3.5 m)	11.5 ft (3.5 m)
Length	78 ft (23.8 m)	156 ft (47.5 m)
Weight ± 10%	72 lbs (32.7 kg)	143.5 lbs (65.1 kg)
Area	100 yd ² (83.6 m ²)	200 yd ² (167 m ²)

Disclaimer: The information contained herein may represent product index data, performance ratings, bench scale testing or other material utility quantifications. Each representation may have unique utility and limitations. Every effort has been made to ensure accuracy, however, no warranty is claimed and no liability shall be assumed by North American Green (NAG) or its affiliates regarding the completeness, accuracy or fitness of these values for any particular application or interpretation. While testing methods are provided for reference, values shown may be derived from interpolation or adjustment to be representative of intended use. For further information, please feel free to contact NAG.



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800-772-2040

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12/7/21

Technical Bulletin: Comparison of TRM Design Life Estimates

In the process of design, a relative frame of reference for the estimation of design life for Turf Reinforcement Mats (TRMs) and High Performance TRMs (HPTRMs) is often desired. To that end, this document has been developed to provide context and recommendations for a series of Western Excelsior and North American Green materials.

Specifically, the longevity of a TRM in the field is a function of factors that are intrinsic to the material and many factors that are site specific. TRMs are typically constructed of any variety of filaments that may be bonded, woven or bound to create a cohesive matrix that is formed into a rolled product. The base synthetic product (ie polyester, nylon or polypropylene), chemical additives and dimensions can all, among other factors, influence the longevity of the material. Once installed in the field, degradation is a function of:

- Exposure to ultra-violet (UV) radiation (sunlight)
- Moisture
- Mechanical Loading
- Temperature
- Exposure to chemicals and/or pollution
- Definition of acceptable performance (i.e. tensile strength, coverage, etc.)

Further, exposure to UV radiation naturally varies by:

- Location
- Facing Direction (North, East, West, South)
- Elevation
- Inclination (slope angle)
- Coverage by soil, debris, foliage, vegetation or other shade

Based on these factors, any material will degrade at different rates, depending on the field-specific situation. Even within a given project, the direction and inclination of one area compared to another may reduce the lifespan by fifty percent. Thus, it is important to realize that, absent a detailed, site-specific analysis, any design life estimate should be considered an estimate for informational purposes.

With this background, general guidance for North American Green (NAG) and Western Excelsior (WEC) produced TRMs are provided for consideration in product selection:

- S200, SC250, C350 – Up to ten years (synthetic portion)
- PP5-8, PP5-10, PP5-12, P300 – Up to ten years
- P550 – Up to fifteen years
- PP5-Pro, TMax 3k – Up to fifty years
- PP5-Xtreme, TMax – Up to seventy-five years

These estimates may or may not be reasonable for any specific condition or location and represent a maximum duration where it would be reasonable to expect acceptable performance. This estimation is exclusive of fastener performance. Consult Western Green or NAG directly for more specific recommendations.



Section D, Item 1.

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 >Fax 812.867.0247
 www.nagreen.com
 ECMDS v7.0

CHANNEL ANALYSIS

Name Emergency Spillway
 Discharge 10.84
 Channel Slope 0.02
 Channel Bottom Width 0
 Left Side Slope 4
 Right Side Slope 4
 Low Flow Liner
 Retardence Class C 6-12 in
 Vegetation Type Sod Former
 Vegetation Density Good 65-79%
 Soil Type Clay Loam (CL)

TMax

Phase	Reach	Discharge	Velocity	Normal Depth	Mannings N	Permissible Shear Stress	Calculated Shear Stress	Safety Factor	Remarks	Staple Pattern
TMax Unvegetated	Straight	10.84 cfs	3.85 ft/s	0.84 ft	0.03	2.3 lbs/ft ²	1.05 lbs/ft ²	2.2	STABLE	E
Underlying Substrate	Straight	10.84 cfs	3.85 ft/s	0.84 ft	0.03	2.51 lbs/ft ²	0.51 lbs/ft ²	4.93	STABLE	E
TMax Reinforced Vegetation	Straight	10.84 cfs	3.85 ft/s	0.84 ft	0.03	16 lbs/ft ²	1.05 lbs/ft ²	15.28	STABLE	E
Underlying Substrate	Straight	10.84 cfs	3.85 ft/s	0.84 ft	0.03	8.86 lbs/ft ²	0.51 lbs/ft ²	17.44	STABLE	E

APPENDIX E

EXCERPTS FROM PREVIOUS REPORTS
AND USDA SOILS REPORT





FINAL DRAINAGE REPORT

**MASON STREET INFRASTRUCTURE
FORT COLLINS, COLORADO
JANUARY 31ST, 2024**

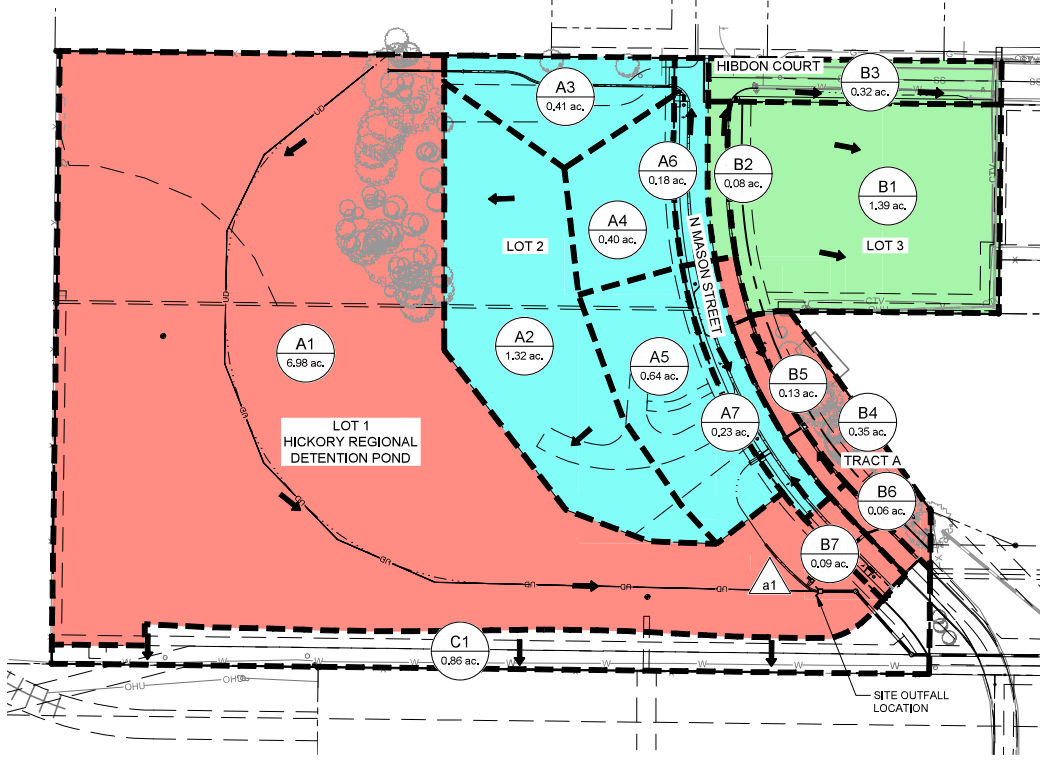
NORTHERNENGINEERING.COM
970.221.4158
FORT COLLINS
GREELEY

Approved Drainage report
will be included prior to
FCRM approval

🌱 This Drainage Report is consciously provided as a PDF. Please consider the environment before printing this document in its entirety. When a hard copy is necessary, we recommend double-sided printing.

RELEASE RATE AND SUMMARY OF DETENTION VOLUMES			
Project Number:	1971-001	Project:	Mason Infrastructure
Project Location:	Fort Collins	Date:	January 31, 2024
Summary of Detention Volumes			
Description	Required	Provided	Notes
Interim Hickory Regional Detention Pond	1.84 ac. ft.	9.99 ac. ft.	Volume for Mason Street Infrastructure project and development of Lot 2 in the Interim Hickory Regional Detention Pond
Interim Hickory Pond Release Rate	2.63 cfs		Release rate for on-site flows per Dry Creek Basin Criteria (13.13 acres * 0.2 cfs/acre)
Summary of Water Quality Volumes			
Description	Volume Required	Volume Provided	Notes
Interim Standard Water Quality	9,346 cu. ft.	9,346 cu. ft.	Standard water quality treatment for lots 1, 2, 3 & Tract A
Notes:			
1)LID Treatment for Lot 2, 3 and Mason Street will be provided with future development of lots.			

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION



LEGEND:

PROPOSED STORM SEWER
 PROPOSED INLET
 PROPOSED CURB & GUTTER
 PROPERTY BOUNDARY
 DESIGN POINT
 DRAINAGE BASIN LABEL
 DRAINAGE BASIN BOUNDARY

100 0 100 Feet
(IN FEET)
1 inch = 40.0ft.

BASIN DESIGNATION
 A
 0.22 → BASIN AREA (AC)

AREA OF WATER QUALITY RESPONSIBILITY

- LOT 1 (BASINS A1-A7, B1-B7)
 • STANDARD WATER QUALITY
- LOT 2 (BASINS A2-A7)
 • LOW IMPACT DEVELOPMENT
- LOT 3 (BASINS B1, B2, B3)
 • LOW IMPACT DEVELOPMENT

NE | **NORTHERN ENGINEERING**

FORT COLLINS, 301 North Howes Street, Suite 100, 80521
 GREELEY, 820 8th Street, 80631

970.221.4158
 northernengineering.com

MASON STREET INFRASTRUCTURE
FORT COLLINS
COLORADO

WQ EXHIBIT

DRAWN BY: MCR
 SCALE: 1" = 100'
 DATE: 01/31/2024

SHEET NO:
LID 1

Custom Soil Resources Report for Larimer County Area, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Larimer County Area, Colorado Survey Area Data: Version 17, Sep 7, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jul 2, 2021—Aug 25, 2021</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Caruso clay loam, 0 to 1 percent slope	2.4	16.7%
73	Nunn clay loam, 0 to 1 percent slopes	11.9	83.3%
Totals for Area of Interest		14.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Larimer County Area, Colorado

22—Caruso clay loam, 0 to 1 percent slope

Map Unit Setting

National map unit symbol: jpv
Elevation: 4,800 to 5,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 135 to 150 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Caruso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Caruso

Setting

Landform: Flood-plain steps, stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 35 inches: clay loam
H2 - 35 to 44 inches: fine sandy loam
H3 - 44 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: NoneOccasional
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: D
Ecological site: R067BY036CO - Overflow
Hydric soil rating: No

Minor Components

Loveland

Percent of map unit: 9 percent

Landform: Terraces
Ecological site: R067BY036CO - Overflow
Hydric soil rating: Yes

Fluvaquents

Percent of map unit: 6 percent
Landform: Terraces
Hydric soil rating: Yes

73—Nunn clay loam, 0 to 1 percent slopes**Map Unit Setting**

National map unit symbol: 2t1ng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn**Setting**

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY042CO - Clayey Plains
Hydric soil rating: No

Minor Components**Heldt**

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY042CO - Clayey Plains
Hydric soil rating: No

Wages

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

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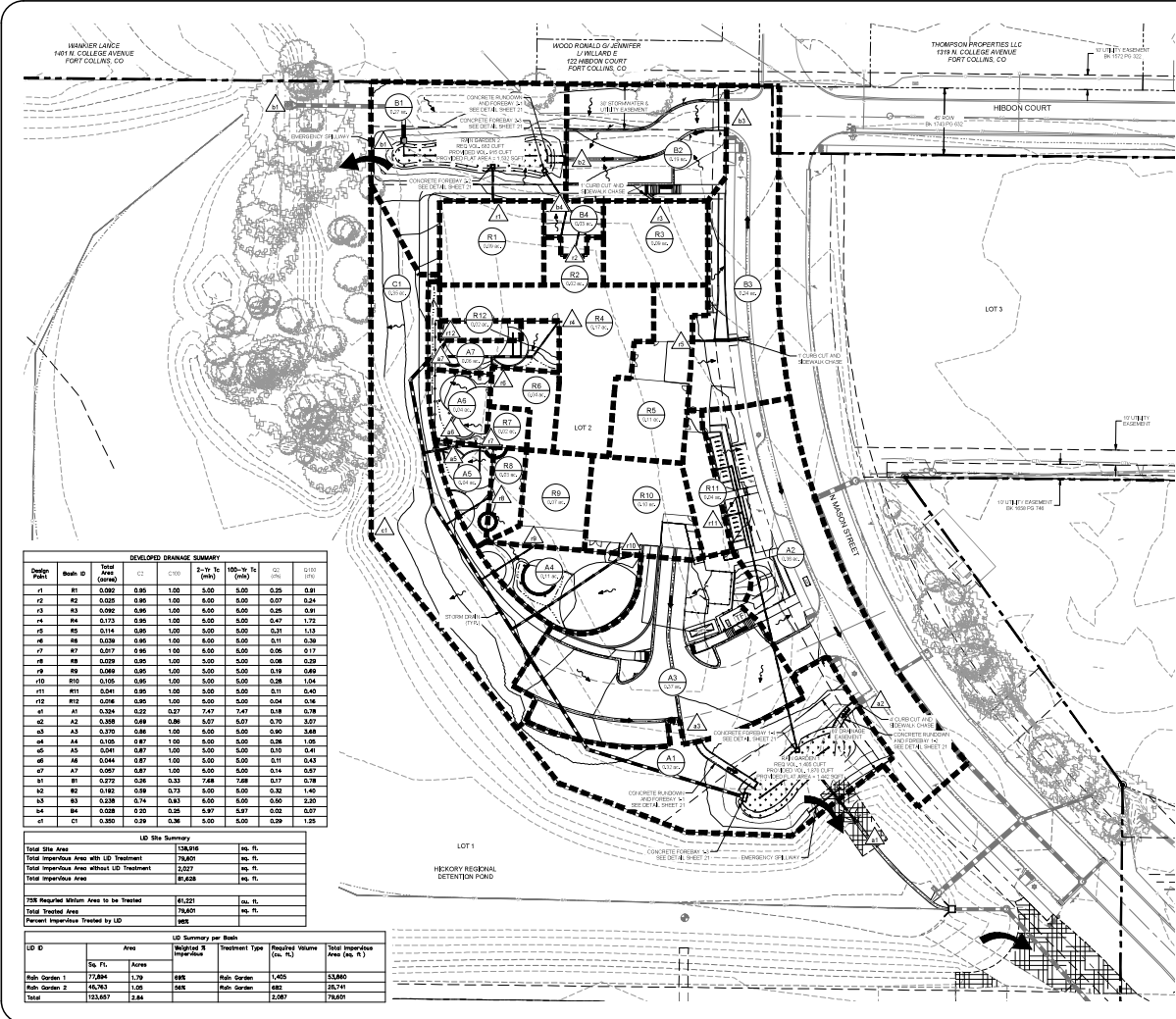
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MAP POCKET

DR1 – PROPOSED DRAINAGE EXHIBIT





DEVELOPED DRAINAGE SUMMARY

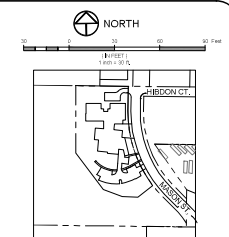
Drain Path	Manhole ID	Total Area (acres)	C1	C2	2- to 16 (inches)	16- to 24 (inches)	C2	C10
R1	R1	0.002	0.95	1.00	0.00	0.00	0.20	0.81
R2	R2	0.035	0.95	1.00	0.00	0.00	0.07	0.24
R3	R3	0.092	0.95	1.00	0.00	0.00	0.20	0.81
R4	R4	0.173	0.95	1.00	0.00	0.00	0.47	1.23
R5	R5	0.114	0.95	1.00	0.00	0.00	0.31	1.13
R6	R6	0.029	0.95	1.00	0.00	0.00	0.11	0.29
R7	R7	0.077	0.95	1.00	0.00	0.00	0.20	0.77
R8	R8	0.029	0.95	1.00	0.00	0.00	0.08	0.29
R9	R9	0.069	0.95	1.00	0.00	0.00	0.18	0.69
R10	R10	0.105	0.95	1.00	0.00	0.00	0.28	1.04
R11	R11	0.041	0.95	1.00	0.00	0.00	0.11	0.40
A1	A1	0.018	0.95	1.00	0.00	0.00	0.04	0.18
A2	A2	0.024	0.22	0.27	7.47	7.47	0.18	0.78
A3	A3	0.358	0.49	0.86	5.07	5.07	0.70	3.57
A4	A4	0.370	0.48	1.00	0.00	0.00	0.90	3.68
A5	A5	0.105	0.87	1.00	0.00	0.00	0.28	1.05
A6	A6	0.041	0.87	1.00	0.00	0.00	0.10	0.41
A7	A7	0.044	0.87	1.00	0.00	0.00	0.11	0.43
A8	A8	0.087	0.87	1.00	0.00	0.00	0.14	0.87
A9	A9	0.372	0.28	0.33	7.68	7.68	0.17	0.78
A10	A10	0.182	0.19	0.75	0.00	0.00	0.31	1.40
A11	A11	0.238	0.74	0.83	0.00	0.00	0.50	2.30
A12	A12	0.028	0.20	0.20	5.97	5.97	0.00	0.07
A13	A13	0.200	0.29	0.38	0.00	0.00	0.20	1.25

LD Site Summary

Total Site Area	138,916	sq. ft.
Total Impervious Area with LD Treatment	78,801	sq. ft.
Total Impervious Area without LD Treatment	3,227	sq. ft.
Total Impervious Area	82,028	sq. ft.
TSS Required Within Area to be Treated	61,221	cu. ft.
Total Treated Area	78,801	sq. ft.
Percent Impervious Treated by LD	95%	

LD Summary per Block

LD ID	Area (sq. ft.)	Impervious Area (sq. ft.)	Treatment Type	Required Volume (cu. ft.)	Total Impervious Area (sq. ft.)
Sub-Parcel 1	77,884	1,79	88%	1,405	33,880
Sub-Parcel 2	46,763	1,05	88%	882	26,741
Total	124,647	2,84		2,287	78,801



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED STREET
- PROPOSED LOT TOP
- EXISTING CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- EMERGENCY OVERFLOW PATH

NOTES:

- REFER TO THE CIVIL ENGINEERING REPORT DATED FEBRUARY 14, 2024 FOR HYDRAULIC DESIGN.
- REFER TO THE ARCHITECTURAL STRUCTURE ENGINEERING REPORT FOR STRUCTURAL DESIGN.

**FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION**



REVIEW SET
NOT FOR CONSTRUCTION

NORTHERN ENGINEERING
SURVEY / MECHANICAL / LAND DEVELOPMENT

FORT COLLINS RESCUE MISSION
DRAINAGE EXHIBIT

Sheet **DR1**
25 of 25

Fort Collins Rescue Mission Traffic Impact Study

Section D, Item 1.



Previous Submittal Dates: Dec. 21, 2022 & Oct. 25, 2023

Updated Date: March 20, 2024



Submitted To:

Denver Rescue Mission
6100 Smith Road
Denver, CO 80216

Submitted By:

Fox Tuttle Transportation Group, LLC
1580 Logan Street, 6th
Denver, CO 80205

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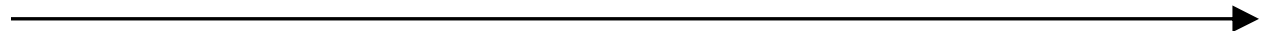
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- Transportation Impact Study Base Assumptions Form
- Level of Service Definitions
- Existing Traffic Data
- Intersection Capacity Worksheets



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY

1.0 INTRODUCTION

The Fox Tuttle Transportation Group prepared this traffic impact study for the Denver Rescue Mission, which is proposing a new Fort Collins Mission campus located in the northern part of the city. The project proposes to construct a new shelter which will include a day-use area and an overnight shelter area. The current proposal is aimed at serving and aiding men that are currently experiencing homelessness. The project is located in the southwest corner of Mason Street and Hibdon Court. Relative to North College Avenue, also known as US Highway 287, the project site is approximately one block west of the major arterial that travels through the city. **Figure 1** includes a vicinity map for the proposed project.

The purpose of this study is to assist in identifying potential traffic impacts within the study area as a result of this project. The traffic study addresses existing and short-term (Year 2025) peak hour intersection conditions in the study area with and without the project generated traffic. The information contained in this study is anticipated to be used by City of Fort Collins staff to identify any intersection or roadway deficiencies and potential improvements for the short-term future conditions. This study focused on the weekday AM and PM peak hours which are typically the highest traffic volumes for the adjacent roadway network.

The traffic impact study is consistent with the requirements of the City of Fort Collins' standards set forth in Chapter 4 of the Larimer County Urban Area Street Standards (revised 2021). A copy of the approved Transportation Impact Study Base Assumptions Form is attached in the **Appendix** for reference.

2.0 PROJECT DESCRIPTION

The Fort Collins Rescue Mission Project proposes to construct a new 43,000 square foot building along the west side of Mason Street between Hibdon Court and the existing property to the south. It is understood that there will be up to 200 beds for people experiencing homelessness and the shelter will also include restrooms, showers, living and dining areas, library, meeting rooms, kitchen, donation storage, laundry rooms, business offices, and outdoor space. The facility also plans to include administrative offices for staff and volunteers. It is understood the shelter will be opened 24 hours per day, seven (7) days a week to provide services to those in need.

Currently, the site is vacant and the adjacent land uses include a couple single-family residents, mobile home park, lodging, small retail, and light industrial. The new Denver Rescue Mission location is in close proximity to services across College Avenue including the Food Bank of Larimer County, Larimer County Department of Human Services, and the Murphy Center for Hope.

Access to the site is planned via two new full-movement, side-street stop-controlled access points on Mason Street. The north access will become the west leg to the existing intersection of Mason Street at Hibdon Court. The south access on Mason Street is proposed to be approximately 650 feet south of Hibdon Court. **Figure 2** includes a conceptual site plan and access for the project.

3.0 STUDY CONSIDERATIONS

3.1 Data Collection

Intersection turning movement volumes were collected by Idax Data Solutions in early December 2022 at four (4) existing intersections during the weekday AM and PM peak hours. Daily (24-hour) traffic volumes were gathered on Hibdon Court east of Mason Street and on Mason Street south of Hibdon Court. Historic daily volumes and future forecasts along College Avenue (US 287) within the vicinity of the project site were gathered from the CDOT's Transportation Data Management System (TDMS).

The existing traffic volumes are illustrated on **Figure 3**. The existing intersection geometry and traffic control are also shown on this figure. Count data sheets are provided in the **Appendix**.

3.2 Evaluation Methodology

The traffic operations analysis addressed the unsignalized intersection operations using the procedures and methodologies set forth by the *Highway Capacity Manual (HCM)*¹. Existing Peak Hour Factor (PHF) were applied to the intersections for the existing and short-term scenarios. Study intersections were evaluated using Synchro (v11) software.

3.3 Level of Service Definitions

A level of service analysis was conducted to determine the existing and future performance of the study intersections and to determine the most appropriate traffic control device and need for auxiliary lanes.

To measure and describe the operational status of the study intersections, transportation engineers and planners commonly use a grading system referred to as “Level of Service” (LOS) that is defined by the HCM. LOS characterizes the operational conditions of an intersection’s traffic flow, ranging from LOS A (indicating very good, free flow operations) and LOS F (indicating congested and sometimes oversaturated conditions). These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with traveling through the intersections. The intersection LOS is represented as a delay in seconds per vehicle for the intersection as a whole and for each turning movement. A more detailed discussion of the LOS methodology is contained in the **Appendix** for reference.

The Fort Collins standards within the *Larimer County Urban Area Street Standards (LUCASS)* consider LOS A through D to be good for the overall intersection operations with LOS E or better as acceptable in peak hours. For individual movements, LOS E and F may be acceptable for left-turns or minor streets. Specific standards are provided in Table 4-2 in *LUCASS* and as shown to the right.

**Table 4-2
Fort Collins (GMA and City Limits)
Motor Vehicle LOS Standards (Intersections)**

	Overall	Any Approach leg	Any Movement
Signalized	D ¹	E	E ²
Unsignalized Arterial / Arterial Collector / Collector	E ³	F ⁴	
Unsignalized Arterial / Collector Arterial / Local Collector / Local Local / Local	D ³	F ⁴	
Roundabout	E ^{3,5}	E ^{5,4}	E ⁵
¹ In mixed use district including downtown as defined by structure plan, overall LOS E is acceptable ² Applicable with at least 5% of total entering volume ³ Use weighted average to identify overall delay ⁴ Mitigation may be required ⁵ Apply unsignalized delay value thresholds to determine LOS			

¹ *Highway Capacity Manual*, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 6th Edition (2016).

4.0 EXISTING CONDITIONS

4.1 Roadways

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The study area was defined in coordination with the City of Fort Collins staff and is outlined in the *Transportation Impact Study Base Assumptions Form* (located in the **Appendix**). The primary public roadways that serve the project site are discussed in the following text and illustrated on **Figure 3**.

North College Avenue (US 287) is a four-lane arterial that provides north-south connectivity through the entirety of Fort Collins and connects to several communities within Northern Colorado and Southern Wyoming. This section of North College Avenue is part of an interstate commerce truck route and is subject to access management documents developed by the Colorado Department of Transportation, Larimer County, and the City of Fort Collins. The roadway provides two (2) through lanes in each direction, on-street bike lanes, a landscaped parkway, and 8-foot sidewalks. Access control is provided via a raised, landscaped median. The posted speed limit is 40 mph within the vicinity of the project site. North College Avenue currently serves approximately 25,100 vpd north of Hibdon Court (Year 2021, CDOT). North College Avenue will provide the primary north/south access for the proposed Fort Collins Rescue Mission.

Hickory Street is a collector street that travels west of North College and provides access to the Hickory Village neighborhood, light industrial businesses, and recreational areas. . . . At North College Avenue, Hickory Street is the western leg of an offset intersection with Conifer Street. In its current configuration, Hickory Street provides a single through lane per direction, on-street parking, and attached sidewalks. Near the Mason Street intersection, this roadway has an approximately 56-foot-wide paved section. The posted speed limit is 25 mph. Although Hickory Street currently terminates at South Gold Park, the City's Master Street Plan shows Hickory Street extending west to Shield Street.

Mason Street is a local roadway with a paved 22-foot section, within the study area, that provides rear-lot access to several properties fronting North College Avenue. This portion of Mason Street is approximately 0.3-mile in length starting north of Hickory Street and does not connect to Midtown. The roadway is located within a permanent public access easement and provides a single travel lane per each direction. Currently, there is no curb and gutter nor sidewalk. There is no posted speed limit, but assumed to be 25 miles per hour, a typical speed for local streets. Mason Street currently serves approximately 140 vpd south of Hibdon Court (Year 2022, Count).

Per the City of Fort Collins' Master Street Plan and comments provided by City staff in the *Preliminary Development Review Document*, Mason Street is classified as a "Collector – With

Parking”. This street classification includes one (1) travel lane per direction, on-street bicycle lanes, on-street parking, a landscaped parkway, and 5-foot sidewalks.

Hibdon Court is a local street that connects Mason Street and North College Avenue. Starting at North College Avenue and extending west approximately 300’, Hibdon Court is a 36-foot-wide roadway with curb and gutter and accommodates a single travel lane in each direction. Pedestrian connectivity is provided via a 5-foot attached sidewalk on the south side of the road. Continuing west to Mason Street, Hibdon Court transitions to a 22-foot-wide roadway with no curb and gutter nor sidewalks. There are no designated on-street bicycle lanes. There is no posted speed limit, however, it is assumed to be 25 miles per hour, a typical speed for local streets. Hibdon Court currently serves approximately 260 vpd east of Mason Street (Year 2022, Count).

4.2 Intersections

The study area includes four intersections that are listed below with the current traffic control and were analyzed for existing and future background year traffic operations:

1. Mason Street at Hibdon Court (side-street stop-controlled)
2. North College Avenue at Hibdon Court (side-street stop-controlled)
3. Mason Street at Hickory Street (side-street stop-controlled)
4. North College Avenue at Hickory Street (signalized)

The existing lane configuration at each of the study locations is illustrated on **Figure 3**.

4.3 Pedestrian and Bicycle Facilities

The City of Fort Collins adheres to the Larimer County Urban Area Street Standards (LUCASS) and the roadway cross sections defined therein. All of the study roadways are identified as “complete streets” and are anticipated to provide amenities promoting and encouraging multimodal activity while balancing with the vehicular needs.

North College Avenue provides on-street bicycle lanes and 8-foot sidewalk on both sides of the roadway. These improvements extend along North College Avenue, connecting Old Town Fort Collins to the city limits at Highway 1. These facilities serve as the multimodal backbone for North Fort Collins and provide access to various commercial, residential, recreational, and community services. Hickory Street also provides defined multimodal connectivity through on-street bicycle lanes and variable width, attached sidewalks.

There is currently a 5-foot sidewalk on Hibdon Court on the south side for approximately 300 feet west of North College Avenue. The remaining segment of Hibdon Court does not have sidewalks. As is typical on local streets, on-street bike lanes are not striped; however, bicyclists are permitted to ride with traffic.

In its current configuration, Mason Street does not have dedicated multimodal improvements.

4.4 Transit

The City of Fort Collins has a dedicated transit service, Transfort, that serves the community. Transfort’s primary hub is the Downtown Transit Center (DTC), located on the east side of Mason Street between Maple Street and Laporte Avenue. For a fee, community members can access various destinations throughout Fort Collins from the DTC. Two routes, #8 and #81, serve Northern Fort Collins and the project area



Routes #8 and #81 utilize the same loop, but travel in opposite directions. Both routes utilize the same transit stops, including stops located on the far sides of the Hibdon Court intersection which is anticipated to be useful for future patrons of the Fort Collins Rescue Mission.

4.5 Existing Intersection Capacity Analysis

The existing volumes, lane configuration, and traffic control are illustrated on Figure 3. The results of the LOS calculations for the study intersections are summarized in Table 1. The 95th percentile queues are summarized in Table 2. The intersection level of service worksheets and queue reports are attached in the Appendix. All study intersections are currently operating at LOS A in the AM and PM peak hours, with all approaches operating at LOS D or better. The 95th percentile queues were calculated to be maintained within the existing storage lengths at all of the study intersections.

5.0 FUTURE TRAFFIC CONDITIONS

5.1 Annual Growth Factor and Future Volume Methodology

In order to forecast the future peak hour traffic volumes, background traffic growth assumptions were based on the Colorado Department of Transportation's (CDOT) 20-year factors, and discussed with City of Fort Collins staff. Based on the CDOT forecasts on North College Avenue, it was assumed there will be an annual growth rate of 1.0% within the study area. Using these assumptions, the Year 2025 background traffic was estimated and summarized on **Figure 4**.

5.2 Future Roadway Assumptions

It was assumed that the study roadways will remain the same as existing in the near-term future. Although Mason Street is defined as a Collector roadway in the future per the City's *Master Street Plan*, the Year 2025 background analysis assumed the existing lane configuration and traffic control at the study intersections due to the low volumes. The currently proposed changes to the City's *Land Use Code*, Mason Street may be downgraded to a local street. The traffic analysis assumed that Mason Street would include one travel lane per direction, which will be the case regardless of the roadway classification (local or collector).

5.2 Year 2025 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline operations for the Year 2025 background scenario and to identify any capacity constraints associated with background traffic. The background volumes, lane configuration, and traffic control are illustrated on **Figure 4**.

The level of service criteria discussed previously was applied to the study area intersections to determine the impacts with the short-term background volumes. The results of the LOS calculations for the intersections are summarized in **Table 1**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The study intersections were shown to operate similarly to the existing conditions with LOS A overall in the AM and PM peak hours in Year 2025 Background. Similarly, looking at individual approach legs, all approaches operate at LOS D or better. The 95th percentile queues for 2025 Background traffic also remain essentially unchanged as identified in **Table 2** and continue to be maintained within the existing storage lengths.

6.0 PROPOSED FORT COLLINS RESCUE MISSION TRAFFIC

6.1 Trip Generation

With no comparable trip generation category within Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, local data from a comparable shelter was gathered and utilized to estimate the number of vehicular trips associated with the proposed Fort Collins Rescue Mission. Denver Rescue Mission provided detailed information on the staffing, operational needs, and anticipated number of people served on a daily basis for the new shelter. The new shelter will be opened 24 hours per day, seven (7) days a week, year-round. The summary of future operations is listed below:

- **Employees – 34 people daily**
 - Three (3) staffing shifts:
 - Daytime Shift (8:30 am to 4:30 pm): 16 employees
 - Swing Shift (2:00 pm to 10:30 pm): 11 employees
 - Overnight shift (10:00 pm to 8:30 am): 7 employees
 - Majority of staff drives to the facility.
 - Once on site, staff cannot leave the site.
 - Based on the peak commuting hours, the Daytime Shift and the Overnight Shift will contribute to the AM and PM peak hour trips.
- **Interns/Volunteers – 27 people daily**
 - Similar work shifts to employees.
 - Daytime Shift (8:30 am to 4:30 pm): 2 interns, 12 volunteers
 - Swing Shift (2:00 pm to 10:30 pm): 0 interns, 13 volunteers
 - Overnight shift (10:00 pm to 8:30 am): 0 interns, 0 volunteers
 - Majority arriving to the site via driving a vehicle.
 - Once on site, interns and volunteers cannot leave the site.
- **Visitors – 10 people daily**
 - This is community members who visit the site but are not users of the facility.
 - Typically arrive during the Daytime shift and not within the AM or PM peak hours.
 - Majority of visitors arrive by vehicle.

- **Deliveries – 2 per day**
 - These deliveries support the facility’s operational needs with supplies and donations.
 - Typically arrive during the Daytime shift but not within the AM or PM peak hours.
 - All deliveries arrive by vehicle.

- **Partner Organization Visitors – up to 5 vehicles per day**
 - These are people visiting the site to provide services for patrons.
 - Typically arrive during the Daytime shift but not within the AM or PM peak hours.
 - All Partner Organization Visitors arrive by vehicle.

- **Patrons (Users of the Facility) – typically 100 per day and 40 per night**
 - These are the people who are served by the shelter as they are currently experiencing homelessness.
 - Typically arrive by walking, biking, or transit. It is rare a patron arrives by vehicle.
 - Patrons arrive and depart at any time during the day or night, typically before and after a meal. Some stay for a short period of time while others remain for days.

The trip generation estimates are summarized in **Table 3. It is estimated that the facility will generate 156 new trips per day, with 35 trips occurring in the AM peak hour and 26 trips occurring in the PM peak hour.**

Table 3. Trip Generation Summary

Users of Facility	Quantity	Unit	Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
			Total	In	Out	Total	In	Out	Total	In	Out
Employees	34	People	68	34	34	23	16	7	16	0	16
Volunteers/Interns	27	People	54	27	27	12	8	4	10	10	0
Visitors*	10	People	20	10	10	0	0	0	0	0	0
Deliveries*	2	Veh.	4	2	2	0	0	0	0	0	0
Partner Organization Visitors*	5	Veh.	10	5	5	0	0	0	0	0	0
Patrons *	100	People	0	0	0	0	0	0	0	0	0
			156	78	78	35	24	11	26	10	16

Source: Data from Denver Rescue Mission facilities of similar size and operations, as well as expected operations for new facilities

* Trips not included as they do not occur during the Peak Hours

6.2 Trip Distribution and Assignment

The estimated trip volumes presented in **Table 3** were distributed onto the study area roadway network based on existing traffic characteristics of the area, existing and future land uses, and the relationship of this project to the greater Fort Collins community. Based on information provided by Denver Rescue Mission, it was assumed that 25% of vehicular traffic will come from North College Avenue and the remaining 75% will come from South College Avenue. The trip distribution through the study intersections is shown on **Figure 5**.

The projected site traffic was assigned to the study area roadway network and proposed accesses for the weekday AM and PM peak hour periods. The site generated volumes are shown on **Figure 6**.

7.0 FUTURE TRAFFIC CONDITIONS WITH SITE DEVELOPMENT

This section projects the future traffic conditions with the completion of the proposed Fort Collins Rescue Mission project.

7.1 Year 2025 Background + Project Intersection Capacity Analysis

The Fort Collins Rescue Mission is anticipated to be constructed and in use in Year 2025. The site-generated volumes were added to the projected Year 2025 background volumes and are illustrated on **Figure 7**. The results of the LOS calculations for the intersections are summarized on **Table 1**. The 95th percentile queues are summarized in **Table 2**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The project trips have little to no impact on the operations of the study intersections as compared to the background scenario. All intersections continue to operate at a LOS A overall in the AM and PM Peak hours. The 95th percentile queues were calculated to be maintained within the existing storage lengths at all of the study intersections.

8.0 FUTURE MULTI-MODAL TRIPS AND FACILITIES

In discussions with the Denver Rescue Mission, it is anticipated that all users of the shelter will be arriving and departing to/from the site by walking, biking, or using transit. It is likely they will utilize the existing multi-modal facilities through Fort Collins. The proposed northern shelter will add 200 beds for men currently experiencing homelessness and the numbers of patrons at one time can vary greatly by time of day, day of week, weather, or season of the year. It is challenging to calculate the number of multi-modal trips and the pattern at which they would occur. However, it is anticipated that the sidewalks, bike lanes, trails, and bus routes connected to the study area will have an increase in people utilizing them.

The City of Fort Collins endorses “complete streets” for all roadway classifications, which are streets that serve both vehicular and multi-modal traffic. With Hibdon Court being defined as a local street and Mason Street being currently defined as a collector level street, both streets will be able to accommodate and provide multimodal use. Hibdon Court will need the south sidewalk to be continued to Mason Street. Mason Street will need a sidewalk on at least one side of the roadway to connect to existing sidewalks; however, there are portions of Mason Street that are adjacent to other property owners that are not currently developing. If the Hibdon Court sidewalk is completed, then at a minimum people who walk, bike, or use transit can easily connect between North College Avenue and the proposed shelter.

It is our understanding that the City’s Municipal Code obligates the owner of a parcel to construct local street improvements adjacent to the parcel’s frontage at the time of development. With the new Fort Collins Rescue Mission project, Mason Street will likely need to be upgraded along the property frontage. The City’s Master Street Plan currently would require Mason Street to be constructed as a collector, however, this traffic study indicates the projected volumes can be accommodated with a local street cross-section.

LCUASS does not provide functional parameters for Fort Collins but includes parameters for Loveland, which were used for comparison purposes. The standards state that “Major Collectors” are intended to serve between 3,000 and 7,000 vpd. Existing counts on Mason Street, south of Hibdon Court, indicated there are approximately 140 vpd. With background growth and the proposed project, the daily vehicle volume was calculated to increase to 215 vpd. The estimated future volumes on Mason Street are significantly lower than the collector volume threshold; therefore, the city may consider changing the roadway classification to “local” for this segment of Mason Street. To reach the bottom of the collector volume range, other properties on Mason Street would have to redevelop and generate to traffic. For informational purposes, this would be a minimum of 300 single-family detached homes or 420 multi-family units (market-rate) or 42,000 square feet of commercial retail.

The property in the southeast corner of Hibdon Court and Mason Street is owned by the Denver Rescue Mission but will remain vacant until future expansion is needed, or other services or opportunities arise. The current project does not have frontage along Hibdon Court. It is understood that the extent of improvements to Hibdon Court will be clarified as the project continues through the Development Review process.

9.0 MULTI-MODAL LEVEL-OF-SERVICE

The pedestrian LOS is based on five (5) criteria: directness, continuity, street crossings, visual interest and amenity, and security as outlined in the *Fort Collins Pedestrian Plan*². The City's plan describes the categories as follows:

- **Directness** is the measurement of walking trip length and how well the environment provides direct pedestrian connections to destinations such as transit stops, schools, parks, commercial areas, or activity areas.
- **Continuity** is the measurement of the completeness of the sidewalk system by looking at the physical consistency, type of sidewalk, and visual connection from block to block. This category also evaluates if the pedestrian facility meets the current design standards.
- **Street Crossings** is the evaluation of safe crossings that encourages people to walk. There are four (4) street crossing types that are based on traffic control and roadway classification (minor or major). Street crossing LOS is based on pedestrian exposure and design elements that increase awareness of pedestrian presence, including number of lanes, crosswalk markings, signal indication, lighting level, pedestrian signal indication, pedestrian character, sight distance, and corner ramps.
- **Visual Interest and Amenity** considers the attractiveness and features of the pedestrian system and compatibility with local architecture.
- **Security** is the evaluation of a pedestrian's perspective of security with visual sight lines, separation from vehicles, and lighting level.

Each of the areas was evaluated for the study area and the LOS for each is discussed on the following pages.

DIRECTNESS – LOS B

The directness LOS is based on six (6) destinations anticipated to be visited by patrons of the proposed project. Only one (1) of the listed destinations is within the recommended 0.25-mile radius, which is the southbound bus stop on College Road. The remaining destinations are within 0.7-miles in actual walking distance. **Table 5** contains the actual walking distance, minimum distance, comparison ratios, and LOS for

² *Fort Collins Pedestrian Plan*, <https://www.fcgov.com/fcmoves/files/ped-plan.pdf?1592323966>, 2011.

each destination as measured from the intersection of Mason Street and Hibdon Court. The LOS letter grade was determined from information provided in Table P.1 of the *Fort Collins Pedestrian Plan*.

Table 5. Directness Level-of-Service

Destination	Actual Distance	Minimum Distance	Ratio	LOS
Bus Stop - Northbound College Road	1,797 ft. (0.45 mi)	1,236 ft. (0.23 mi)	1.45	C
Bus Stop - Southbound College Road	1,203 ft. (0.23 mi)	1,203 ft. (0.23 mi)	1.00	A
Grocery - King Soopers	3,247 ft. (0.61 mi)	3,376 ft. (0.64 mi)	0.96	A
Food Bank of Larimer County	3,700 ft. (0.70 mi)	2,407 ft. (0.46 mi)	1.54	C
Larimer County Department of Human Services	3,371 ft. (0.64 mi)	2,208 ft. (0.42 mi)	1.53	C
Murphy Center for Hope	3,329 ft. (0.63 mi)	2,821 ft. (0.53 mi)	1.18	A
Average	2,775 ft. (0.53 mi)	2,209 ft. (0.42 mi)	1.26	B

CONTINUITY – LOS D

In the study area, there are quality sidewalks on some of the streets. Unfortunately, neither of the adjacent streets, Mason Street and Hibdon Court, have sidewalks currently. Per the City standards, LOS D reflects areas where sidewalks are not provided on both sides of the street or there are breaches in the system. Therefore, the continuity of the study area is considered LOS D.

STREET CROSSINGS (SIGNALIZED) – LOS C

There are two (2) signalized intersections in the study area: North College Road at Hickory Court/Conifer Street and North College Road at Willox Lane. Both intersections include curb ramps, colored crosswalks, pedestrian push buttons and signals, pedestrian and roadway level lighting, and good sight distance.

At both intersections, crossing North College Road requires pedestrians to walk across six (6) lanes including a wide median and directional bike lanes. Therefore, both signalized intersections were determined to be LOS C for street crossings due to the number of lanes.

VISUAL INTEREST AND AMENITY – LOS D

Although some of the neighboring streets could be classified as a LOS B others are classified as LOS D. The lowest level of service was selected for this category.

North College Road within the study area is classified as LOS B due to generous sidewalks, landscaping, street furniture, and lighting. Hickory Street is classified as LOS C since the sidewalks are functional but there is little to no visual interest or amenities. Mason Street and Hibdon Court are classified as LOS D since there are limited or no pedestrian facilities. These adjacent roadways have no visual interest for amenities for pedestrians and there is a lack of comfort.

SECURITY - LOS E

The streets adjacent to the project side, Mason Street and Hibdon Court, have a low level of pedestrian security. The majority of these streets do not have sidewalks which does not create separation between pedestrians and vehicles. There is minimal lighting and large recreational vehicles were observed to be parked along the limited portions of sidewalk along Hibdon Court. Additionally, Mason Street contains breaches in pedestrian visibility due to horizontal curvature and fencing.

SUMMARY

In summary, the existing pedestrian facilities meet some of the minimum LOS by category while others are not met, as shown on **Table 6**.

Table 6. Pedestrian Level-of-Service Summary

	Directness	Continuity	Street Crossing	Visual Interest and Amenity	Security
Minimum LOS Threshold	C	C	C	C	C
Existing Facilities	B	D	C	D	E
<i>Met?</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>No</i>

The Rescue Mission is part of the North College 1311 ODP, which plans to construct multimodal facilities adjacent to the project site, which is anticipated to improve the pedestrian LOS. As Hibdon Court’s continuity, visual interest, and security improve with the site completion, it will provide a direct pedestrian route to North College Road. It should be noted that Mason Street will not meet the minimum LOS thresholds until properties south of the project properties are redeveloped to include upgraded multimodal facilities.

10.0 CONCLUSION

The Fort Collins Rescue Mission proposes to construct a new 24/7 shelter to provide people experiencing homelessness with basic needs and resources to enter permanent housing and self-sufficiency. It is understood that there will be 200 beds and the shelter will also include restrooms, showers, living and dining areas, library, meeting rooms, kitchen, donation storage, laundry rooms, business offices, and outdoor space. The facility also plans to include administrative offices for staff and volunteers. Access to the site is planned via two full movement, side-street stop-controlled intersections on Mason Street.

Vehicular traffic volumes associated with the Fort Collins Rescue Mission have been developed through in-depth conversations with Denver Rescue Mission staff to account for anticipated staff, interns, volunteers, visitors, and operational services at full build out. These volumes have been analyzed for the existing and short-term (Year 2025, anticipated construction year) scenarios. The project is anticipated to generate approximately 156 trips daily, 35 AM peak hour, and 26 PM peak hour trips at buildout during the weekday.

In summary, the existing roadways and intersections within the study area can accommodate the trips associated with the proposed Fort Collins Rescue Mission. There are no mitigation measures needed to support the vehicular traffic. It is recommended that multi-modal connectivity be provided along the project frontage to support the patrons that are likely to arrive/depart via walking, biking, or using transit.

Although the City's *Master Street Plan* identifies Mason Street as a collector roadway, the volumes associated with the site are well below the capacity threshold for a local street. Unless significant development occurs (or is anticipated to occur), Mason Street could functionally operate as a local street.

Tables and Figures:

Table 1 – Peak Hour Intersection LOS Summary

Table 2 – Peak Hour 95th Percentile Queue Summary

Table 3 – Trip Generation Summary [IN REPORT]

Figure 1 – Vicinity Map and Existing Access

Figure 2 – Site Plan

Figure 3 – Year 2022 Existing Traffic Volumes

Figure 4 – Year 2025 Background Traffic Volumes

Figure 5 – Trip Distribution

Figure 6 – Site-Generated Trip Volumes

Figure 7 – Year 2025 Background + Site-Generated Traffic Volumes

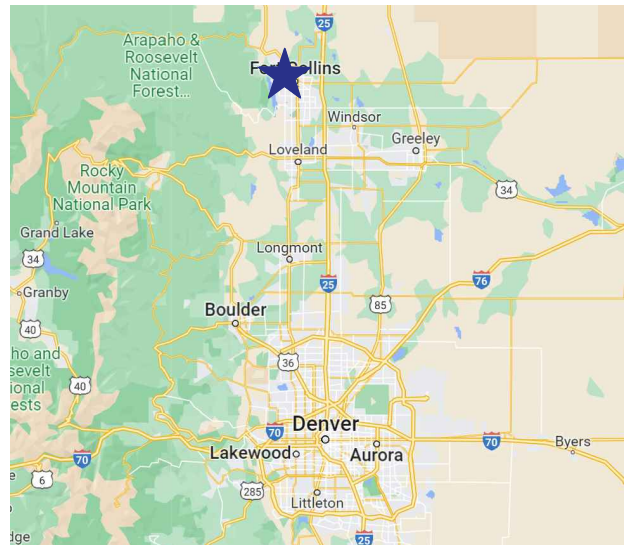
Table 1 - Peak Hour Intersection Level of Service Summary

Intersection and Critical Movements/Approaches	Existing				Year 2025 Background				Year 2025 Background + Project			
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
STOP SIGN CONTROL												
1. Mason Street & Hibdon Court	4	A	5	A	4	A	5	A	8	A	6	A
Eastbound Left+Through+Right									9	A	9	A
Westbound Left+Right	10	A	9	A	10	A	9	A				
Westbound Left+Through+Right									10	A	9	A
Northbound Through+Right	0	A	0	A	0	A	0	A				
Northbound Left+Through+Right									7	A	7	A
Southbound Left+Through	0	A	7	A	0	A	7	A				
Southbound Left+Through+Right									0	A	7	A
2. North College Avenue & Hibdon Court	0	A	0	A	0	A	0	A	1	A	1	A
Eastbound Left+Through+Right	25	C	22	C	26	D	23	C	30	D	29	D
Northbound Left	11	B	10	B	11	A	10	B	12	B	10	B
Northbound Through	0	A	0	A	0	A	0	A	0	A	0	A
Southbound Through+Right	0	A	11	B	0	A	11	B	0	A	11	B
3. Mason Street & Hickory Street	0	A	1	A	0	A	1	A	0	A	1	A
Eastbound Left+Through	8	A	8	A	8	A	8	A	8	A	8	A
Westbound Through+Right	0	A	0	A	0	A	0	A	0	A	0	A
Southbound Left+Right	11	B	11	B	11	B	11	B	11	B	11	B
5. Mason Street & South Access	<i>Project Intersection</i>				<i>Project Intersection</i>				3	A	3	A
Eastbound Left+Right									9	A	9	A
Northbound Left+Through									7	A	7	A
Southbound Through+Right									0	A	0	A
SIGNAL CONTROL												
4. North College Avenue & Hickory Street	6	A	8	A	7	A	8	A	7	A	8	A
Eastbound Left	33	C	45	D	33	C	45	D	33	C	45	D
Eastbound Right	43	D	54	D	43	D	54	D	42	D	54	D
Northbound Left	7	A	7	A	8	A	7	A	9	A	7	A
Northbound Through	3	A	4	A	3	A	4	A	3	A	4	A
Southbound Through	4	A	4	A	4	A	4	A	4	A	4	A
Southbound Right	3	A	3	A	3	A	3	A	3	A	3	A

Note: Delay represented in average seconds per vehicle.

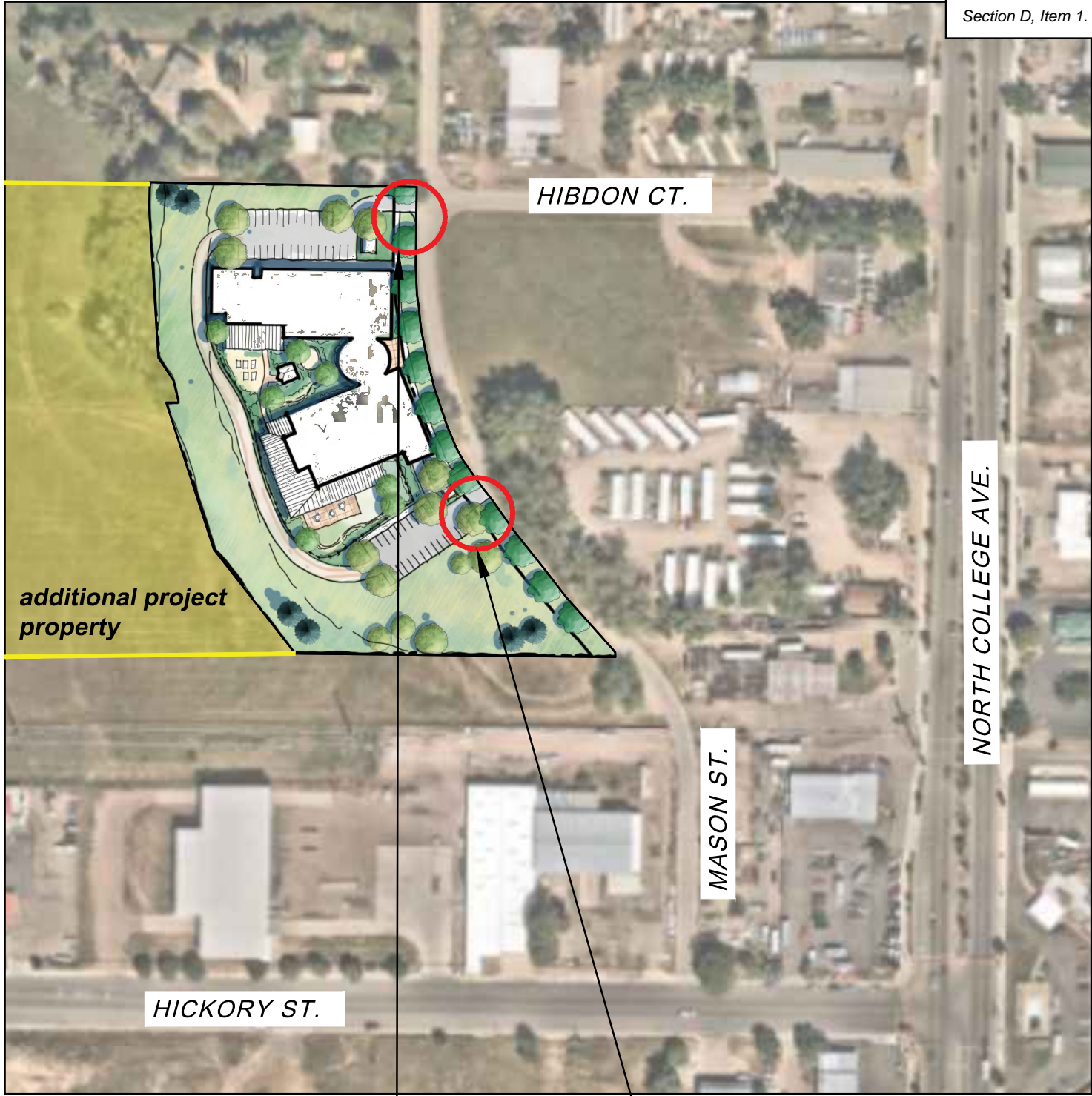
Table 2 - Peak Hour 95th Percentile Queues

Intersections and Lane Groups	Existing Storage	Year 2022 Existing		Year 2025 Background		Year 2025 with Project	
		AM	PM	AM	PM	AM	PM
1. Mason Street & Hibdon Court		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through+Right	-					0'	0'
Westbound Left+Right	-	0'	3'	0'	3'		
Westbound Left+Through+Right	-					5'	3'
Northbound Through+Right	-	0'	0'	0'	0'		
Northbound Left+Through+Right	-					3'	0'
Southbound Left+Through	-	0'	0'	0'	0'		
Southbound Left+Through+Right	-					0'	0'
2. North College Avenue & Hibdon Court		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through+Right	-	8'	8'	8'	10'	13'	18'
Northbound Left	95'	3'	3'	3'	3'	3'	3'
Northbound Through	-	0'	0'	0'	0'	0'	0'
Southbound Through+Right	-	0'	0'	0'	0'	0'	0'
3. Mason Street & Hickory Street		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through	-	0'	0'	0'	0'	0'	0'
Westbound Through+Right	-	0'	0'	0'	0'	0'	0'
Southbound Left+Right	-	0'	3'	0'	3'	3'	5'
4. North College Avenue & Hickory Street		<i>Signalized</i>		<i>Signalized</i>		<i>Signalized</i>	
Eastbound Left	-	29'	81'	30'	82'	32'	84'
Eastbound Right	100'	39'	35'	44'	35'	47'	35'
Northbound Left	125'	53'	57'	56'	60'	67'	63'
Northbound Through	-	91'	188'	94'	196'	95'	197'
Southbound Through	-	153'	140'	158'	145'	160'	146'
Southbound Right	95'	12'	12'	13'	12'	13'	12'
5. Mason Street & South Access		<i>Project Intersection</i>		<i>Project Intersection</i>		<i>Stop-Control</i>	
Eastbound Left+Right	-					0'	0'
Northbound Left+Through	-					0'	0'
Southbound Through+Right	-					0'	0'



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY
VICINITY MAP

Project #	22099	Original Scale	NTS	Date	12/14/22	Drawn by	JKL	Figure #	1
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additional project property

HIBDON CT.

MASON ST.

HICKORY ST.

NORTH COLLEGE AVE.

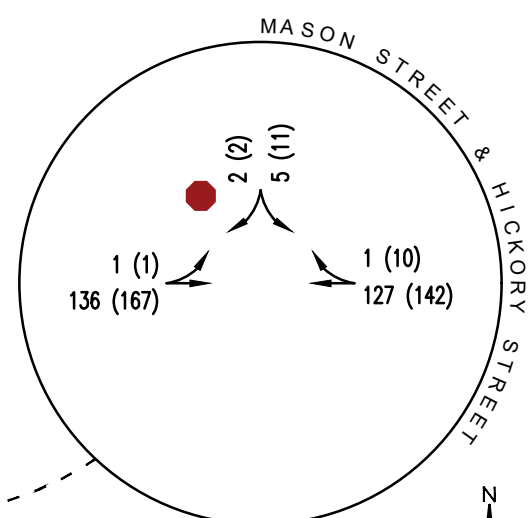
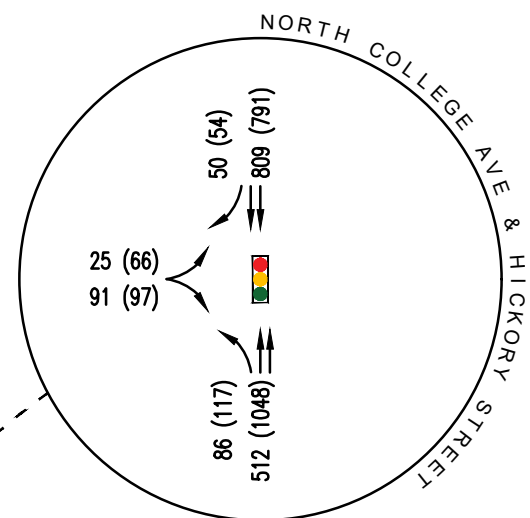
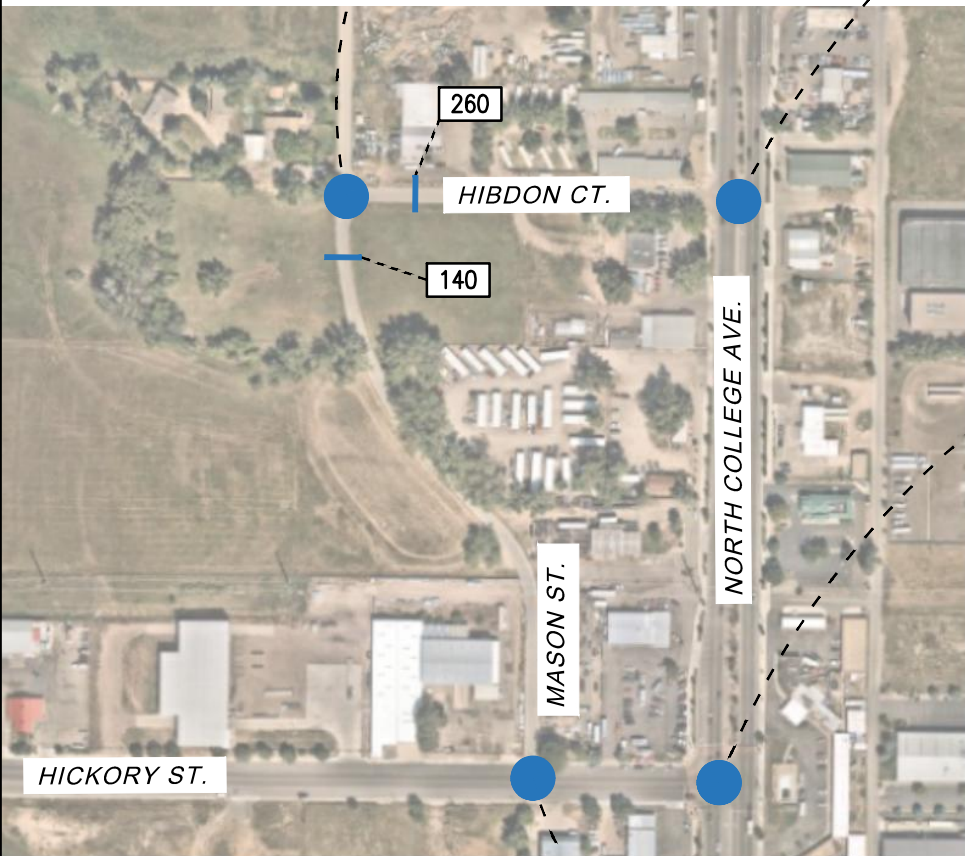
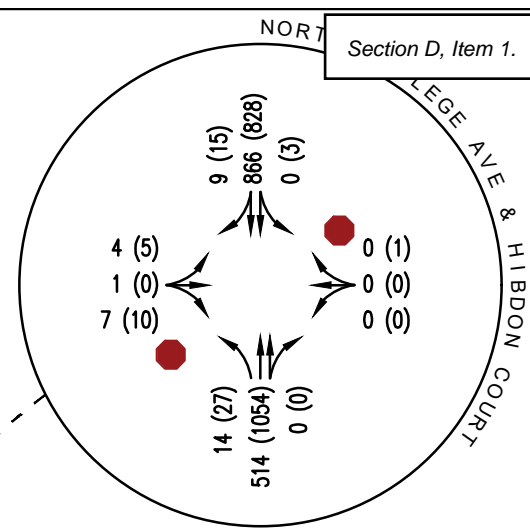
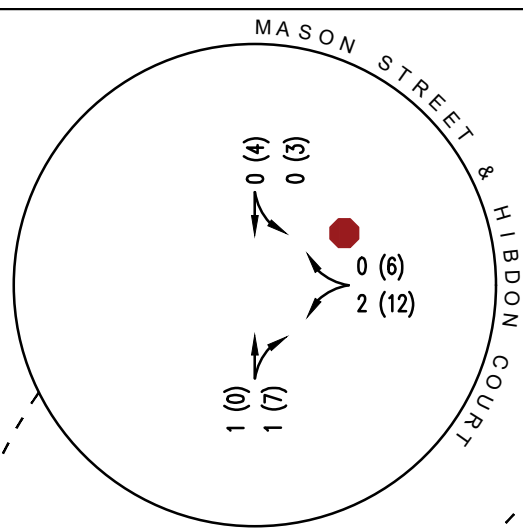
New Full Movement Access;
Side-street stop controlled

New Full Movement Access;
Side-street stop controlled



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY
CONCEPTUAL SITE PLAN

Section D, Item 1.



KEY

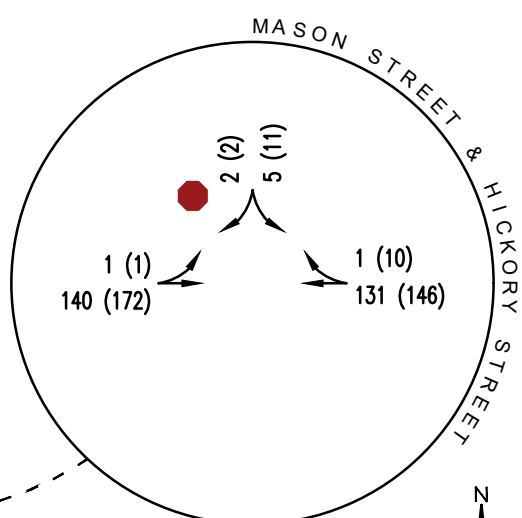
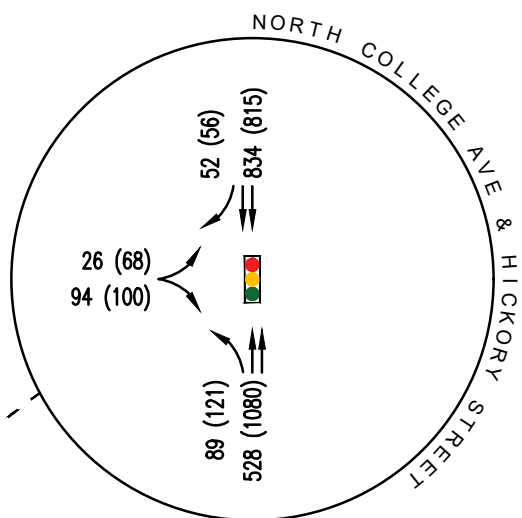
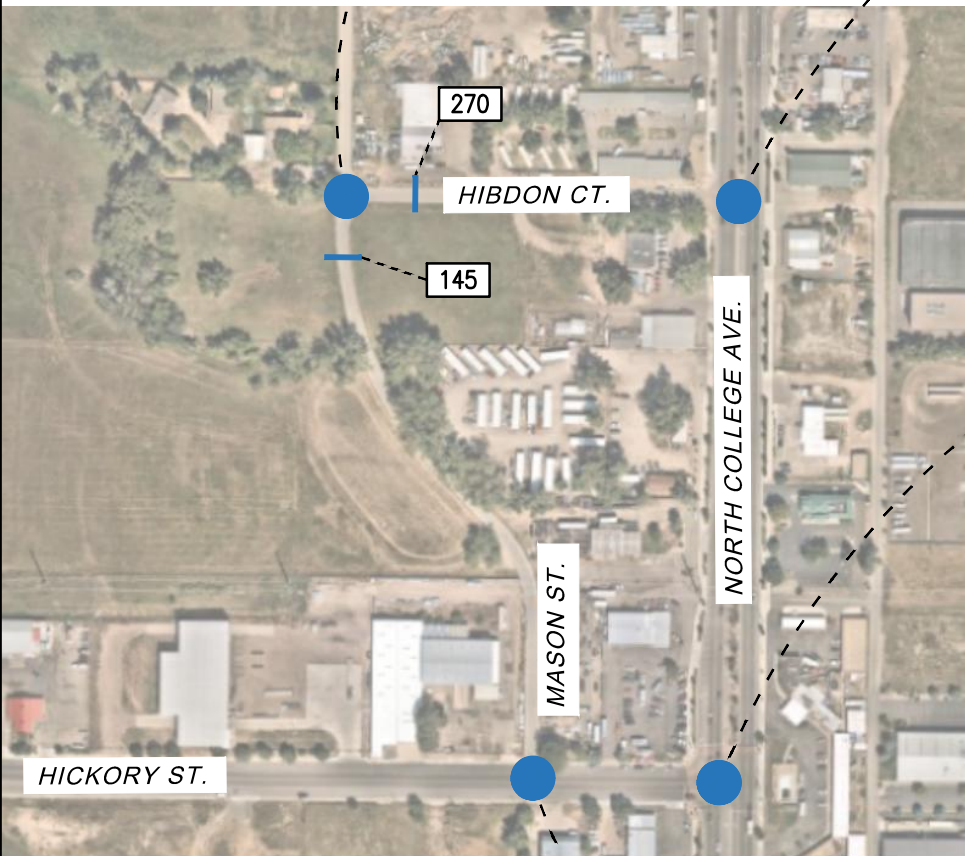
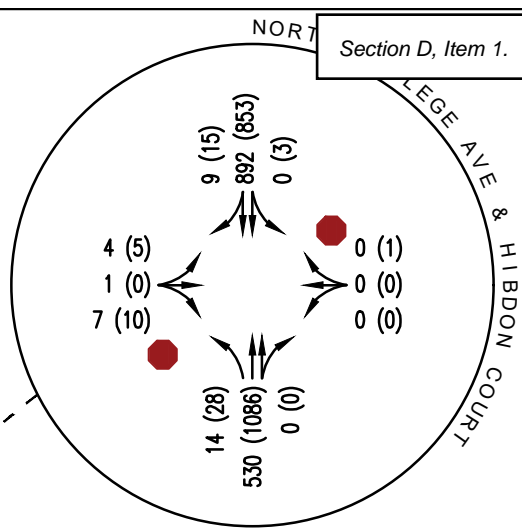
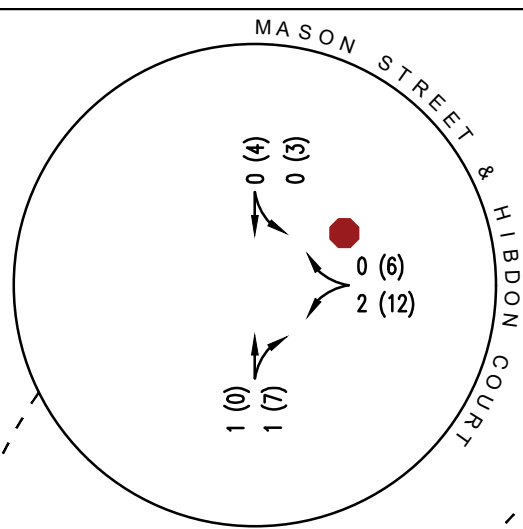
- X,XXX DAILY TRAFFIC VOLUME
- XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY
YEAR 2022 EXISTING TRAFFIC VOLUMES

Project #	22099	Original Scale	NTS	Date	12/14/2022	Drawn by	JKL	Figure #	3	285
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Section D, Item 1.



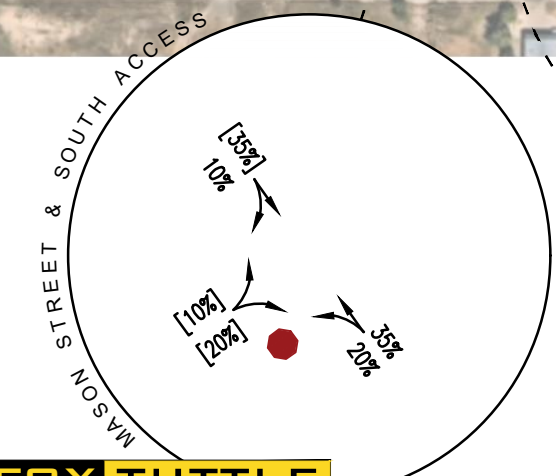
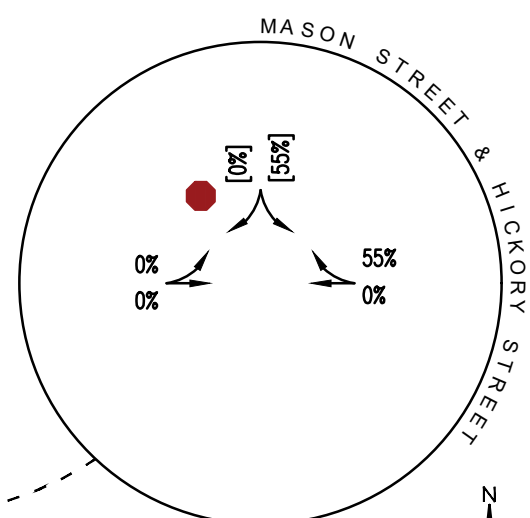
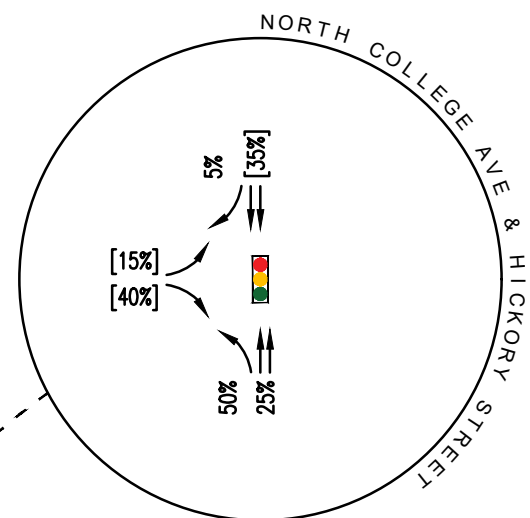
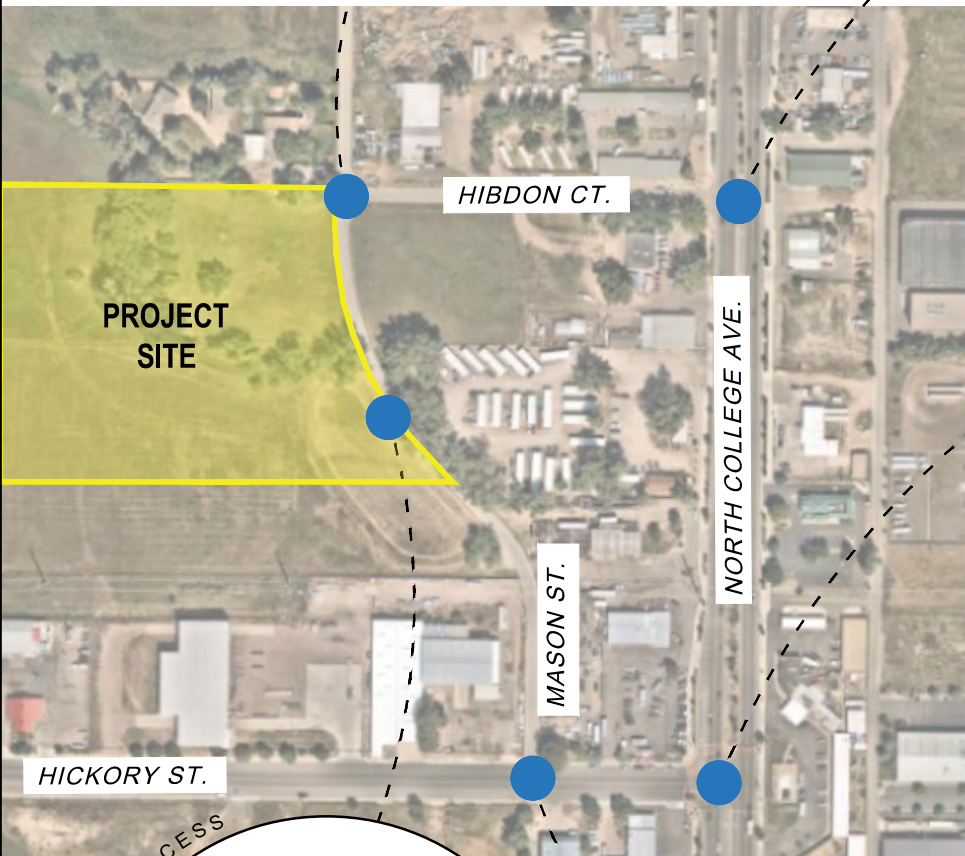
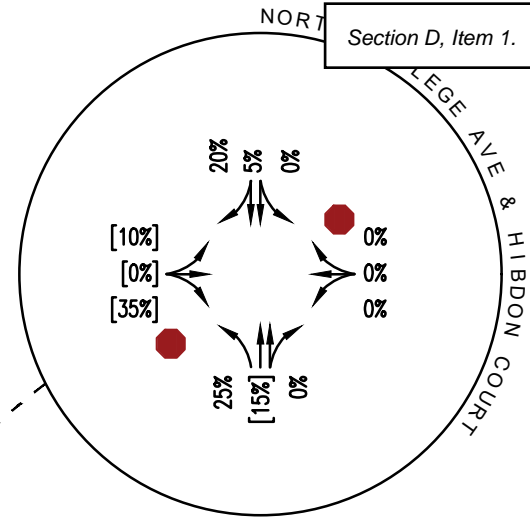
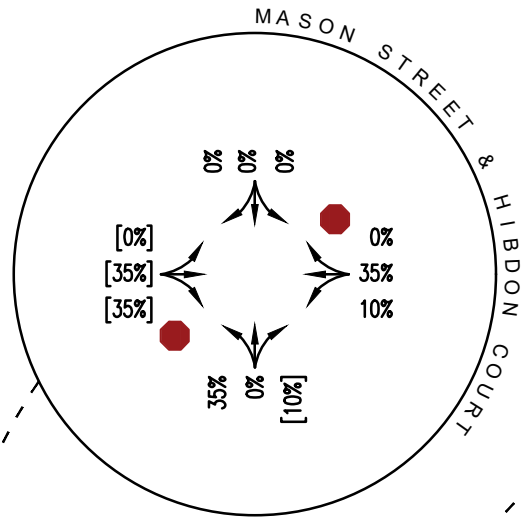
KEY

- X,XXX DAILY TRAFFIC VOLUME
- XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY
YEAR 2025 BACKGROUND TRAFFIC VOLUMES

25%
To/From North
via North
College Ave.



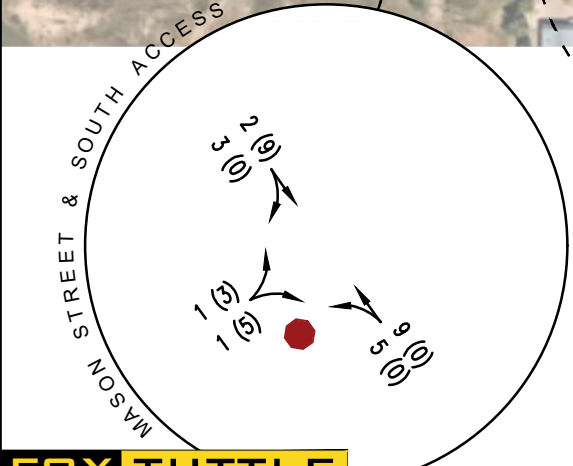
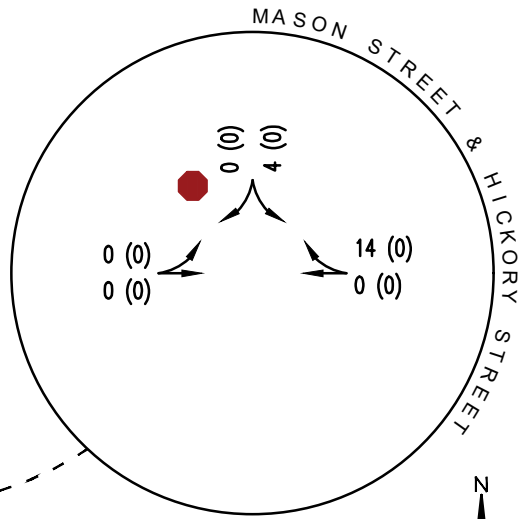
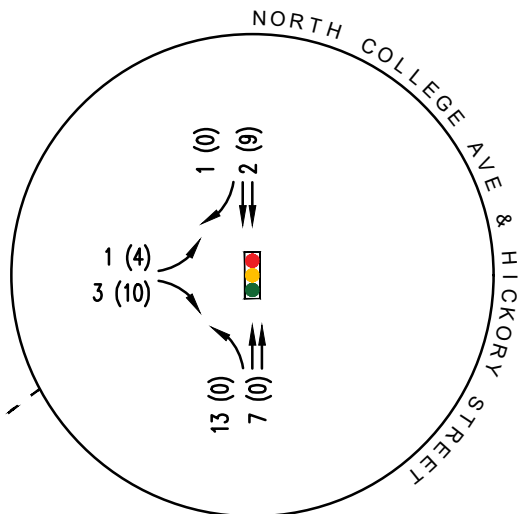
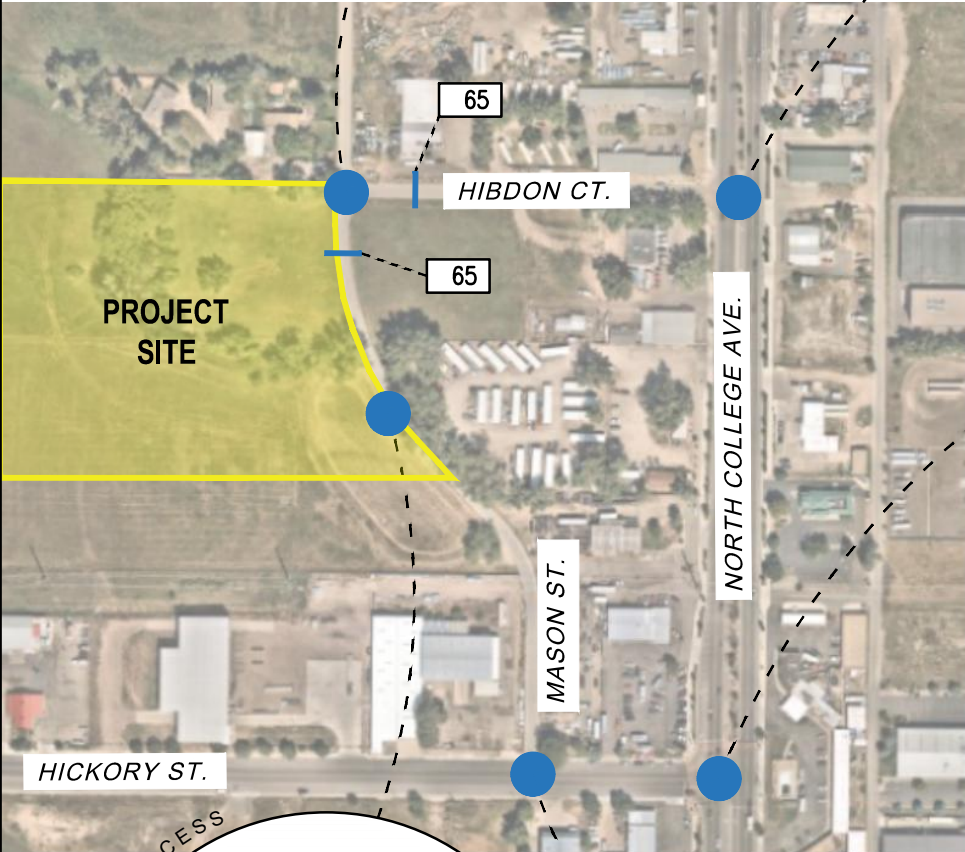
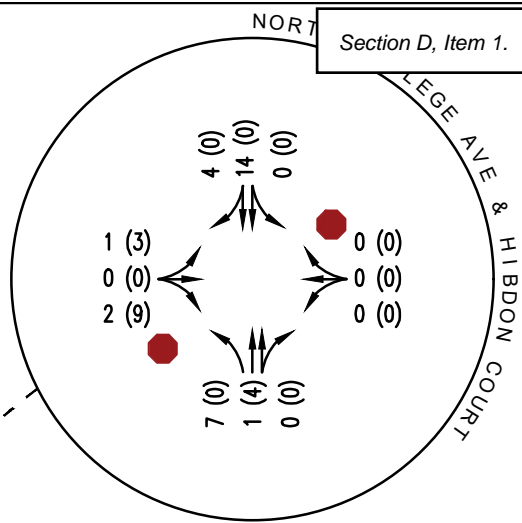
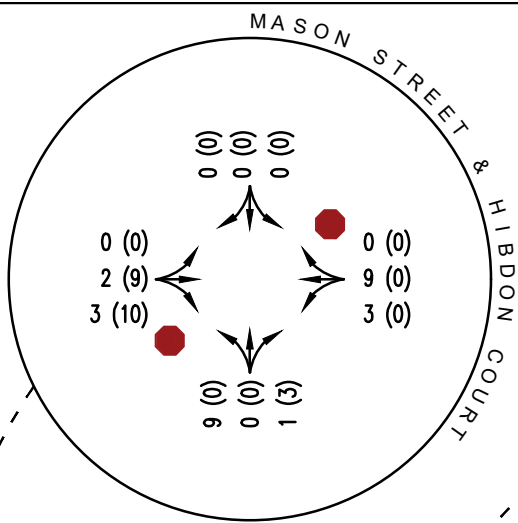
75%
To/From South
via North
College Ave.

KEY

XX% [XX%] ENTERING [EXITING] TRIP PERCENTAGE
→ LANE CONFIGURATION



Section D, Item 1.

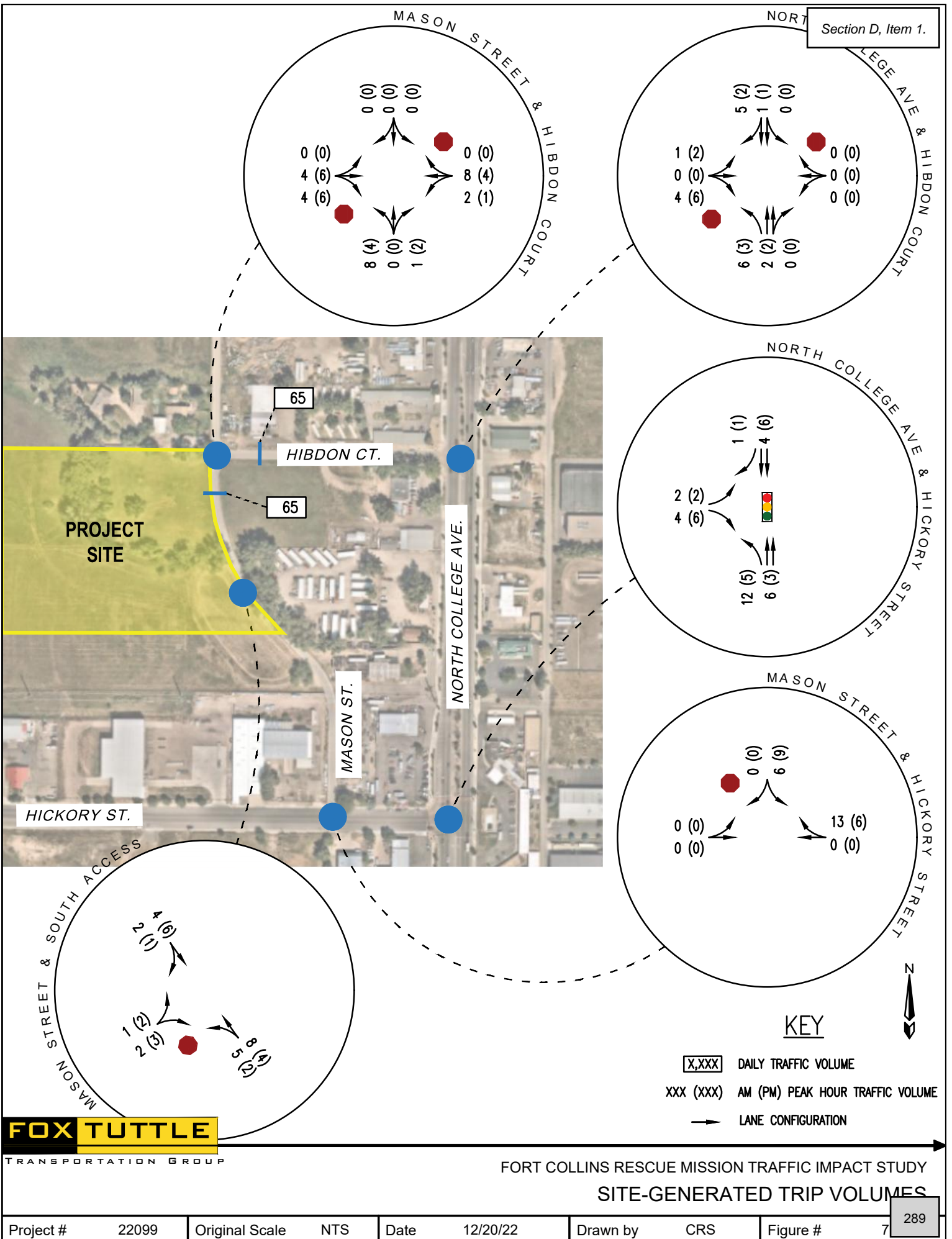


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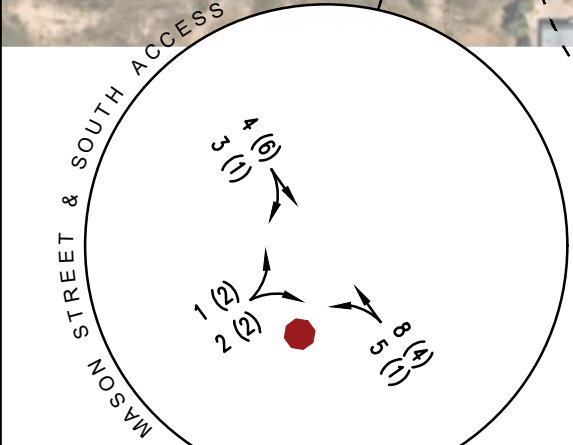
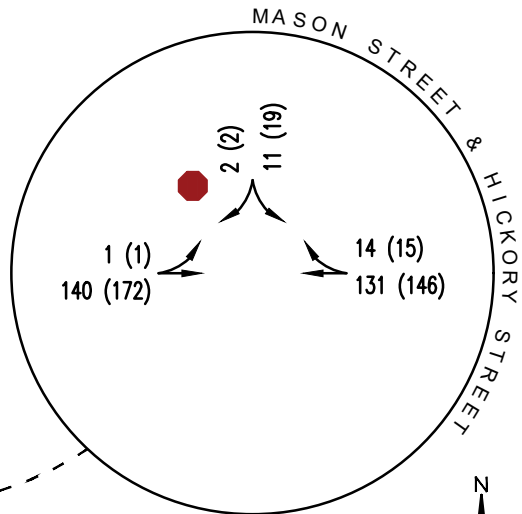
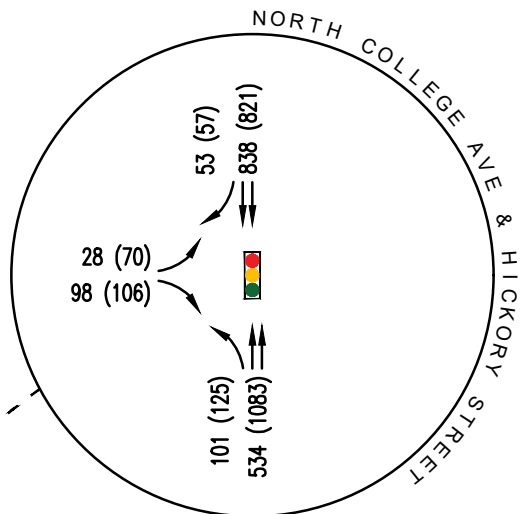
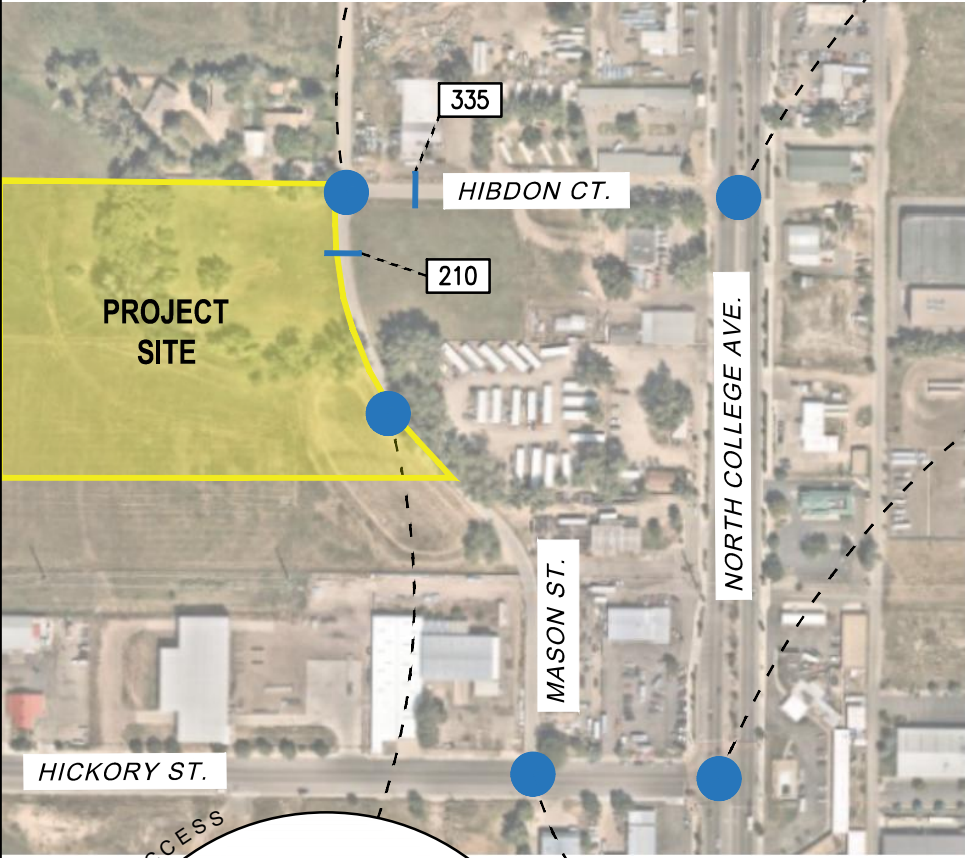
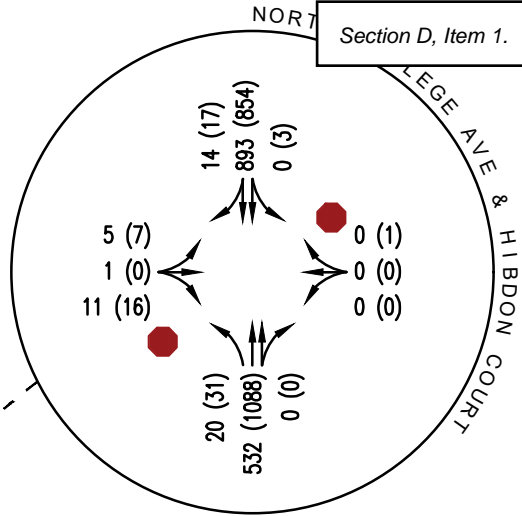
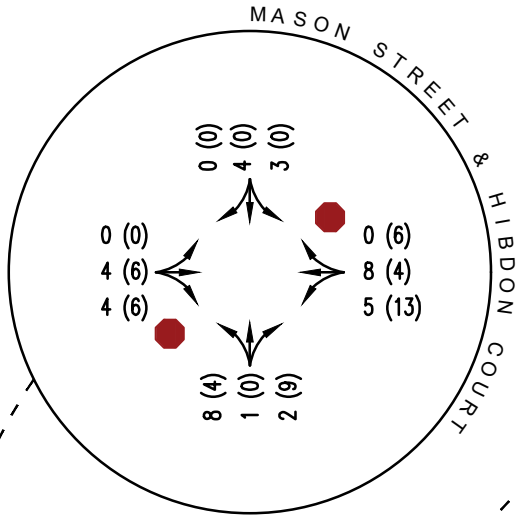
- X,XXX DAILY TRAFFIC VOLUME
- XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION



DENVER RESCUE MISSION TRAFFIC IMPACT STUDY - FORT COLLINS, CO
 SITE-GENERATED TRIP VOLUMES



Section D, Item 1.



KEY

- X,XXX DAILY TRAFFIC VOLUME
- XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION



FORT COLLINS RESCUE MISSION TRAFFIC IMPACT STUDY
 YEAR 2025 BACKGROUND + SITE-GENERATED TRAFFIC VOLUMES

Project #	22099	Original Scale	NTS	Date	12/20/2022	Drawn by	CRS	Figure #	8	290
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Appendix:

Transportation Impact Study Base Assumptions Form

Level of Service Definitions

Existing Traffic Data

Intersection Capacity Worksheets

***Transportation Impact Study
Base Assumptions Form***

Attachment A Transportation Impact Study Base Assumptions

Project Information			
Project Name	Fort Collins Rescue Mission		
Project Location	Parcel west and south of the Mason Street & Hibdon Ct. Intersection		
TIS Assumptions			
Type of Study	Full:	Intermediate: X	
	MTIS:	Memo:	
Study Area Boundaries	North:	Hibdon Ct.	
	South:	Hickory St.	
	East:	North College Ave.	
	West:	Mason St.	
Study Years	Short Range:	2025	
	Long Range:	N/A	
Future Traffic Growth Rate	1% growth (per 11/30/22 discussion and CDOT OTIS data)		
Study Intersections	1. All access drives	5. N. College Ave. & Hickory St.	
	2. Mason St. & Hibdon Ct.	6.	
	3. N. College Ave. & Hibdon Ct.	7.	
	4. Mason St. & Hickory St.	8.	
Time Period for Study	AM: 7:00-9:00	PM: 4:00-6:00	Sat Noon:
Trip Generation Rates	Trip generation rates based on similar sized facility with similar services and shifts. Propose 33 trips AM Peak, 26 Trips PM Peak		
Trip Adjustment Factors	Passby: N/A	Captive Market: N/A	
Overall Trip Distribution	SEE ATTACHED SKETCH		
Mode Split Assumptions	No multi-modal adjustments since trip generation is based on people who drive to the location.		
Design Vehicle Information	Anticipating typical passenger vehicles for trips associated with staff and volunteers.		
Committed Roadway Improvements	To be determined during development review process. Current analysis using a 1% growth factor and projected trips associated with site does not warrant specific turn lanes along North College.		
Other Traffic Studies	None.		
Areas Requiring Special Study	Multimodal activity associated with users of facility.		

Date: _____

Traffic Engineer: _____

Local Entity Engineer: _____

Attachment B Transportation Impact Study Pedestrian Analysis Worksheet

		DESTINATION						
		Rec.	Res.←	Inst.	Ofc/Bus.	Com.	Ind.	Other (Specify)
Origin (project land use)	Recreation							
	1) Residential	See Attached Spreadsheet						
	Institution (school, church, civic)							
	Office/Business							
	Commercial							
	Industrial							
	Other (specify)							
		Ft. Collins Rescue Mission						

INSTRUCTIONS:

Identify the pedestrian destinations within 1320' (1.5 miles for schools) of the project boundary in the spaces above. The pedestrian Level of Service for the facility/corridor linking these destinations to the project site will be based on the directness, continuity, types of street crossings, walkway surface condition, visual interest/amenity, and security of the selected route(s).

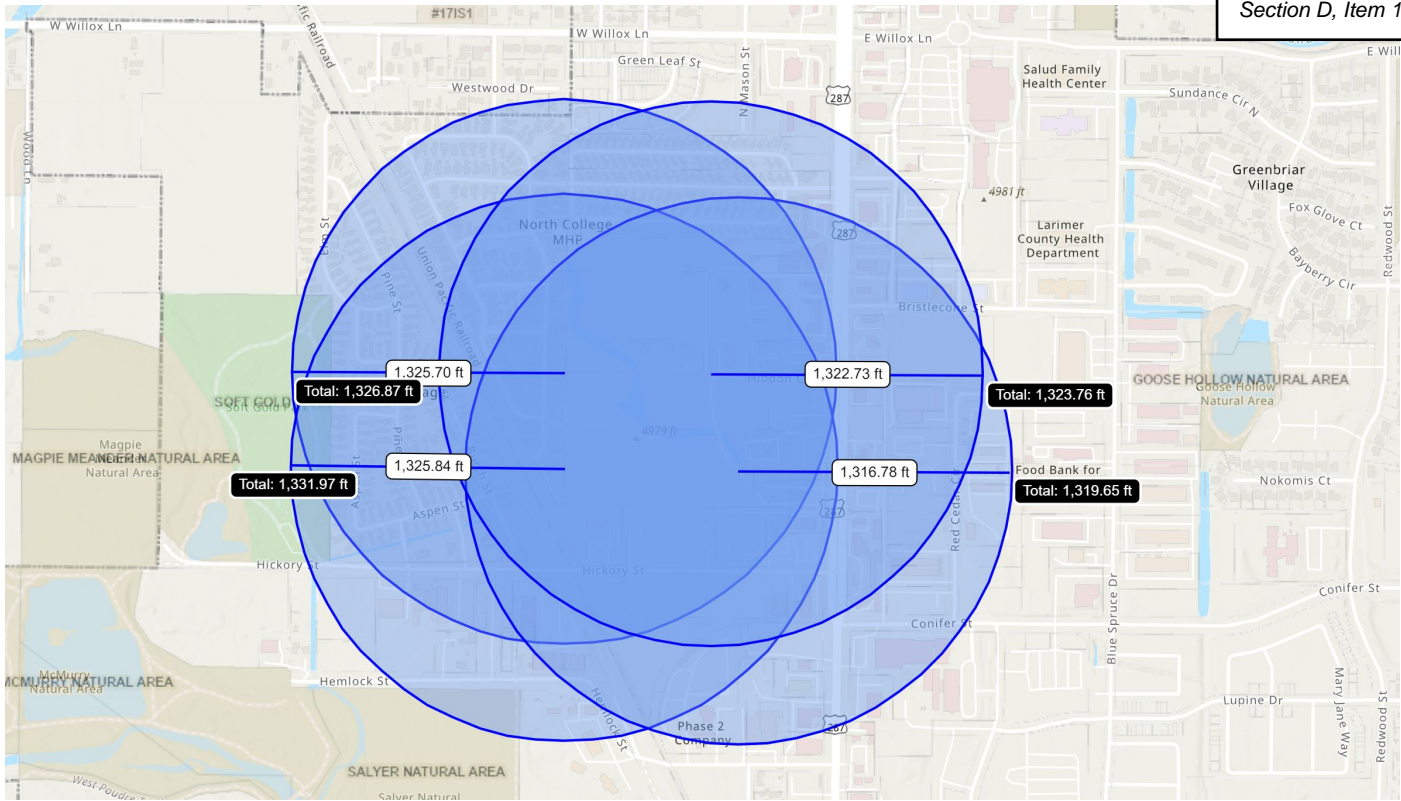
← 12 Dwelling units or more.

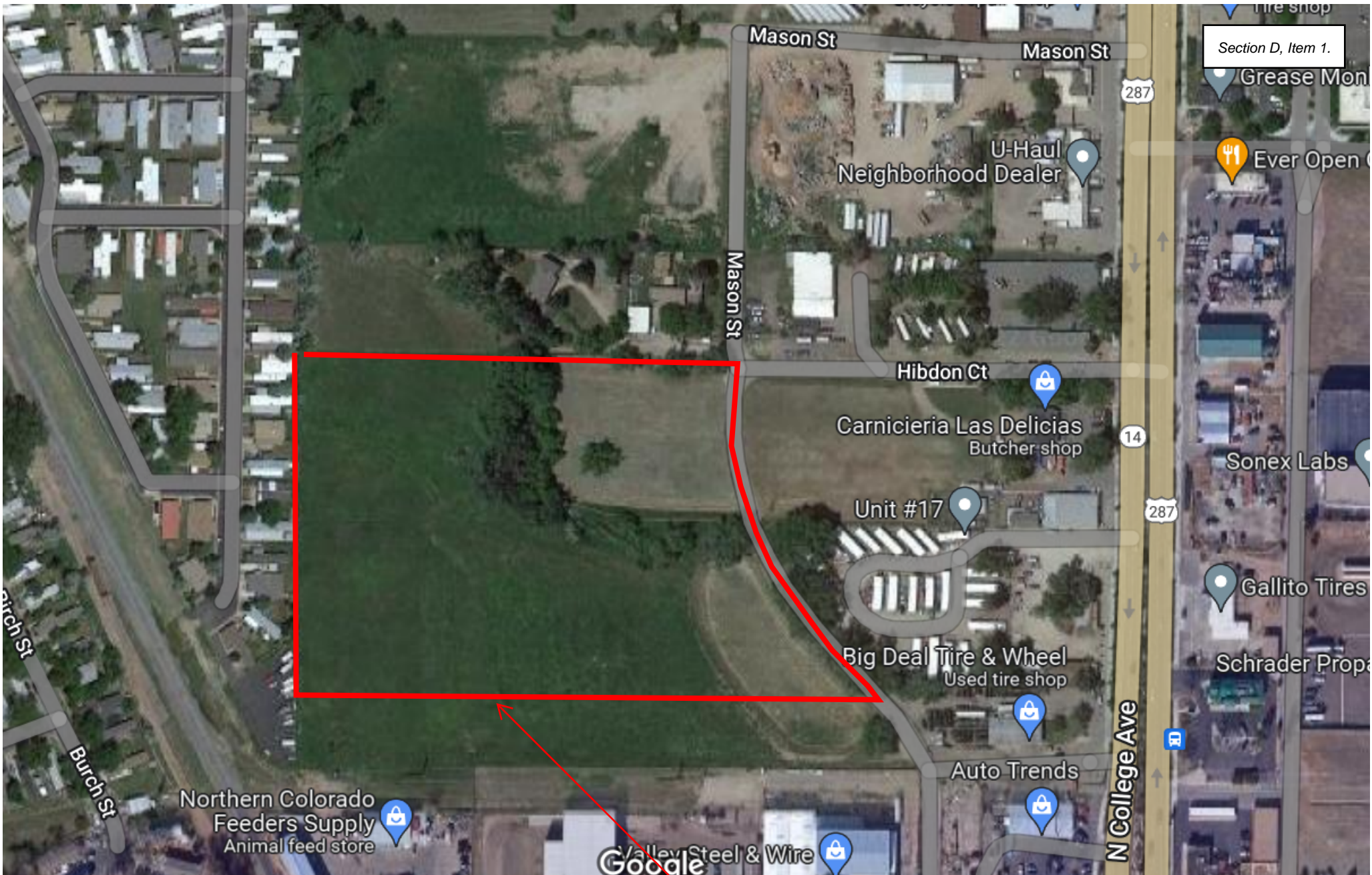
Transportation Impact Study
 Pedestrian Analysis Worksheet

	Recreation	Residential	Inst.	Ofc/Bus.	Com.	Ind.	Other
Recreation							
Residential							
Institution							
Office/Business							
Commercial							
Industrial							
Other (Fort Collins Rescue Mission)	Hickory Trail, Soft Gold Park, Salyer Natural Area	North College Mobile Home Park, Revive, Hickory Village, Stonecrest Mobile Home Park, single family home adjacent to site.	Food Bank for Larimer County*	Various auto oriented repair services	Various Businesses off North College, JAX, banks, the Lyric, touches Country Club Corners Development**	Rocky Mountain Recycling, Valley Steel and Wire,	Several North College Hotels fall within the 1320' radius.

*Other services, including Larimer County Services off Wilcox, the Murphy Center, Homeward Alliance, the Health District Family Dental Clinic, WIC, and Salud are near the site but outside the 1320' radius.

** North College Marketplace near the development but outside the 1320' radius.





Section D, Item 1.

Proposed location for
new Ft. Collins Rescue
Mission campus

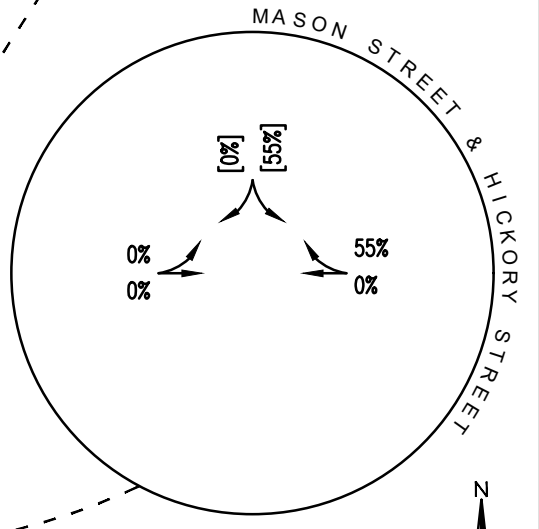
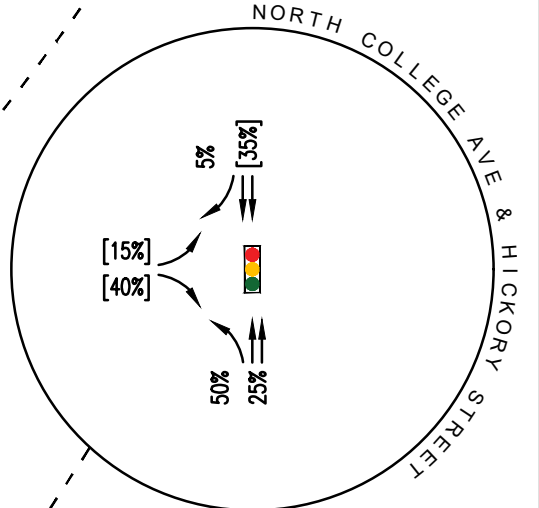
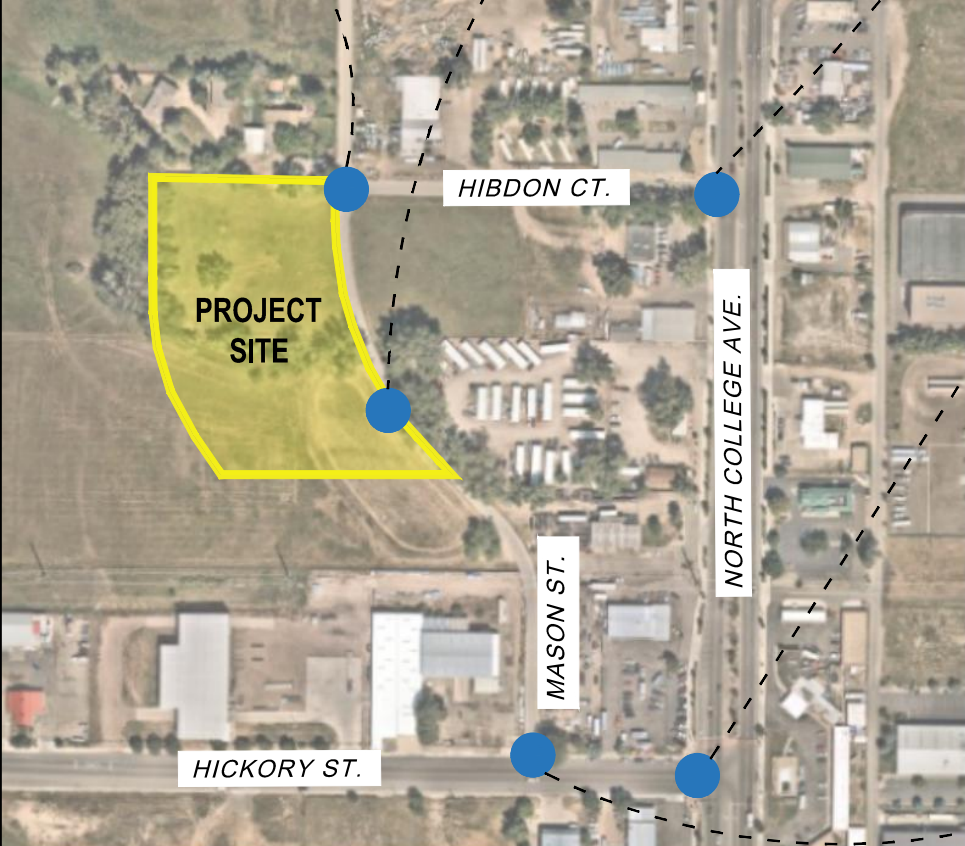
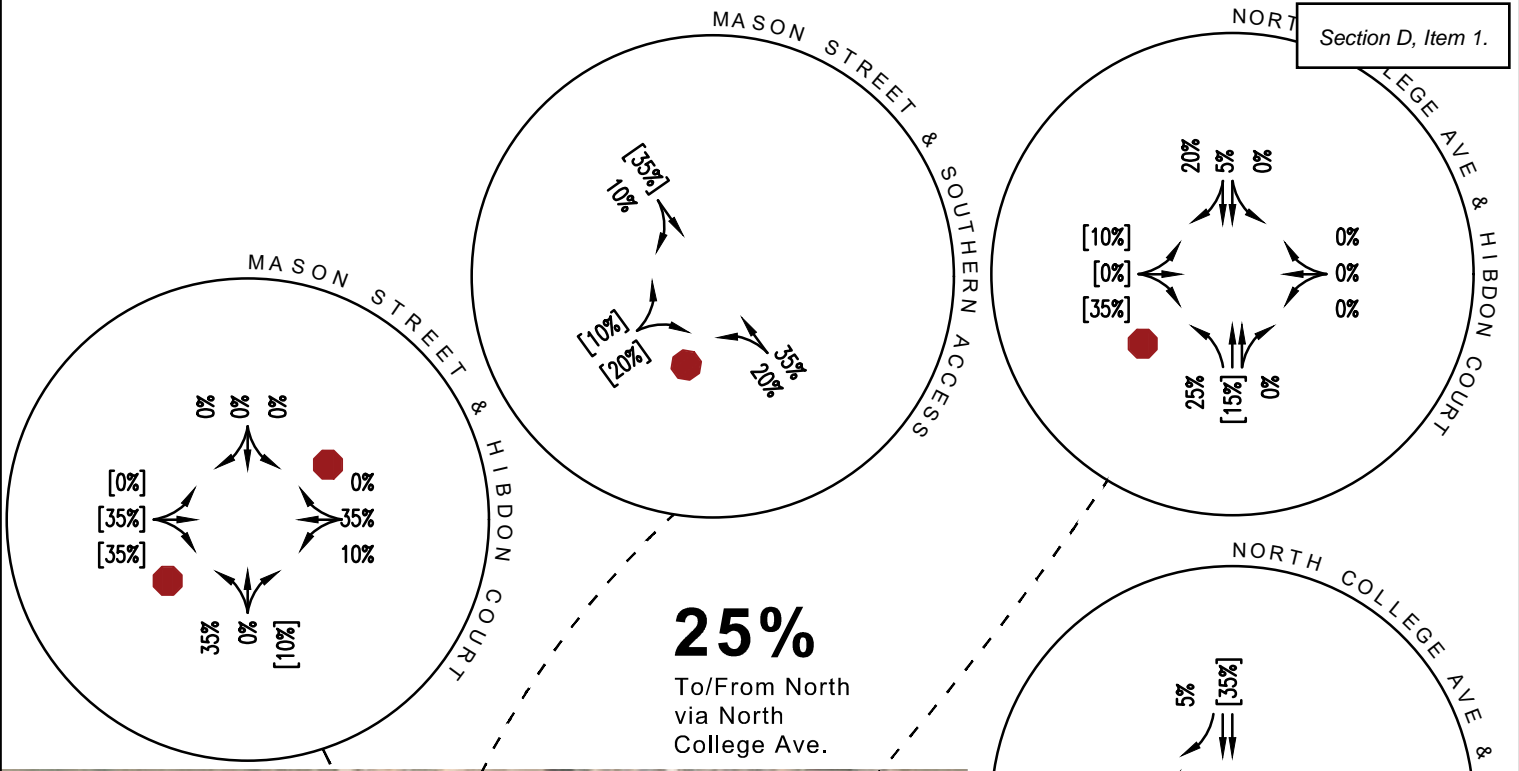


Table 3 - Trip Generation Summary

Users of Facility	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Employees (16 total)	People	1.00		68	34	34		23	16	7		16	0	16
Volunteers/Interns (10 Total)	People	1.00		44	22	22		10	10	0		10	0	10
Visitors*	People	1.00		20	10	10		0	0	0		0	0	0
Deliveries*	People	1.00		4	2	2		0	0	0		0	0	0
Partner Organization Visitors*	People	1.00		10	5	5		0	0	0		0	0	0
Patrons *	People	0.00		0	0	0		0	0	0		0	0	0
Total New Trips				146	73	73		33	26	7		26	0	26

Source: Data from Denver Rescue Mission facilities of similar size and operations.

* Trips not included as they do not occur during the Peak Hours



75%
To/From South
via North
College Ave.

KEY

XX% [XX%] ENTERING [EXITING] TRIP PERCENTAGE
 → LANE CONFIGURATION



FORT COLLINS RESCUE MISSION TRAFFIC ANALYSIS STUDY - FORT COLLINS, CO
 SITE TRIP DISTRIBUTION



Level of Service Definitions



LEVEL OF SERVICE DEFINITIONS

In rating roadway and intersection operating conditions with existing or future traffic volumes, “Levels of Service” (LOS) A through F are used, with LOS A indicating very good operation and LOS F indicating poor operation. Levels of service at signalized and unsignalized intersections are closely associated with vehicle delays experienced in seconds per vehicle. More complete level of service definitions and delay data for signal and stop sign controlled intersections are contained in the following table for reference.

Level of Service Rating	Delay in seconds per vehicle (a)		Definition
	Signalized	Unsignalized	
A	0.0 to 10.0	0.0 to 10.0	Low vehicular traffic volumes; primarily free flow operations. Density is low and vehicles can freely maneuver within the traffic stream. Drivers are able to maintain their desired speeds with little or no delay.
B	10.1 to 20.0	10.1 to 15.0	Stable vehicular traffic volume flow with potential for some restriction of operating speeds due to traffic conditions. Vehicle maneuvering is only slightly restricted. The stopped delays are not bothersome and drivers are not subject to appreciable tension.
C	20.1 to 35.0	15.1 to 25.0	Stable traffic operations, however the ability for vehicles to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail, but adverse signal coordination or longer vehicle queues cause delays along the corridor.
D	35.1 to 55.0	25.1 to 35.0	Approaching unstable vehicular traffic flow where small increases in volume could cause substantial delays. Most drivers are restricted in ability to maneuver and selection of travel speeds due to congestion. Driver comfort and convenience are low, but tolerable.
E	55.1 to 80.0	35.1 to 50.0	Traffic operations characterized by significant approach delays and average travel speeds of one-half to one-third the free flow speed. Vehicular flow is unstable and there is potential for stoppages of brief duration. High signal density, extensive vehicle queuing, or corridor signal progression/timing are the typical causes of vehicle delays at signalized corridors.
F	> 80.0	> 50.0	Forced vehicular traffic flow and operations with high approach delays at critical intersections. Vehicle speeds are reduced substantially, and stoppages may occur for short or long periods of time because of downstream congestion.

(a) Delay ranges based on Highway Capacity Manual (6th Edition, 2016) criteria.



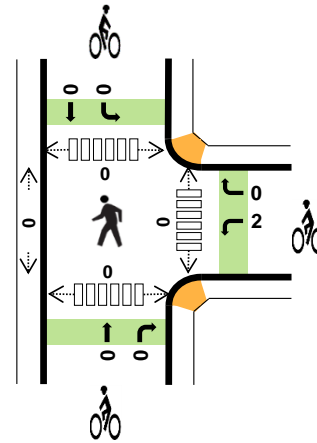
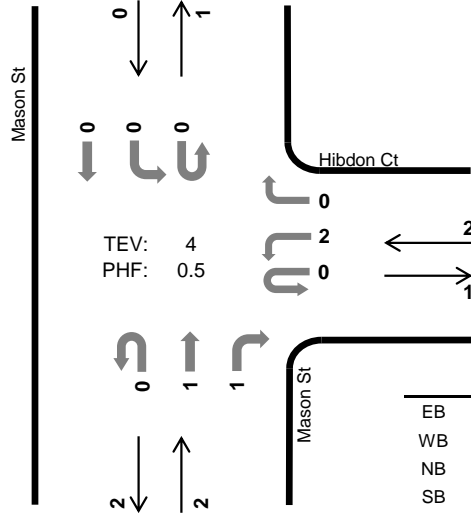
***Existing
Traffic Data***

Mason St Hibdon Ct



Peak Hour

Date: 12/07/2022
 Count Period: 7:00 AM to 9:00 AM
 Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	-	-
WB	100.0%	0.25
NB	0.0%	0.25
SB	-	-
TOTAL	50.0%	0.50

Two-Hour Count Summaries

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2	3	
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
8:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	4	
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Count Total	0	0	0	0	0	3	0	0	0	0	0	1	1	0	0	0	5	0	
Peak Hour	All	0	0	0	0	0	2	0	0	0	0	1	1	0	0	0	0	4	0
	HV	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0
	HV%	-	-	-	-	-	100%	-	-	-	-	0%	0%	-	-	-	-	50%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0
Count Total	0	3	0	0	3	0	2	3	0	5	0	0	0	0	0
Peak Hr	0	2	0	0	2	0	2	0	0	2	0	0	0	0	0

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0
Peak Hour	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0

Two-Hour Count Summaries - Bikes

Interval Start	n/a			Hibdon Ct			Mason St			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	2	0	0	0	0	0	0	0	0	2	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	3	0	0	0	3	3
Count Total	0	0	0	2	0	0	0	0	3	0	0	0	5	0
Peak Hour	0	0	0	2	0	0	0	0	0	0	0	0	2	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

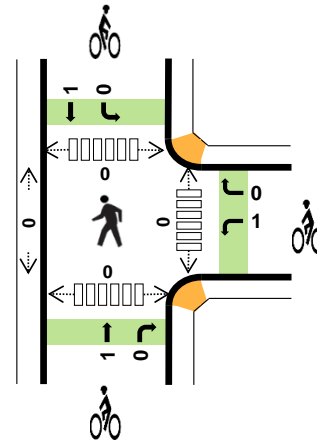
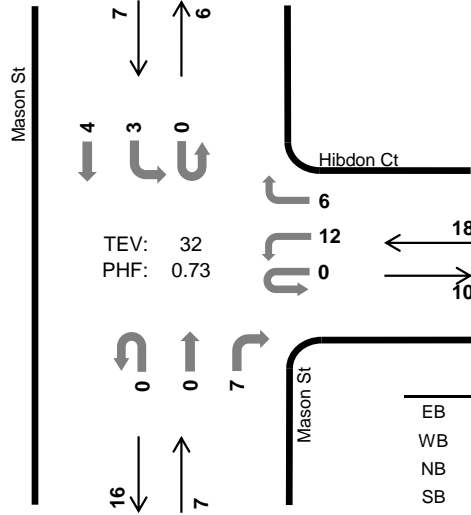


Mason St Hibdon Ct



Peak Hour

Date: 12/07/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM



	HV %:	PHF
EB	-	-
WB	11.1%	0.75
NB	0.0%	0.58
SB	14.3%	0.44
TOTAL	9.4%	0.73

Two-Hour Count Summaries

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	3	0	0	1	0	5	0	
4:15 PM	0	0	0	0	0	3	0	3	0	0	0	0	0	0	1	0	7	0	
4:30 PM	0	0	0	0	0	3	0	2	0	0	0	2	0	2	2	0	11	0	
4:45 PM	0	0	0	0	0	6	0	0	0	0	0	2	0	1	0	0	9	32	
5:00 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	29	
5:15 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	1	2	0	5	27	
5:30 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	3	19	
5:45 PM	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	3	13	
Count Total	0	0	0	0	0	16	0	10	0	0	1	7	0	4	7	0	45	0	
Peak Hour	All	0	0	0	0	0	12	0	6	0	0	0	7	0	3	4	0	32	0
	HV	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0
	HV%	-	-	-	-	-	0%	-	33%	-	-	-	0%	-	0%	25%	-	9%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	1	0	1	2	0	1	0	0	1	0	0	0	0	0
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	2	0	1	3	0	1	1	1	3	0	0	0	0	0
Peak Hr	0	2	0	1	3	0	1	1	1	3	0	0	0	0	0

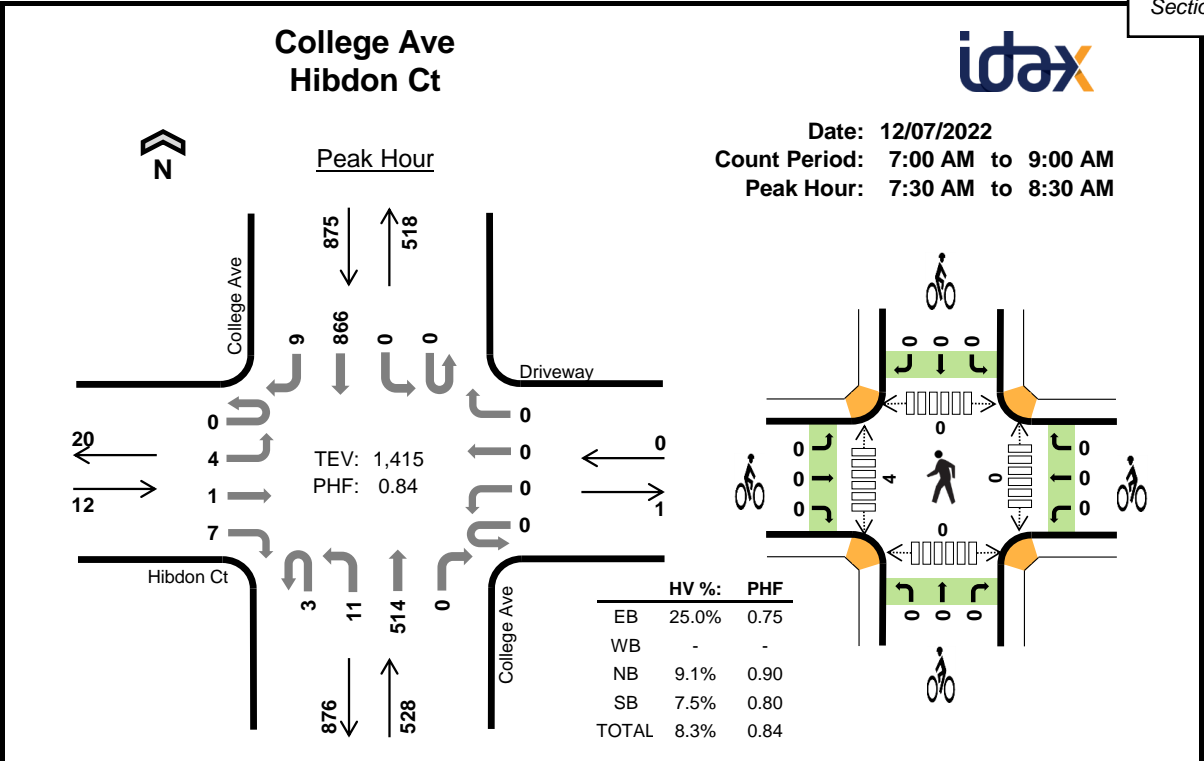
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2	0
4:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0
Peak Hour	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0

Two-Hour Count Summaries - Bikes

Interval Start	n/a			Hibdon Ct			Mason St			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	1	0	0	0	0	0	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	3
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	1	0	0	0	1	0	0	1	0	3	0
Peak Hour	0	0	0	1	0	0	0	1	0	0	1	0	3	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hibdon Ct				Driveway				College Ave				College Ave				15-min Total	Rolling One Hour	
	Eastbound		RT		Westbound		RT		Northbound		RT		Southbound		RT				
7:00 AM	0	0	0	0	0	0	0	0	0	1	86	0	0	0	135	3	225	0	
7:15 AM	0	1	0	1	0	0	0	0	0	1	104	0	0	0	182	1	290	0	
7:30 AM	0	2	0	0	0	0	0	0	0	0	112	0	0	0	230	3	347	0	
7:45 AM	0	1	0	2	0	0	0	0	2	4	140	0	0	0	271	2	422	1,284	
8:00 AM	0	1	0	2	0	0	0	0	1	5	123	0	0	0	160	1	293	1,352	
8:15 AM	0	0	1	3	0	0	0	0	0	2	139	0	0	0	205	3	353	1,415	
8:30 AM	0	2	0	2	0	0	0	0	1	1	120	0	0	0	188	2	316	1,384	
8:45 AM	0	1	1	0	0	1	0	1	0	2	139	0	1	0	196	4	346	1,308	
Count Total	0	8	2	10	0	1	0	1	4	16	963	0	1	0	1,567	19	2,592	0	
Peak Hour	All	0	4	1	7	0	0	0	0	3	11	514	0	0	0	866	9	1,415	0
	HV	0	1	0	2	0	0	0	0	0	1	47	0	0	0	63	3	117	0
	HV%	-	25%	0%	29%	-	-	-	-	0%	9%	9%	-	-	-	7%	33%	8%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	11	15	26	0	0	0	0	0	1	1	0	0	2
7:15 AM	0	0	19	4	23	0	0	0	2	2	0	3	0	0	3
7:30 AM	1	0	13	12	26	0	0	0	0	0	0	1	0	0	1
7:45 AM	1	0	11	15	27	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	8	21	29	0	0	0	0	0	0	1	0	0	1
8:15 AM	1	0	16	18	35	0	0	0	0	0	0	2	0	0	2
8:30 AM	2	0	14	14	30	0	0	0	0	0	2	2	0	0	4
8:45 AM	0	0	10	20	30	0	0	1	0	1	2	4	1	0	7
Count Total	5	0	102	119	226	0	0	1	2	3	5	14	1	0	20
Peak Hour	3	0	48	66	117	0	0	0	0	0	0	4	0	0	4

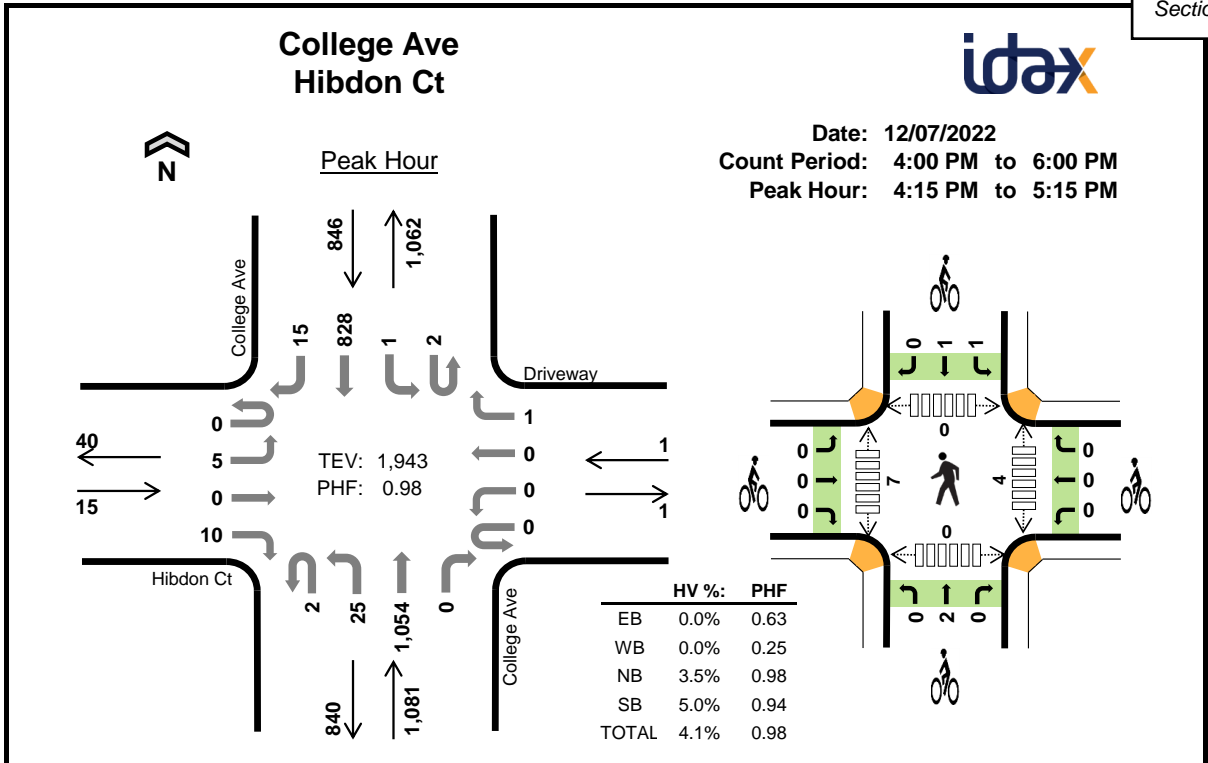
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hibdon Ct				Driveway				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	11	0	0	0	15	0	26	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	19	0	0	0	3	1	23	0
7:30 AM	0	1	0	0	0	0	0	0	0	0	13	0	0	0	12	0	26	0
7:45 AM	0	0	0	1	0	0	0	0	0	0	11	0	0	0	14	1	27	102
8:00 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	21	0	29	105
8:15 AM	0	0	0	1	0	0	0	0	0	1	15	0	0	0	16	2	35	117
8:30 AM	0	0	0	2	0	0	0	0	0	1	13	0	0	0	14	0	30	121
8:45 AM	0	0	0	0	0	0	0	0	0	0	10	0	0	0	20	0	30	124
Count Total	0	1	0	4	0	0	0	0	0	2	100	0	0	0	115	4	226	0
Peak Hour	0	1	0	2	0	0	0	0	0	1	47	0	0	0	63	3	117	0

Two-Hour Count Summaries - Bikes

Interval Start	Hibdon Ct			Driveway			College Ave			College Ave			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	2	2	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	1	1
Count Total	0	0	0	0	0	0	0	1	0	0	0	2	3	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hibdon Ct				Driveway				College Ave				15-min Total	Rolling One Hour					
	Eastbound				Westbound				Northbound						Southbound				
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	2	0	3	0	0	0	0	2	7	250	0	0	0	197	3	464	0	
4:15 PM	0	2	0	0	0	0	0	0	2	8	262	0	0	0	199	6	479	0	
4:30 PM	0	1	0	4	0	0	0	0	0	7	266	0	0	1	211	4	494	0	
4:45 PM	0	2	0	4	0	0	0	1	0	2	259	0	2	0	221	3	494	1,931	
5:00 PM	0	0	0	2	0	0	0	0	0	8	267	0	0	0	197	2	476	1,943	
5:15 PM	0	1	0	2	0	0	0	0	2	4	263	0	0	0	196	2	470	1,934	
5:30 PM	0	1	0	3	0	0	0	0	1	5	261	0	0	0	200	4	475	1,915	
5:45 PM	0	2	0	4	0	0	0	0	0	2	206	1	0	0	165	3	383	1,804	
Count Total	0	11	0	22	0	0	0	1	7	43	2,034	1	2	1	1,586	27	3,735	0	
Peak Hour	All	0	5	0	10	0	0	0	1	2	25	1,054	0	2	1	828	15	1,943	0
	HV	0	0	0	0	0	0	0	0	0	1	37	0	0	0	42	0	80	0
	HV%	-	0%	-	0%	-	-	-	0%	0%	4%	4%	-	0%	0%	5%	0%	4%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	22	13	35	0	0	0	0	0	1	7	1	0	9
4:15 PM	0	0	14	11	25	0	0	1	0	1	2	0	0	0	2
4:30 PM	0	0	13	11	24	0	0	0	1	1	2	2	0	0	4
4:45 PM	0	0	7	14	21	0	0	1	0	1	0	2	0	0	2
5:00 PM	0	0	4	6	10	0	0	0	1	1	0	3	0	0	3
5:15 PM	0	0	7	11	18	0	0	0	0	0	1	1	0	0	2
5:30 PM	0	0	13	10	23	0	0	0	0	0	1	2	0	0	3
5:45 PM	0	0	2	5	7	0	0	0	0	0	0	4	0	4	8
Count Total	0	0	82	81	163	0	0	2	2	4	7	21	1	4	33
Peak Hour	0	0	38	42	80	0	0	2	2	4	4	7	0	0	11

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hibdon Ct				Driveway				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	1	21	0	0	0	13	0	35	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	13	0	0	0	11	0	25	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	11	0	24	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	14	0	21	105
5:00 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	6	0	10	80
5:15 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	11	0	18	73
5:30 PM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	10	0	23	72
5:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	7	58
Count Total	0	0	0	0	0	0	0	0	0	2	80	0	0	0	81	0	163	0
Peak Hour	0	0	0	0	0	0	0	0	0	1	37	0	0	0	42	0	80	0

Two-Hour Count Summaries - Bikes

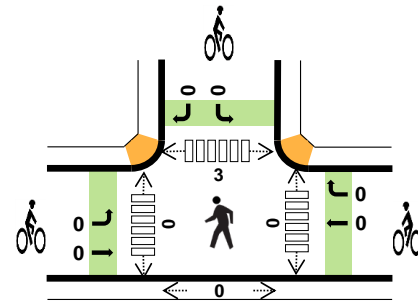
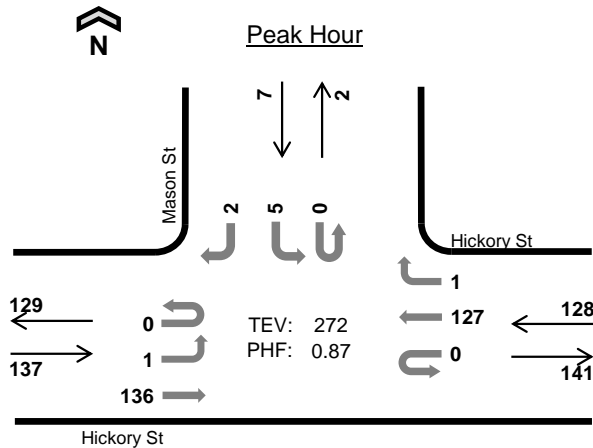
Interval Start	Hibdon Ct			Driveway			College Ave			College Ave			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	3
5:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	1	4
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	0	0	0	0	0	2	0	1	1	0	4	0
Peak Hour	0	0	0	0	0	0	0	2	0	1	1	0	4	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Mason St
Hickory St



Date: 12/07/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM



	HV %:	PHF
EB	2.9%	0.65
WB	3.9%	0.80
NB	-	-
SB	42.9%	0.88
TOTAL	4.4%	0.87

Two-Hour Count Summaries

Interval Start	Hickory St Eastbound				Hickory St Westbound				N/A Northbound				Mason St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	0	21	0	0	0	14	0	0	0	0	0	0	0	0	0	35	0	
7:15 AM	0	0	22	0	0	0	20	0	0	0	0	0	0	1	0	1	44	0	
7:30 AM	0	0	33	0	0	0	27	0	0	0	0	0	0	0	0	0	60	0	
7:45 AM	0	1	27	0	0	0	39	1	0	0	0	0	0	2	0	0	70	209	
8:00 AM	0	0	24	0	0	0	40	0	0	0	0	0	0	2	0	0	66	240	
8:15 AM	0	0	32	0	0	0	24	0	0	0	0	0	0	0	0	2	58	254	
8:30 AM	0	0	53	0	0	0	24	0	0	0	0	0	0	1	0	0	78	272	
8:45 AM	0	0	26	0	1	0	23	0	0	0	0	0	0	0	0	0	50	252	
Count Total	0	1	238	0	1	0	211	1	0	0	0	0	0	6	0	3	461	0	
Peak Hour	All	0	1	136	0	0	0	127	1	0	0	0	0	0	5	0	2	272	0
	HV	0	0	4	0	0	0	4	1	0	0	0	0	0	1	0	2	12	0
	HV%	-	0%	3%	-	-	-	3%	100%	-	-	-	-	-	20%	-	100%	4%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	2	1	0	0	3	0	0	0	0	0	0	0	1	0	1
7:15 AM	2	1	0	1	4	0	1	0	0	1	0	0	0	0	0
7:30 AM	1	0	0	0	1	0	0	0	2	2	0	0	1	0	1
7:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1
8:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1
8:15 AM	1	2	0	2	5	0	0	0	0	0	0	0	1	0	1
8:30 AM	3	2	0	0	5	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	4	0	0	0	4	0	0	1	0	1
Count Total	9	7	0	4	20	4	1	0	2	7	0	0	6	0	6
Peak Hr	4	5	0	3	12	0	0	0	0	0	0	0	3	0	3

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hickory St				Hickory St				N/A				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
7:15 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	1	4	0
7:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
7:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	9
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	7
8:15 AM	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	2	5	8
8:30 AM	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5	12
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Count Total	0	0	9	0	0	0	6	1	0	0	0	0	0	1	0	3	20	0
Peak Hour	0	0	4	0	0	0	4	1	0	0	0	0	0	1	0	2	12	0

Two-Hour Count Summaries - Bikes

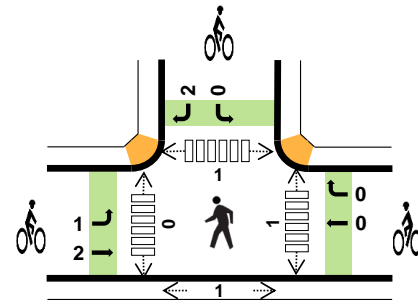
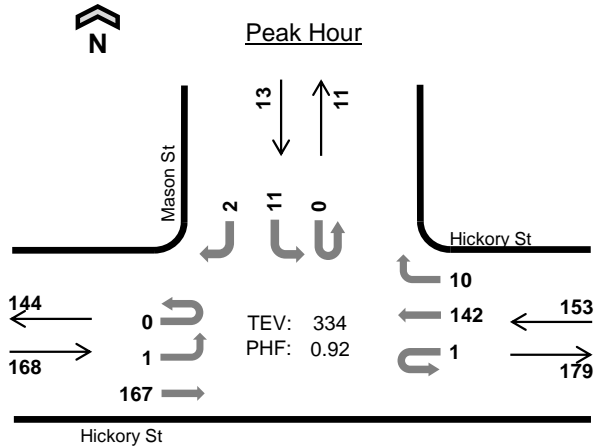
Interval Start	Hickory St			Hickory St			N/A			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	2	2	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	3	1	0	0	0	0	0	0	0	0	0	0	4	4
Count Total	3	1	0	0	1	0	0	0	0	0	0	2	7	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Mason St
Hickory St



Date: 12/07/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM



	HV %:	PHF
EB	1.8%	0.93
WB	2.0%	0.87
NB	-	-
SB	0.0%	0.65
TOTAL	1.8%	0.92

Two-Hour Count Summaries

Interval Start	Hickory St Eastbound				Hickory St Westbound				N/A Northbound				Mason St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	2	40	0	0	0	43	3	0	0	0	0	0	1	0	1	90	0	
4:15 PM	0	0	24	0	0	0	40	2	0	0	0	0	0	4	0	2	72	0	
4:30 PM	0	1	35	0	0	0	36	2	0	0	0	0	0	5	0	0	79	0	
4:45 PM	0	0	43	0	0	0	38	6	0	0	0	0	0	2	0	2	91	332	
5:00 PM	0	0	45	0	0	0	29	2	0	0	0	0	0	3	0	0	79	321	
5:15 PM	0	0	44	0	1	0	39	0	0	0	0	0	0	1	0	0	85	334	
5:30 PM	0	0	19	0	0	0	32	2	0	0	0	0	0	2	0	0	55	310	
5:45 PM	0	0	22	0	0	0	37	1	0	0	0	0	0	1	0	1	62	281	
Count Total	0	3	272	0	1	0	294	18	0	0	0	0	0	19	0	6	613	0	
Peak Hour	All	0	1	167	0	1	0	142	10	0	0	0	0	0	11	0	2	334	0
	HV	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	6	0
	HV%	-	0%	2%	-	0%	-	2%	0%	-	-	-	-	-	0%	-	0%	2%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	2	0	0	2	4	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	0	0	1	1	0	1	0	2
4:30 PM	1	1	0	0	2	2	0	0	1	3	0	0	0	1	1
4:45 PM	1	1	0	0	2	1	0	0	0	1	1	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
5:15 PM	1	1	0	0	2	0	0	0	1	1	0	0	0	0	0
5:30 PM	0	0	0	0	0	2	0	0	0	2	6	0	1	0	7
5:45 PM	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2
Count Total	5	3	0	2	10	6	1	0	2	9	10	0	3	1	14
Peak Hr	3	3	0	0	6	3	0	0	2	5	1	0	1	1	3

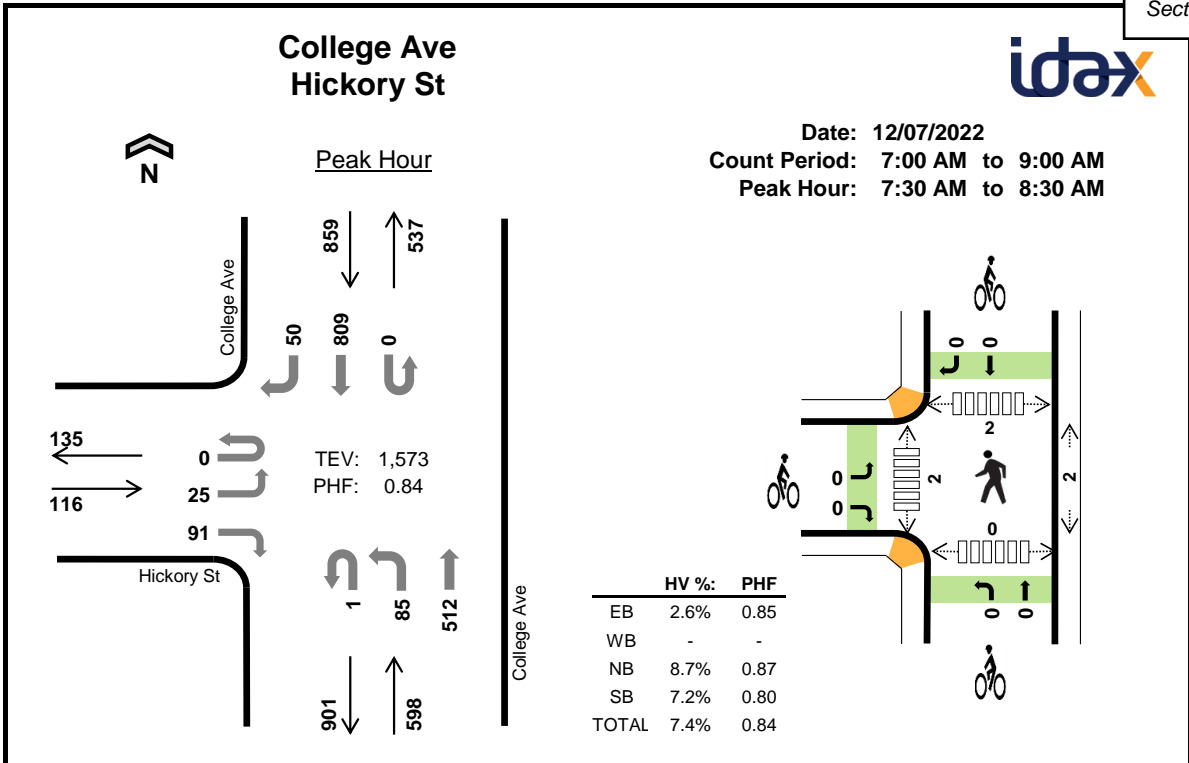
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hickory St				Hickory St				N/A				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	1	4	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0
4:45 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	8
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:15 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	6
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	5	0	0	0	3	0	0	0	0	0	0	1	0	1	10	0
Peak Hour	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	6	0

Two-Hour Count Summaries - Bikes

Interval Start	Hickory St			Hickory St			N/A			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	0
4:30 PM	0	2	0	0	0	0	0	0	0	0	0	1	3	0
4:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	1	5
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	1	5
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	2	4
5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	1	4
Count Total	1	5	0	0	1	0	0	0	0	0	0	2	9	0
Peak Hour	1	2	0	0	0	0	0	0	0	0	0	2	5	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour	
	Eastbound		Westbound		Northbound		Southbound		UT		LT		TH		RT				
7:00 AM	0	3	0	17	0	0	0	0	0	8	75	0	0	0	125	7	235	0	
7:15 AM	0	4	0	17	0	0	0	0	0	15	98	0	0	0	172	10	316	0	
7:30 AM	0	5	0	29	0	0	0	0	0	16	116	0	0	0	215	13	394	0	
7:45 AM	0	8	0	20	0	0	0	0	1	32	138	0	0	0	254	13	466	1,411	
8:00 AM	0	6	0	19	0	0	0	0	0	22	122	0	0	0	143	17	329	1,505	
8:15 AM	0	6	0	23	0	0	0	0	0	15	136	0	0	0	197	7	384	1,573	
8:30 AM	0	15	0	39	0	0	0	0	1	21	117	0	0	0	183	8	384	1,563	
8:45 AM	0	6	0	22	0	0	0	0	0	12	138	0	0	0	179	13	370	1,467	
Count Total	0	53	0	186	0	0	0	0	2	141	940	0	0	0	1,468	88	2,878	0	
Peak Hour	All	0	25	0	91	0	0	0	0	1	85	512	0	0	0	809	50	1,573	0
	HV	0	0	0	3	0	0	0	0	0	2	50	0	0	0	62	0	117	0
	HV%	-	0%	-	3%	-	-	-	-	0%	2%	10%	-	-	-	8%	0%	7%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	2	0	12	14	28	0	0	0	0	0	0	0	0	0	0
7:15 AM	2	0	17	3	22	0	0	0	0	0	0	2	0	0	2
7:30 AM	1	0	14	11	26	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	13	14	27	0	0	0	0	0	0	0	0	0	0
8:00 AM	1	0	7	20	28	0	0	0	0	0	0	1	0	0	1
8:15 AM	1	0	18	17	36	0	0	0	0	0	2	1	2	0	5
8:30 AM	3	0	18	17	38	0	0	0	0	0	2	2	0	0	4
8:45 AM	0	0	8	21	29	1	0	0	0	1	0	4	0	0	4
Count Total	10	0	107	117	234	1	0	0	0	1	4	10	2	0	16
Peak Hr	3	0	52	62	117	0	0	0	0	0	2	2	2	0	6

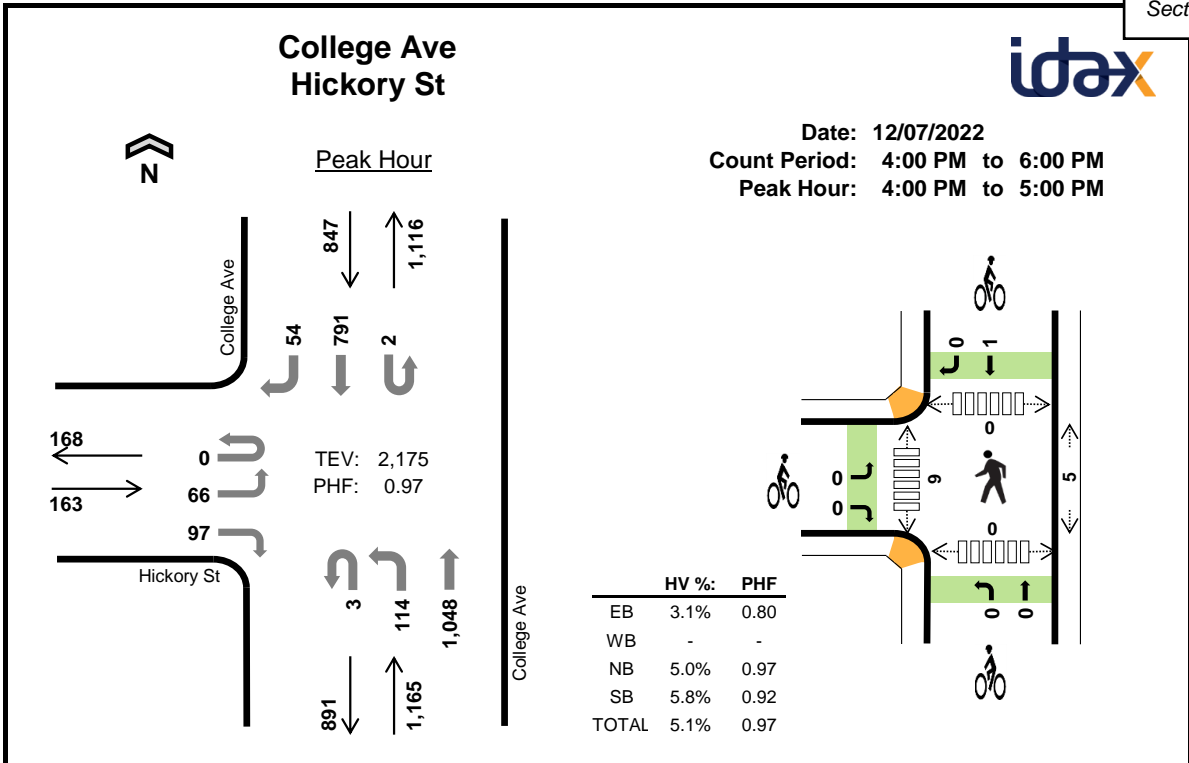
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	2	0	0	0	0	0	0	12	0	0	0	13	1	28	0
7:15 AM	0	1	0	1	0	0	0	0	0	1	16	0	0	0	3	0	22	0
7:30 AM	0	0	0	1	0	0	0	0	0	0	14	0	0	0	11	0	26	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	14	0	27	103
8:00 AM	0	0	0	1	0	0	0	0	0	0	7	0	0	0	20	0	28	103
8:15 AM	0	0	0	1	0	0	0	0	0	2	16	0	0	0	17	0	36	117
8:30 AM	0	1	0	2	0	0	0	0	0	3	15	0	0	0	17	0	38	129
8:45 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	21	0	29	131
Count Total	0	2	0	8	0	0	0	0	0	6	101	0	0	0	116	1	234	0
Peak Hour	0	0	0	3	0	0	0	0	0	2	50	0	0	0	62	0	117	0

Two-Hour Count Summaries - Bikes

Interval Start	Hickory St			N/A			College Ave			College Ave			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	1	1
Count Total	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour	
	Eastbound		Westbound		Northbound		Southbound		UT		LT		TH		RT				
4:00 PM	0	12	0	28	0	0	0	0	1	33	266	0	2	0	182	16	540	0	
4:15 PM	0	20	0	13	0	0	0	0	0	27	266	0	0	0	188	13	527	0	
4:30 PM	0	14	0	25	0	0	0	0	0	25	269	0	0	0	201	15	549	0	
4:45 PM	0	20	0	31	0	0	0	0	2	29	247	0	0	0	220	10	559	2,175	
5:00 PM	0	12	0	37	0	0	0	0	2	27	252	0	1	0	181	11	523	2,158	
5:15 PM	0	17	0	33	0	0	0	0	2	30	246	0	0	0	198	14	540	2,171	
5:30 PM	0	14	0	12	0	0	0	0	1	23	245	0	0	0	193	15	503	2,125	
5:45 PM	0	4	0	19	0	0	0	0	1	30	217	0	0	0	161	9	441	2,007	
Count Total	0	113	0	198	0	0	0	0	9	224	2,008	0	3	0	1,524	103	4,182	0	
Peak Hour	All	0	66	0	97	0	0	0	0	3	114	1,048	0	2	0	791	54	2,175	0
	HV	0	1	0	4	0	0	0	0	0	3	55	0	0	0	49	0	112	0
	HV%	-	2%	-	4%	-	-	-	-	0%	3%	5%	-	0%	-	6%	0%	5%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	3	0	22	13	38	0	0	0	0	0	0	6	0	0	6
4:15 PM	0	0	15	10	25	0	0	0	0	0	2	1	0	0	3
4:30 PM	1	0	12	13	26	0	0	0	1	1	3	1	0	0	4
4:45 PM	1	0	9	13	23	0	0	0	0	0	0	1	0	0	1
5:00 PM	0	0	5	7	12	0	0	0	0	0	1	4	3	0	8
5:15 PM	1	0	9	8	18	0	0	0	0	0	2	1	0	0	3
5:30 PM	0	0	13	11	24	0	0	0	0	0	0	1	1	0	2
5:45 PM	0	0	2	5	7	0	0	0	0	0	0	0	0	0	0
Count Total	6	0	87	80	173	0	0	0	1	1	8	15	4	0	27
Peak Hr	5	0	58	49	112	0	0	0	1	1	5	9	0	0	14

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	3	0	0	0	0	0	0	22	0	0	0	13	0	38	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	14	0	0	0	10	0	25	0
4:30 PM	0	1	0	0	0	0	0	0	0	1	11	0	0	0	13	0	26	0
4:45 PM	0	0	0	1	0	0	0	0	0	1	8	0	0	0	13	0	23	112
5:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	7	0	12	86
5:15 PM	0	0	0	1	0	0	0	0	0	1	8	0	0	0	7	1	18	79
5:30 PM	0	0	0	0	0	0	0	0	0	1	12	0	0	0	11	0	24	77
5:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	7	61
Count Total	0	1	0	5	0	0	0	0	0	5	82	0	0	0	79	1	173	0
Peak Hour	0	1	0	4	0	0	0	0	0	3	55	0	0	0	49	0	112	0

Two-Hour Count Summaries - Bikes

Interval Start	Hickory St			N/A			College Ave			College Ave			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	1	0	1	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Intersection Capacity Worksheets: 2022 Existing

Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	2	0	1	1	0	0
Future Vol, veh/h	2	0	1	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	92	92
Heavy Vehicles, %	100	100	0	0	2	2
Mvmt Flow	8	0	4	4	0	0

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	7	6	0	0	8
Stage 1	6	-	-	-	-
Stage 2	1	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	4.12
Critical Hdwy Stg 1	6.4	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	2.218
Pot Cap-1 Maneuver	810	850	-	-	1612
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	810	850	-	-	1612
Mov Cap-2 Maneuver	810	-	-	-	-
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	810	1612
HCM Lane V/C Ratio	-	-	0.01	-
HCM Control Delay (s)	-	-	9.5	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔					↖	↑↑			↑↑	
Traffic Vol, veh/h	4	1	7	0	0	0	14	514	0	0	866	9
Future Vol, veh/h	4	1	7	0	0	0	14	514	0	0	866	9
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	90	90	90	80	80	80
Heavy Vehicles, %	25	25	25	0	0	0	9	9	9	8	8	8
Mvmt Flow	5	1	9	0	0	0	16	571	0	0	1083	11

Major/Minor	Minor2			Major1			Major2					
Conflicting Flow All	1411	1696	551				1098	0	-	-	-	0
Stage 1	1093	1093	-				-	-	-	-	-	-
Stage 2	318	603	-				-	-	-	-	-	-
Critical Hdwy	7.3	7	7.4				4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.3	6	-				-	-	-	-	-	-
Critical Hdwy Stg 2	6.3	6	-				-	-	-	-	-	-
Follow-up Hdwy	3.75	4.25	3.55				2.29	-	-	-	-	-
Pot Cap-1 Maneuver	105	72	423				592	-	0	0	-	-
Stage 1	237	244	-				-	-	0	0	-	-
Stage 2	646	433	-				-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	101	0	421				590	-	-	-	-	-
Mov Cap-2 Maneuver	101	0	-				-	-	-	-	-	-
Stage 1	230	0	-				-	-	-	-	-	-
Stage 2	643	0	-				-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	590	-	196	-	-
HCM Lane V/C Ratio	0.026	-	0.082	-	-
HCM Control Delay (s)	11.3	-	25	-	-
HCM Lane LOS	B	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	136	127	1	5	2
Future Vol, veh/h	1	136	127	1	5	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	43	43
Mvmt Flow	2	209	159	1	6	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	163	0	-	0	376 163
Stage 1	-	-	-	-	163 -
Stage 2	-	-	-	-	213 -
Critical Hdwy	4.13	-	-	-	6.83 6.63
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.83 -
Follow-up Hdwy	2.227	-	-	-	3.887 3.687
Pot Cap-1 Maneuver	1410	-	-	-	552 785
Stage 1	-	-	-	-	776 -
Stage 2	-	-	-	-	734 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1406	-	-	-	548 783
Mov Cap-2 Maneuver	-	-	-	-	548 -
Stage 1	-	-	-	-	772 -
Stage 2	-	-	-	-	732 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.1
HCM LOS			B

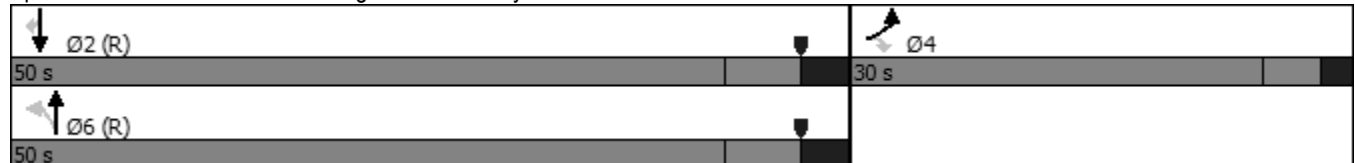
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1406	-	-	-	599
HCM Lane V/C Ratio	0.001	-	-	-	0.013
HCM Control Delay (s)	7.6	0	-	-	11.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↶	↷	↶	↕↕	↕↕	↷
Traffic Volume (vph)	25	91	86	512	809	50
Future Volume (vph)	25	91	86	512	809	50
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	10.8	9.8	62.0	62.0	62.0	62.0
Actuated g/C Ratio	0.14	0.12	0.78	0.78	0.78	0.78
v/c Ratio	0.12	0.39	0.27	0.23	0.39	0.05
Control Delay	29.0	13.2	7.5	4.2	5.1	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	13.2	7.5	4.2	5.1	2.0
LOS	C	B	A	A	A	A
Approach Delay	16.6			4.7	4.9	
Approach LOS	B			A	A	

Intersection Summary
 Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT and 6:NBTL, Start of Red
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.39
 Intersection Signal Delay: 5.7
 Intersection Capacity Utilization 51.1%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A













Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	29	107	99	589	1011	63
v/c Ratio	0.12	0.39	0.27	0.23	0.39	0.05
Control Delay	29.0	13.2	7.5	4.2	5.1	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	13.2	7.5	4.2	5.1	2.0
Queue Length 50th (ft)	14	8	11	34	68	1
Queue Length 95th (ft)	29	39	53	91	153	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	558	543	369	2565	2613	1152
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.20	0.27	0.23	0.39	0.05
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	25	91	86	512	809	50
Future Volume (veh/h)	25	91	86	512	809	50
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	29	107	99	589	1011	62
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	183	143	416	2547	2590	1154
Arrive On Green	0.10	0.09	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1767	1572	497	3445	3503	1520
Grp Volume(v), veh/h	29	107	99	589	1011	62
Grp Sat Flow(s),veh/h/ln	1767	1572	497	1678	1706	1520
Q Serve(g_s), s	1.2	5.3	6.8	4.1	8.1	0.8
Cycle Q Clear(g_c), s	1.2	5.3	14.9	4.1	8.1	0.8
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	183	143	416	2547	2590	1154
V/C Ratio(X)	0.16	0.75	0.24	0.23	0.39	0.05
Avail Cap(c_a), veh/h	563	482	416	2547	2590	1154
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.7	35.5	5.9	2.8	3.3	2.4
Incr Delay (d2), s/veh	0.4	7.5	1.3	0.2	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.3	0.7	0.8	1.6	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	33.1	43.0	7.2	3.0	3.7	2.5
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	136			688	1073	
Approach Delay, s/veh	40.9			3.6	3.7	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		67.2		12.8		67.2
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		10.1		7.3		16.9
Green Ext Time (p_c), s		4.8		0.4		3.6
Intersection Summary						
HCM 6th Ctrl Delay			6.3			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	12	6	0	7	3	4
Future Vol, veh/h	12	6	0	7	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	58	58	44	44
Heavy Vehicles, %	11	11	0	0	14	14
Mvmt Flow	16	8	0	12	7	9

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	29	6	0	0	12
Stage 1	6	-	-	-	-
Stage 2	23	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.24
Critical Hdwy Stg 1	5.51	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.326
Pot Cap-1 Maneuver	963	1051	-	-	1532
Stage 1	994	-	-	-	-
Stage 2	977	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	958	1051	-	-	1532
Mov Cap-2 Maneuver	958	-	-	-	-
Stage 1	994	-	-	-	-
Stage 2	972	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	987	1532
HCM Lane V/C Ratio	-	-	0.024	0.004
HCM Control Delay (s)	-	-	8.7	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕↔						↕	↑↑			↑↑↔	
Traffic Vol, veh/h	5	0	10	0	0	1	27	1054	0	3	828	15
Future Vol, veh/h	5	0	10	0	0	1	27	1054	0	3	828	15
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	8	0	16	0	0	4	28	1076	0	3	881	16

Major/Minor	Minor2			Major1			Major2					
Conflicting Flow All	1496	2038	456				904	0	-	1080	0	0
Stage 1	902	902	-				-	-	-	-	-	-
Stage 2	594	1136	-				-	-	-	-	-	-
Critical Hdwy	6.8	6.5	6.9				4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	5.8	5.5	-				-	-	-	-	-	-
Critical Hdwy Stg 2	5.8	5.5	-				-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3				2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	116	57	557				736	-	0	624	-	-
Stage 1	361	359	-				-	-	0	-	-	-
Stage 2	520	279	-				-	-	0	-	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	109	0	553				731	-	-	624	-	-
Mov Cap-2 Maneuver	109	0	-				-	-	-	-	-	-
Stage 1	345	0	-				-	-	-	-	-	-
Stage 2	511	0	-				-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBL	SBT	SBR
Capacity (veh/h)	731	-	235	624	-	-
HCM Lane V/C Ratio	0.038	-	0.101	0.005	-	-
HCM Control Delay (s)	10.1	-	22	10.8	-	-
HCM Lane LOS	B	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	0	-	-

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	167	142	10	11	2
Future Vol, veh/h	1	167	142	10	11	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	0	0
Mvmt Flow	1	180	163	11	17	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	175	0	-	0	353 170
Stage 1	-	-	-	-	170 -
Stage 2	-	-	-	-	183 -
Critical Hdwy	4.12	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.218	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	1401	-	-	-	649 879
Stage 1	-	-	-	-	865 -
Stage 2	-	-	-	-	853 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1400	-	-	-	647 878
Mov Cap-2 Maneuver	-	-	-	-	647 -
Stage 1	-	-	-	-	863 -
Stage 2	-	-	-	-	852 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1400	-	-	-	674
HCM Lane V/C Ratio	0.001	-	-	-	0.03
HCM Control Delay (s)	7.6	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

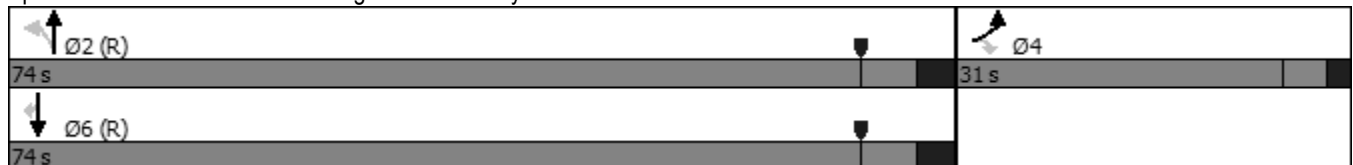


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↶	↷	↶	↑↑	↑↑	↷
Traffic Volume (vph)	66	97	117	1048	791	54
Future Volume (vph)	66	97	117	1048	791	54
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	12.6	11.6	81.4	81.4	81.4	81.4
Actuated g/C Ratio	0.12	0.11	0.78	0.78	0.78	0.78
v/c Ratio	0.40	0.43	0.27	0.41	0.33	0.05
Control Delay	46.7	12.2	6.0	4.9	4.4	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.7	12.2	6.0	4.9	4.4	1.3
LOS	D	B	A	A	A	A
Approach Delay	26.2			5.0	4.2	
Approach LOS	C			A	A	

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBT and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.43
 Intersection Signal Delay: 6.5
 Intersection Capacity Utilization 50.6%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A













Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	83	121	121	1080	860	59
v/c Ratio	0.40	0.43	0.27	0.41	0.33	0.05
Control Delay	46.7	12.2	6.0	4.9	4.4	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.7	12.2	6.0	4.9	4.4	1.3
Queue Length 50th (ft)	53	0	17	94	68	0
Queue Length 95th (ft)	81	35	57	188	140	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	442	472	449	2665	2640	1138
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.26	0.27	0.41	0.33	0.05
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	66	97	117	1048	791	54
Future Volume (veh/h)	66	97	117	1048	791	54
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	82	121	121	1080	860	59
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	192	156	493	2729	2707	1200
Arrive On Green	0.11	0.10	0.79	0.79	0.79	0.79
Sat Flow, veh/h	1767	1572	593	3561	3532	1526
Grp Volume(v), veh/h	82	121	121	1080	860	59
Grp Sat Flow(s),veh/h/ln	1767	1572	593	1735	1721	1526
Q Serve(g_s), s	4.6	7.9	7.7	10.1	7.5	0.9
Cycle Q Clear(g_c), s	4.6	7.9	15.1	10.1	7.5	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	192	156	493	2729	2707	1200
V/C Ratio(X)	0.43	0.78	0.25	0.40	0.32	0.05
Avail Cap(c_a), veh/h	446	382	493	2729	2707	1200
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.7	46.2	5.3	3.5	3.2	2.5
Incr Delay (d2), s/veh	1.5	8.0	1.2	0.4	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	3.4	0.9	2.4	1.8	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	45.2	54.2	6.5	3.9	3.5	2.6
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	203			1201	919	
Approach Delay, s/veh	50.6			4.2	3.4	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		89.1		15.9		89.1
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		17.1		9.9		9.5
Green Ext Time (p_c), s		6.8		0.6		4.0
Intersection Summary						
HCM 6th Ctrl Delay			7.9			
HCM 6th LOS			A			

Intersection Capacity Worksheets: Year 2025 Background

Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	2	0	1	1	0	0
Future Vol, veh/h	2	0	1	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	92	92
Heavy Vehicles, %	100	100	0	0	2	2
Mvmt Flow	8	0	4	4	0	0

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	7	6	0	0	8
Stage 1	6	-	-	-	-
Stage 2	1	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	4.12
Critical Hdwy Stg 1	6.4	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	2.218
Pot Cap-1 Maneuver	810	850	-	-	1612
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	810	850	-	-	1612
Mov Cap-2 Maneuver	810	-	-	-	-
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	810	1612
HCM Lane V/C Ratio	-	-	0.01	-
HCM Control Delay (s)	-	-	9.5	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↔					↕	↑↑			↑↑↔	
Traffic Vol, veh/h	4	1	7	0	0	0	14	530	0	0	890	9
Future Vol, veh/h	4	1	7	0	0	0	14	530	0	0	890	9
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	90	90	90	80	80	80
Heavy Vehicles, %	25	25	25	0	0	0	9	9	9	8	8	8
Mvmt Flow	5	1	9	0	0	0	16	589	0	0	1113	11

Major/Minor	Minor2			Major1			Major2					
Conflicting Flow All	1450	1744	566				1128	0	-	-	-	0
Stage 1	1123	1123	-				-	-	-	-	-	-
Stage 2	327	621	-				-	-	-	-	-	-
Critical Hdwy	7.3	7	7.4				4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.3	6	-				-	-	-	-	-	-
Critical Hdwy Stg 2	6.3	6	-				-	-	-	-	-	-
Follow-up Hdwy	3.75	4.25	3.55				2.29	-	-	-	-	-
Pot Cap-1 Maneuver	98	67	413				576	-	0	0	-	-
Stage 1	228	235	-				-	-	0	0	-	-
Stage 2	639	425	-				-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	94	0	411				574	-	-	-	-	-
Mov Cap-2 Maneuver	94	0	-				-	-	-	-	-	-
Stage 1	221	0	-				-	-	-	-	-	-
Stage 2	636	0	-				-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	26.3	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	574	-	185	-	-
HCM Lane V/C Ratio	0.027	-	0.086	-	-
HCM Control Delay (s)	11.4	-	26.3	-	-
HCM Lane LOS	B	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	140	131	1	5	2
Future Vol, veh/h	1	140	131	1	5	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	43	43
Mvmt Flow	2	215	164	1	6	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	168	0	-	0	387 168
Stage 1	-	-	-	-	168 -
Stage 2	-	-	-	-	219 -
Critical Hdwy	4.13	-	-	-	6.83 6.63
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.83 -
Follow-up Hdwy	2.227	-	-	-	3.887 3.687
Pot Cap-1 Maneuver	1404	-	-	-	544 780
Stage 1	-	-	-	-	771 -
Stage 2	-	-	-	-	729 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1400	-	-	-	540 778
Mov Cap-2 Maneuver	-	-	-	-	540 -
Stage 1	-	-	-	-	767 -
Stage 2	-	-	-	-	727 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.2
HCM LOS			B

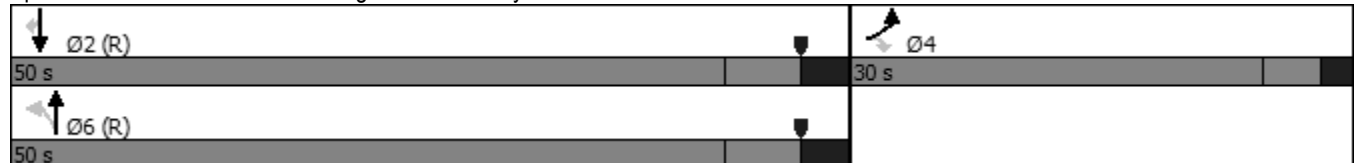
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1400	-	-	-	592
HCM Lane V/C Ratio	0.001	-	-	-	0.013
HCM Control Delay (s)	7.6	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘	↗	↘	↑↑	↑↑	↗
Traffic Volume (vph)	26	94	89	528	834	52
Future Volume (vph)	26	94	89	528	834	52
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	11.0	10.0	61.8	61.8	61.8	61.8
Actuated g/C Ratio	0.14	0.12	0.77	0.77	0.77	0.77
v/c Ratio	0.13	0.41	0.29	0.24	0.40	0.06
Control Delay	29.0	15.3	8.0	4.3	5.2	2.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	15.3	8.0	4.3	5.2	2.1
LOS	C	B	A	A	A	A
Approach Delay	18.3			4.8	5.1	
Approach LOS	B			A	A	

Intersection Summary
 Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT and 6:NBTL, Start of Red
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.41
 Intersection Signal Delay: 5.9
 Intersection Capacity Utilization 51.8%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	31	111	102	607	1043	65
v/c Ratio	0.13	0.41	0.29	0.24	0.40	0.06
Control Delay	29.0	15.3	8.0	4.3	5.2	2.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	15.3	8.0	4.3	5.2	2.1
Queue Length 50th (ft)	15	13	12	35	72	1
Queue Length 95th (ft)	30	44	56	94	158	13
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	558	538	354	2560	2608	1150
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.21	0.29	0.24	0.40	0.06
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	26	94	89	528	834	52
Future Volume (veh/h)	26	94	89	528	834	52
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	31	111	102	607	1042	65
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	189	148	402	2537	2579	1149
Arrive On Green	0.11	0.09	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1767	1572	481	3445	3503	1520
Grp Volume(v), veh/h	31	111	102	607	1042	65
Grp Sat Flow(s),veh/h/ln	1767	1572	481	1678	1706	1520
Q Serve(g_s), s	1.3	5.5	7.6	4.3	8.6	0.9
Cycle Q Clear(g_c), s	1.3	5.5	16.2	4.3	8.6	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	189	148	402	2537	2579	1149
V/C Ratio(X)	0.16	0.75	0.25	0.24	0.40	0.06
Avail Cap(c_a), veh/h	563	482	402	2537	2579	1149
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	35.3	6.3	2.9	3.4	2.5
Incr Delay (d2), s/veh	0.4	7.4	1.5	0.2	0.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.8	0.8	1.7	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	32.9	42.7	7.8	3.1	3.9	2.6
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	142			709	1107	
Approach Delay, s/veh	40.5			3.8	3.8	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		67.0		13.0		67.0
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		10.6		7.5		18.2
Green Ext Time (p_c), s		5.0		0.4		3.8
Intersection Summary						
HCM 6th Ctrl Delay			6.5			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	12	6	0	7	3	4
Future Vol, veh/h	12	6	0	7	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	58	58	44	44
Heavy Vehicles, %	11	11	0	0	14	14
Mvmt Flow	16	8	0	12	7	9

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	29	6	0	0	12
Stage 1	6	-	-	-	-
Stage 2	23	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.24
Critical Hdwy Stg 1	5.51	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.326
Pot Cap-1 Maneuver	963	1051	-	-	1532
Stage 1	994	-	-	-	-
Stage 2	977	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	958	1051	-	-	1532
Mov Cap-2 Maneuver	958	-	-	-	-
Stage 1	994	-	-	-	-
Stage 2	972	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	987	1532
HCM Lane V/C Ratio	-	-	0.024	0.004
HCM Control Delay (s)	-	-	8.7	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕↔						↕	↑↑			↑↑↔	
Traffic Vol, veh/h	5	0	10	0	0	1	28	1086	0	3	853	15
Future Vol, veh/h	5	0	10	0	0	1	28	1086	0	3	853	15
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	8	0	16	0	0	4	29	1108	0	3	907	16

Major/Minor	Minor2			Major1			Major2					
Conflicting Flow All	1540	2098	469				930	0	-	1112	0	0
Stage 1	928	928	-				-	-	-	-	-	-
Stage 2	612	1170	-				-	-	-	-	-	-
Critical Hdwy	6.8	6.5	6.9				4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	5.8	5.5	-				-	-	-	-	-	-
Critical Hdwy Stg 2	5.8	5.5	-				-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3				2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	108	53	546				719	-	0	607	-	-
Stage 1	350	349	-				-	-	0	-	-	-
Stage 2	509	269	-				-	-	0	-	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	101	0	542				714	-	-	607	-	-
Mov Cap-2 Maneuver	101	0	-				-	-	-	-	-	-
Stage 1	333	0	-				-	-	-	-	-	-
Stage 2	500	0	-				-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.2	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBL	SBT	SBR
Capacity (veh/h)	714	-	221	607	-	-
HCM Lane V/C Ratio	0.04	-	0.108	0.005	-	-
HCM Control Delay (s)	10.3	-	23.2	11	-	-
HCM Lane LOS	B	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	0	-	-

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	172	146	10	11	2
Future Vol, veh/h	1	172	146	10	11	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	0	0
Mvmt Flow	1	185	168	11	17	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	180	0	-	0	363 175
Stage 1	-	-	-	-	175 -
Stage 2	-	-	-	-	188 -
Critical Hdwy	4.12	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.218	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	1396	-	-	-	640 874
Stage 1	-	-	-	-	860 -
Stage 2	-	-	-	-	849 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1395	-	-	-	638 873
Mov Cap-2 Maneuver	-	-	-	-	638 -
Stage 1	-	-	-	-	858 -
Stage 2	-	-	-	-	848 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.6
HCM LOS			B

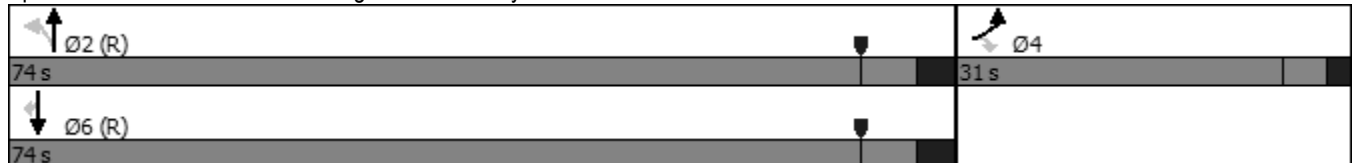
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1395	-	-	-	666
HCM Lane V/C Ratio	0.001	-	-	-	0.03
HCM Control Delay (s)	7.6	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↶	↷	↶	↑↑	↑↑	↷
Traffic Volume (vph)	68	100	121	1080	815	56
Future Volume (vph)	68	100	121	1080	815	56
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	12.7	11.7	81.3	81.3	81.3	81.3
Actuated g/C Ratio	0.12	0.11	0.77	0.77	0.77	0.77
v/c Ratio	0.40	0.44	0.29	0.42	0.34	0.05
Control Delay	46.9	12.1	6.3	5.0	4.5	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.9	12.1	6.3	5.0	4.5	1.3
LOS	D	B	A	A	A	A
Approach Delay	26.1			5.1	4.3	
Approach LOS	C			A	A	

Intersection Summary
 Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBT and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.44
 Intersection Signal Delay: 6.6
 Intersection Capacity Utilization 51.3%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	85	125	125	1113	886	61
v/c Ratio	0.40	0.44	0.29	0.42	0.34	0.05
Control Delay	46.9	12.1	6.3	5.0	4.5	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.9	12.1	6.3	5.0	4.5	1.3
Queue Length 50th (ft)	54	0	18	98	71	0
Queue Length 95th (ft)	82	35	60	196	145	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	442	475	436	2663	2638	1138
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.26	0.29	0.42	0.34	0.05
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	68	100	121	1080	815	56
Future Volume (veh/h)	68	100	121	1080	815	56
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	85	125	125	1113	886	61
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	197	160	478	2720	2697	1196
Arrive On Green	0.11	0.10	0.78	0.78	0.78	0.78
Sat Flow, veh/h	1767	1572	578	3561	3532	1526
Grp Volume(v), veh/h	85	125	125	1113	886	61
Grp Sat Flow(s),veh/h/ln	1767	1572	578	1735	1721	1526
Q Serve(g_s), s	4.7	8.1	8.4	10.7	7.9	0.9
Cycle Q Clear(g_c), s	4.7	8.1	16.3	10.7	7.9	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	197	160	478	2720	2697	1196
V/C Ratio(X)	0.43	0.78	0.26	0.41	0.33	0.05
Avail Cap(c_a), veh/h	446	382	478	2720	2697	1196
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.6	46.0	5.7	3.6	3.3	2.6
Incr Delay (d2), s/veh	1.5	8.0	1.3	0.5	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	3.6	1.0	2.6	1.9	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	45.1	54.0	7.0	4.1	3.6	2.6
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	210			1238	947	
Approach Delay, s/veh	50.4			4.4	3.6	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		88.8		16.2		88.8
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		18.3		10.1		9.9
Green Ext Time (p_c), s		7.1		0.6		4.1
Intersection Summary						
HCM 6th Ctrl Delay			8.1			
HCM 6th LOS			A			

***Intersection Capacity Worksheets:
Year 2025 Background+
Project***

Intersection												
Int Delay, s/veh	7.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	0	4	4	5	8	0	8	1	2	0	0	0
Future Vol, veh/h	0	4	4	5	8	0	8	1	2	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	25	25	25	25	25	25	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	0	0	2	2	2
Mvmt Flow	0	4	4	20	32	0	32	4	8	0	0	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	89	77	1	77	73	8	1	0	0	12	0	0
Stage 1	1	1	-	72	72	-	-	-	-	-	-	-
Stage 2	88	76	-	5	1	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	896	813	1084	912	817	1074	1622	-	-	1607	-	-
Stage 1	1022	895	-	938	835	-	-	-	-	-	-	-
Stage 2	920	832	-	1017	895	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	856	797	1084	891	801	1074	1622	-	-	1607	-	-
Mov Cap-2 Maneuver	856	797	-	891	801	-	-	-	-	-	-	-
Stage 1	1002	895	-	919	818	-	-	-	-	-	-	-
Stage 2	866	815	-	1008	895	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	9.6	5.3	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	919	833	1607	-	-
HCM Lane V/C Ratio	0.02	-	-	0.009	0.062	-	-	-
HCM Control Delay (s)	7.3	0	-	9	9.6	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0.2	0	-	-

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↔			↕↔		↕	↑↑			↑↑↔	
Traffic Vol, veh/h	5	1	11	0	0	0	20	532	0	0	893	14
Future Vol, veh/h	5	1	11	0	0	0	20	532	0	0	893	14
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	90	90	90	80	80	80
Heavy Vehicles, %	10	10	10	0	0	0	9	9	9	8	8	8
Mvmt Flow	7	1	15	0	0	0	22	591	0	0	1116	18

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1469	1764	571	1194	1773	296	1138	0	-	-	-	0
Stage 1	1129	1129	-	635	635	-	-	-	-	-	-	-
Stage 2	340	635	-	559	1138	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.7	7.1	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4.1	3.4	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	82	76	444	145	84	706	571	-	0	0	-	-
Stage 1	204	261	-	438	476	-	-	-	0	0	-	-
Stage 2	627	451	-	486	279	-	-	-	0	0	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	79	73	442	134	80	706	569	-	-	-	-	-
Mov Cap-2 Maneuver	79	73	-	134	80	-	-	-	-	-	-	-
Stage 1	195	260	-	421	457	-	-	-	-	-	-	-
Stage 2	603	433	-	467	278	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.9	0	0.4	0
HCM LOS	D	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	569	-	167	-	-	-
HCM Lane V/C Ratio	0.039	-	0.136	-	-	-
HCM Control Delay (s)	11.6	-	29.9	0	-	-
HCM Lane LOS	B	-	D	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-	-

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	140	131	14	11	2
Future Vol, veh/h	1	140	131	14	11	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	10	10
Mvmt Flow	2	215	164	18	13	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	185	0	-	0	395 176
Stage 1	-	-	-	-	176 -
Stage 2	-	-	-	-	219 -
Critical Hdwy	4.13	-	-	-	6.5 6.3
Critical Hdwy Stg 1	-	-	-	-	5.5 -
Critical Hdwy Stg 2	-	-	-	-	5.5 -
Follow-up Hdwy	2.227	-	-	-	3.59 3.39
Pot Cap-1 Maneuver	1384	-	-	-	595 847
Stage 1	-	-	-	-	836 -
Stage 2	-	-	-	-	799 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1380	-	-	-	590 845
Mov Cap-2 Maneuver	-	-	-	-	590 -
Stage 1	-	-	-	-	832 -
Stage 2	-	-	-	-	797 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1380	-	-	-	619
HCM Lane V/C Ratio	0.001	-	-	-	0.024
HCM Control Delay (s)	7.6	0	-	-	11
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



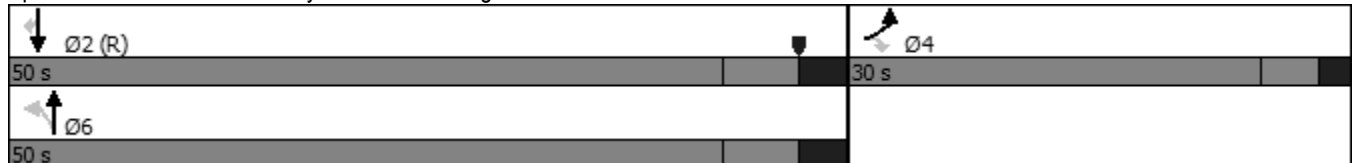
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	28	98	101	534	838	53
Future Volume (vph)	28	98	101	534	838	53
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	Max	Max	C-Max	C-Max
Act Effct Green (s)	11.0	10.0	61.8	61.8	61.8	61.8
Actuated g/C Ratio	0.14	0.12	0.77	0.77	0.77	0.77
v/c Ratio	0.14	0.43	0.33	0.24	0.40	0.06
Control Delay	29.1	16.1	8.9	4.3	5.3	2.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.1	16.1	8.9	4.3	5.3	2.1
LOS	C	B	A	A	A	A
Approach Delay	19.0			5.1	5.1	
Approach LOS	B			A	A	

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT, Start of Red
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.43
 Intersection Signal Delay: 6.1
 Intersection Capacity Utilization 51.9%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 4: Hickory St & North College Ave





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	33	115	116	614	1048	66
v/c Ratio	0.14	0.43	0.33	0.24	0.40	0.06
Control Delay	29.1	16.1	8.9	4.3	5.3	2.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.1	16.1	8.9	4.3	5.3	2.1
Queue Length 50th (ft)	15	15	14	36	73	1
Queue Length 95th (ft)	32	47	67	95	160	13
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	558	537	351	2557	2604	1149
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.21	0.33	0.24	0.40	0.06
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	28	98	101	534	838	53
Future Volume (veh/h)	28	98	101	534	838	53
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	33	115	116	614	1048	66
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	194	153	397	2527	2569	1144
Arrive On Green	0.11	0.10	0.75	0.75	0.75	0.75
Sat Flow, veh/h	1767	1572	478	3445	3503	1520
Grp Volume(v), veh/h	33	115	116	614	1048	66
Grp Sat Flow(s),veh/h/ln	1767	1572	478	1678	1706	1520
Q Serve(g_s), s	1.4	5.7	9.2	4.4	8.8	0.9
Cycle Q Clear(g_c), s	1.4	5.7	17.9	4.4	8.8	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	194	153	397	2527	2569	1144
V/C Ratio(X)	0.17	0.75	0.29	0.24	0.41	0.06
Avail Cap(c_a), veh/h	563	482	397	2527	2569	1144
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	35.2	6.7	3.0	3.5	2.6
Incr Delay (d2), s/veh	0.4	7.2	1.9	0.2	0.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.5	1.0	1.1	1.8	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	32.7	42.4	8.6	3.2	4.0	2.7
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	148			730	1114	
Approach Delay, s/veh	40.2			4.1	3.9	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		66.7		13.3		66.7
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		10.8		7.7		19.9
Green Ext Time (p_c), s		5.0		0.4		4.1
Intersection Summary						
HCM 6th Ctrl Delay			6.7			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	1	2	5	8	4	3
Future Vol, veh/h	1	2	5	8	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	5	9	4	3

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	25	6	7	0	-	0
Stage 1	6	-	-	-	-	-
Stage 2	19	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	991	1077	1614	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1004	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	988	1077	1614	-	-	-
Mov Cap-2 Maneuver	988	-	-	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1004	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	2.8	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1614	-	1046	-	-
HCM Lane V/C Ratio	0.003	-	0.003	-	-
HCM Control Delay (s)	7.2	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	0	6	6	13	4	6	4	0	9	3	4	0
Future Vol, veh/h	0	6	6	13	4	6	4	0	9	3	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	75	75	75	58	58	58	44	44	44
Heavy Vehicles, %	2	2	2	11	11	11	2	2	2	10	10	10
Mvmt Flow	0	7	7	17	5	8	7	0	16	7	9	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	52	53	9	52	45	8	9	0	0	16	0	0
Stage 1	23	23	-	22	22	-	-	-	-	-	-	-
Stage 2	29	30	-	30	23	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.21	6.61	6.31	4.12	-	-	4.2	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.599	4.099	3.399	2.218	-	-	2.29	-	-
Pot Cap-1 Maneuver	947	838	1073	925	830	1048	1611	-	-	1551	-	-
Stage 1	995	876	-	974	859	-	-	-	-	-	-	-
Stage 2	988	870	-	964	858	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	929	830	1073	907	823	1048	1611	-	-	1551	-	-
Mov Cap-2 Maneuver	929	830	-	907	823	-	-	-	-	-	-	-
Stage 1	991	872	-	970	856	-	-	-	-	-	-	-
Stage 2	970	867	-	946	854	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.9	9	2.2	3.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1611	-	-	936	923	1551	-	-
HCM Lane V/C Ratio	0.004	-	-	0.014	0.033	0.004	-	-
HCM Control Delay (s)	7.2	0	-	8.9	9	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↑↑			↑↑	
Traffic Vol, veh/h	7	0	16	0	0	1	31	1088	0	3	854	17
Future Vol, veh/h	7	0	16	0	0	1	31	1088	0	3	854	17
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	11	0	25	0	0	4	32	1110	0	3	909	18

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	1550	2109	471	1639	2118	559	934	0	-	1114	0	0
Stage 1	931	931	-	1178	1178	-	-	-	-	-	-	-
Stage 2	619	1178	-	461	940	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	79	52	545	68	51	478	716	-	0	606	-	-
Stage 1	291	348	-	206	267	-	-	-	0	-	-	-
Stage 2	448	267	-	555	345	-	-	-	0	-	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	75	49	541	62	48	476	711	-	-	604	-	-
Mov Cap-2 Maneuver	75	49	-	62	48	-	-	-	-	-	-	-
Stage 1	276	342	-	196	254	-	-	-	-	-	-	-
Stage 2	424	254	-	524	339	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	28.9		12.6		0.3			0		
HCM LOS	D		B							

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	711	-	187	476	604	-	-
HCM Lane V/C Ratio	0.044	-	0.195	0.008	0.005	-	-
HCM Control Delay (s)	10.3	-	28.9	12.6	11	-	-
HCM Lane LOS	B	-	D	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	0	0	-	-

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	172	146	15	19	2
Future Vol, veh/h	1	172	146	15	19	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	185	168	17	29	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	186	0	-	0	366 178
Stage 1	-	-	-	-	178 -
Stage 2	-	-	-	-	188 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1388	-	-	-	634 865
Stage 1	-	-	-	-	853 -
Stage 2	-	-	-	-	844 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1387	-	-	-	632 864
Mov Cap-2 Maneuver	-	-	-	-	632 -
Stage 1	-	-	-	-	851 -
Stage 2	-	-	-	-	843 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1387	-	-	-	649
HCM Lane V/C Ratio	0.001	-	-	-	0.05
HCM Control Delay (s)	7.6	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



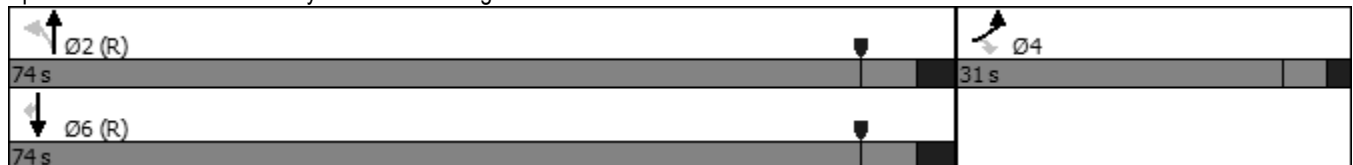
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙	↗	↙	↑↑	↑↑	↗
Traffic Volume (vph)	70	106	125	1083	821	57
Future Volume (vph)	70	106	125	1083	821	57
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	12.8	11.8	81.2	81.2	81.2	81.2
Actuated g/C Ratio	0.12	0.11	0.77	0.77	0.77	0.77
v/c Ratio	0.42	0.45	0.30	0.42	0.34	0.05
Control Delay	47.1	12.0	6.5	5.0	4.5	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.1	12.0	6.5	5.0	4.5	1.3
LOS	D	B	A	A	A	A
Approach Delay	26.0			5.2	4.3	
Approach LOS	C			A	A	

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.45
 Intersection Signal Delay: 6.7
 Intersection Capacity Utilization 51.4%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service A

Splits and Phases: 4: Hickory St & North College Ave





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	88	133	129	1116	892	62
v/c Ratio	0.42	0.45	0.30	0.42	0.34	0.05
Control Delay	47.1	12.0	6.5	5.0	4.5	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.1	12.0	6.5	5.0	4.5	1.3
Queue Length 50th (ft)	56	0	19	100	73	0
Queue Length 95th (ft)	84	35	63	197	146	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	442	481	434	2660	2635	1137
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.28	0.30	0.42	0.34	0.05
Intersection Summary						

HCM 6th Signalized Intersection Summary
12/21/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	70	106	125	1083	821	57
Future Volume (veh/h)	70	106	125	1083	821	57
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	88	132	129	1116	892	62
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	205	167	471	2704	2682	1189
Arrive On Green	0.12	0.11	0.78	0.78	0.78	0.78
Sat Flow, veh/h	1767	1572	574	3561	3532	1526
Grp Volume(v), veh/h	88	132	129	1116	892	62
Grp Sat Flow(s),veh/h/ln	1767	1572	574	1735	1721	1526
Q Serve(g_s), s	4.9	8.6	9.1	11.0	8.1	1.0
Cycle Q Clear(g_c), s	4.9	8.6	17.2	11.0	8.1	1.0
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	205	167	471	2704	2682	1189
V/C Ratio(X)	0.43	0.79	0.27	0.41	0.33	0.05
Avail Cap(c_a), veh/h	446	382	471	2704	2682	1189
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.2	45.8	6.0	3.8	3.5	2.7
Incr Delay (d2), s/veh	1.4	8.0	1.4	0.5	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	3.7	1.2	3.1	2.0	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	44.6	53.8	7.4	4.2	3.8	2.7
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	220			1245	954	
Approach Delay, s/veh	50.1			4.6	3.7	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		88.3		16.7		88.3
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		19.2		10.6		10.1
Green Ext Time (p_c), s		7.7		0.6		4.2
Intersection Summary						
HCM 6th Ctrl Delay			8.4			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	2	2	1	4	6	1
Future Vol, veh/h	2	2	1	4	6	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	1	4	7	1

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	14	8	8	0	-	0
Stage 1	8	-	-	-	-	-
Stage 2	6	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1005	1074	1612	-	-	-
Stage 1	1015	-	-	-	-	-
Stage 2	1017	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1004	1074	1612	-	-	-
Mov Cap-2 Maneuver	1004	-	-	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1017	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	1.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1612	-	1038	-	-
HCM Lane V/C Ratio	0.001	-	0.004	-	-
HCM Control Delay (s)	7.2	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-



Rescue Mission Neighborhood Meeting Neighborhood Meeting Summary (3/2/2023)

Neighborhood Meeting Date: March 2nd, 2023.

City Staff – Attendees:

Applicant Contact:
Fort Collins Rescue Mission

Project Information Presented:

- Information on shelter characteristics.
- Types of support offered for individuals needing help.
- Northern wing will be dorms and Southern for food and activities. Both sections will have outdoor access to the gated western wing.
- Clarification to questions or concerns.

Project Overview

- New 24/7 homeless shelter
- Approximately 200 beds
- 1 to 2 stories
- Parking proposed North and South
- On site stormwater management

Questions/Comments and Answers (answers provided by the applicant group unless otherwise noted).

- **Will the rescue mission stay where they are at?** We are not planning on operating two sites. The plan is to sell the current location and move all operations to the new site.
- **I am concerned with the compatibility. This project doesn't seem to come near those metrics, it goes against compatibility based on the history of what we are dealing with now. How can you assure the residents near this new facility will be safe?** It is a use that is allowed in this area, and there are lots of community partners that will be keeping the area safe regarding police services.

- **I am concerned for community safety.**
- **How can avoid negative impacts of having two hundred people coming and going?** We will maintain the shelter in such a way to provide safety, and we will collaborate with Fort Collins PD which are trained and will have a specific team to address these issues. We do have this issue now, having the men at this facility and offering the services that can be utilized may not solve the entire issue but will help. Since the homeless will be with us at our facility versus being on the streets.
- **What are rescue missions' policies about who is allowed in the shelter?** It would be the same population we are experiencing right now which are on the streets due to the current facilities pitfalls on spacing. There are no background checks, and that is because during the winters being in a shelter can be a life or death circumstance.
- **What will we do if current trends continue with homeless population increasing?** If we cannot expand our facility, we will not be able to help as many people that need shelter. In the coming winter, it is likely some will lose their lives because the current shelter cannot meet population demands.
- **Is there a projected timeline for the shelter being built and what are the cost estimates?** The goal timeline is to break ground by the end of the year to have it open. Winter of 2024 is the goal to have it up and running. The current estimates are being calculated so there is not an answer for that right now. Denver rescue mission is solely based on donations, so that in conjunction with city and county funding will be the main funds for this project.
- **The letter sent said there would be 24/7 watch but I am skeptical that it will help with the homeless. Police also say their hands are tied when it comes to the homeless so how can we negate this?** The best example we have in practice is our location. The way we can keep the sidewalks cleared is by having staff around the facility about the options the homeless have. The relationships built will be able to provide a secure environment.
- **What impact does having more space have on the community and facility?** First priority is to serve homeless single men as they are the most vulnerable. Having more space will allow us to do so.
- **How high is the fence?** There is not a defined height yet.
- **What other types of services might be available?** Our hope is to have a day center area with offices and meeting spaces for providers to come into the shelter to help with housing services here. Sometimes having a couple blocks to a house and housing service can create a barrier for having access to stable permanent housing.
- **When the unhoused enter private property and leave litter or cause damage, why is it the cities response to make the homeowner responsible for cleaning?** If there are things happening out of your control, we would like to have one on one conversations on how we can mitigate that problem.
- **Can you share a percentage of people that are seeking shelter and percent that have shelter now?** It looks like we have about 500 conically homeless individuals in this area but that is subject to changing. Depending on the season, those numbers are up or down.
- **How do we get the homeless from a point of that to being self-sufficient? What is the timeline for something like that on average?** Given diversity we see in the shelters, it can vary. This can be depending on the situations homeless find themselves, such as if they have been homeless for long periods of time or short.

NEIGHBORHOOD MEETINGS VIDEO LINKS

First Meeting 3.2.2023

<https://www.youtube.com/watch?v=cl5EAjWu6Zg&list=PL7cZylpMlgCKqkcNsNCKAEevDf1P6r-Xk&index=22>

Second Meeting 6.14.2023

6.14.2023

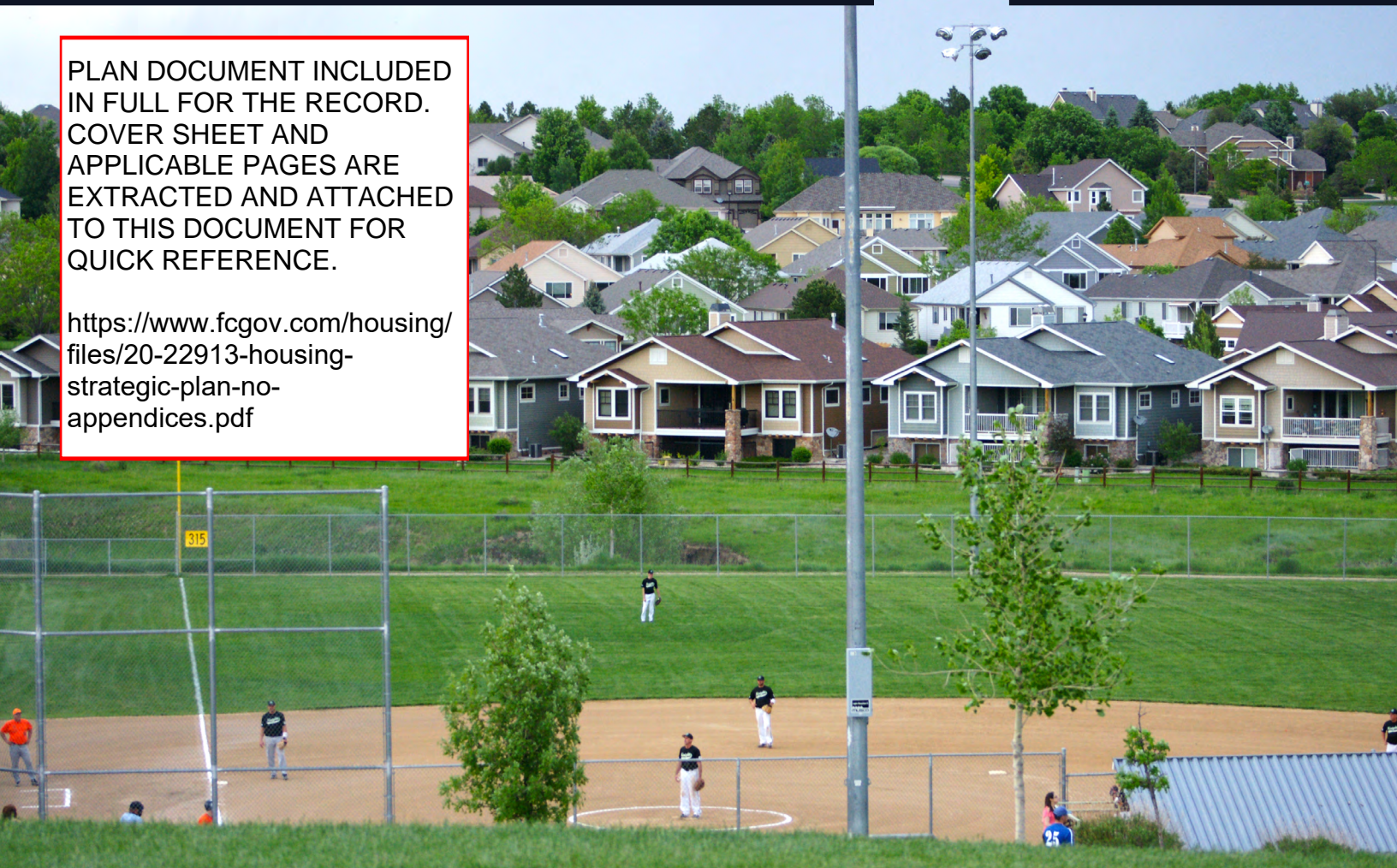
<https://www.youtube.com/watch?v=VhOCx9A20tw>

HOUSING STRATEGIC PLAN



PLAN DOCUMENT INCLUDED IN FULL FOR THE RECORD. COVER SHEET AND APPLICABLE PAGES ARE EXTRACTED AND ATTACHED TO THIS DOCUMENT FOR QUICK REFERENCE.

<https://www.fcgov.com/housing/files/20-22913-housing-strategic-plan-no-appendices.pdf>



2021



Housing affordability has been a priority for Fort Collins for decades, and as highlighted in [City Plan](#), is a key element of community livability. As our community continues to grow, we know that many people are struggling to afford stable, healthy housing in Fort Collins. Nearly 60% of our renters and 20% of our homeowners are cost-burdened. Furthermore, our BIPOC (Black, Indigenous, and People of Color) and low-income households are disproportionately impacted—these community members are experiencing lower homeownership rates, lower income levels, and higher rates of poverty. We also know our current level of investment in the housing system is not enough to meet the goal City Council established in 2015 of having 10% affordable housing stock.

To begin addressing these challenges, City Council established *Affordable and Achievable Strategies for Housing Affordability* as a Council Priority in 2019. In the summer of 2020, amidst the COVID pandemic, we kicked off a seven-month planning process that expands our housing efforts to all income levels. The result of this effort is a plan that includes 26 strategies designed to overcome the greatest challenges we face in housing affordability in Fort Collins. Implementing these strategies will address high priority outcomes such as increasing the overall housing supply and diversity, preserving the affordable housing we have, increasing housing stability, and advancing toward more equitable outcomes.

We developed this plan in alignment with the [City's 2020 Strategic Plan](#), which includes an objective to center our work in equity for all, leading with race, so that policy decisions reduce inequities in the community and improve outcomes for those who are directly impacted by housing challenges. This commitment was bolstered by over 600 community members, numerous Boards and Commissions, the Council Ad Hoc Housing Committee, and our Home2Health Partners who engaged with and shaped this plan.

With these priority strategies identified, we now begin the hard work of implementation. Here in Fort Collins, we are deeply committed to turning plans into action, and 10 quick-impact strategies are included within this plan so we can take direct action together in the next year. Achieving this community vision will require challenging conversations and innovative changes. We believe if any place in the country can do this vital, neighborly work, it is Fort Collins. We look forward to joining you all in doing our part so that everyone has healthy, stable housing they can afford.

Sincerely,



Mayor Wade Troxell



Darin Atteberry, City Manager

Vision: What Does the Plan Aim to Achieve?

The plan's vision that "Everyone has healthy, stable housing they can afford" includes four components:

- **Everyone:** Challenges Fort Collins to assess who does and does not have healthy, stable, or affordable housing today and design strategies to ensure a person's identity or identities is not a predictor of whether they, or our community, achieve this vision.
- **Healthy Housing:** Addresses physical and mental well-being inside and outside of the home.
- **Stable Housing:** Recognizes housing is the most important platform for pursuing all other life goals (known as "Housing First"), and that a secure place to live is a fundamental requirement for quality of life and well-being.
- **Afford(able) Housing:** Ensures an adequate supply so community members do not spend more than 30% of their incomes on housing.

Greatest Challenges: What Do We Need to Overcome to Achieve the Vision?

To answer "what is the problem we're trying to solve" and "what are our greatest challenges to achieving the vision," staff compiled an [Existing Conditions Assessment](#) based on existing data and community feedback to summarize the current state of housing in Fort Collins. Seven greatest challenges were identified:

1. Price escalation impacts everyone and disproportionately impacts BIPOC (Black, Indigenous, and People of Color) and low-income households.
2. There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
3. The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.
4. Job growth continues to outpace housing growth.
5. Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.
6. It is difficult to predict the lasting effects of COVID-19 and the impacts of the pandemic.
7. Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.

Strategies: How will We Overcome the Greatest Challenges?

The 26 strategies included in this plan are designed to take the first steps to overcome the greatest challenges outlined above. As represented in the graphic below, the strategies are designed to achieve multiple outcomes:

- **Increase housing supply and affordability (12 strategies):** Examples include removing barriers to accessory dwelling units (or ADUs), updating the City's Land Use Code, and creating a new dedicated revenue stream.
- **Increase housing diversity and choice (12 strategies):** Examples include recalibrating existing incentives, exploring innovative housing development opportunities, and removing barriers to allowed densities via the Land Use Code.

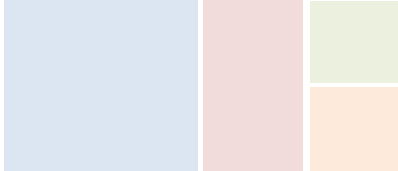


2015-2019 AFFORDABLE HOUSING STRATEGIC PLAN

PLAN DOCUMENT INCLUDED IN FULL FOR THE RECORD. COVER SHEET AND APPLICABLE PAGES ARE EXTRACTED AND ATTACHED TO THIS DOCUMENT FOR QUICK REFERENCE.

<https://www.fcgov.com/sustainability/pdf/AHSPFinal.pdf>





4.3. Increase Housing and Associated Supportive Services for People with Special Needs

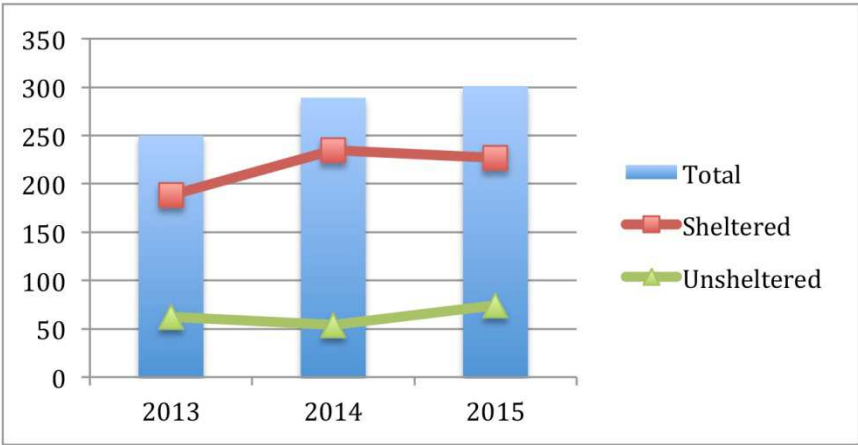
The third strategy is to increase housing and associated supportive services for people with special needs. This broad category includes those who are homeless, seniors, persons with disabilities, and victims of domestic violence. These groups generally require housing units tailored to specific needs not typically or adequately addressed by market-driven development. Many times a network of support services is needed to keep these populations stable and independent. Housing these populations often involve the use of Housing Choice Voucher Program vouchers as monthly rental subsidies.

4.3.1. Justification

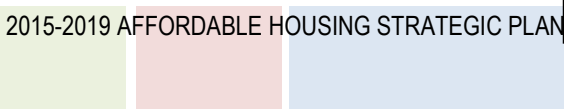
The following illustrates some of the special needs, but does not indicate priority.

People who are homeless. A point-in-time study conducted by the Homeward 2020 project in January 2015 found 301 homeless people in Fort Collins (Figure 17). The number of homeless people in Fort Collins has been steadily increasing since 2013. An increasing number of Fort Collins’ homeless population is also going unsheltered, which has a profound impact on the community at large.

FIGURE 17: NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS
Source: Homeward 2020, 2015 Fort Collins Point-in-Time Count



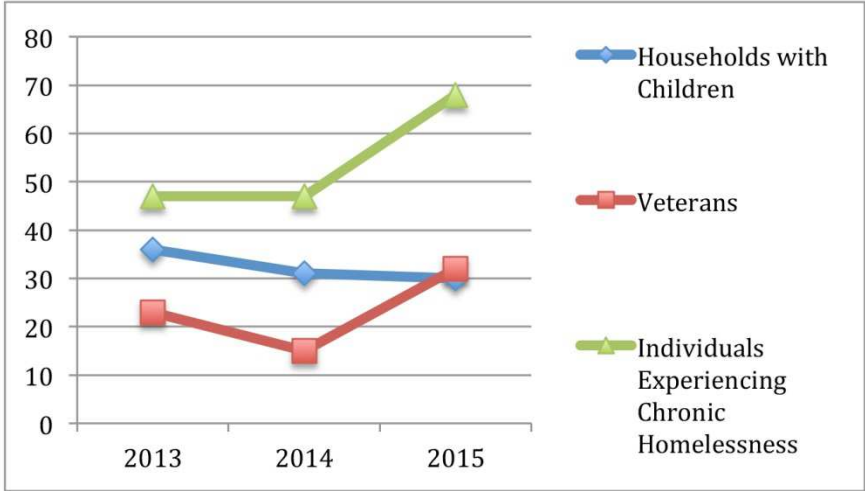
Fort Collins also has more individuals experiencing chronic homelessness (Figure 18). Chronic homelessness is where an individual or family experiences homelessness for more than a year or has at least four periods of homelessness in the past three years. The chronically homeless tend to require more services to stay housed, as they are more likely to



have mental health, substance abuse or other issues that keep them out of housing. With the rise of chronically homeless in Fort Collins, it is important to facilitate the development of housing and supportive services for this population.

FIGURE 18: TOTAL NUMBER OF INDIVIDUALS/HOUSEHOLDS EXPERIENCING HOMELESSNESS

Source: Homeward 2020, 2015 Fort Collins Point-in-Time Count



Similarly, the City commissioned 2014 Fort Collins Social Sustainability Gaps Analysis (GAPS) also identified 1,021 homeless children in the Poudre School District. This is an increase of 213 students when compared to the 2009 AHSP. Students in unstable housing conditions tend to underperform in school, which can have a life-long impact on their employability and earning potential. Underperforming students also have an impact on standardized test scores, which can ultimately affect the funding and services the school can provide. This ripple effect creates a negative feedback loop that creates a cycle of poverty that has long-term impacts on the socioeconomic composition of the community. To combat homelessness, the City has partnered with Homeward 2020 on a plan to make homelessness in Fort Collins rare, short lived and non-recurring. The policy recommendations from this plan will feed into this larger plan to reduce homelessness².

Persons with disabilities. This population includes persons with various physical and mental challenges who more often suffer the negative effects of high housing costs. That problem can be even more acute for households needing accessible features in their dwelling. Fort Collins is home to thousands of individuals with disabilities (Table 10).

² Visit homeward2020.org for more information on this planning initiative

Homelessness Advisory Committee 2.0 Recommendations and Considerations Report

December 2020 - May 2021

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Charter

In November 2019, the Fort Collins City Manager convened a temporary Homelessness Advisory Committee (HAC) of diverse members representing business owners, service providers, members of the faith community, healthcare professionals, and community members (with and without lived experience of homelessness) to develop recommendations and considerations for expanding emergency shelter capacity within Fort Collins. The committee began this work in support of our community's goal to make homelessness rare, short-lived, and non-recurring. Meetings were open to the public to observe and were often well attended.

The HAC was formed in response to systemic pressures in the community and specifically after a site search for potential new shelter space and co-located services in 2019. Concerns were raised by some community members after a site in north Fort Collins was secured as an option. City Manager Atteberry then decided to pause the exploration process and zoom out for additional dialogue.

In continuation of the effort begun in November 2019, this second Advisory Committee to the City Manager was formed a year later to consider key questions and offer recommendations regarding the potential development of permanent homeless shelter in Fort Collins, including lessons learned from running a 24/7 COVID-19 shelter at the Northside Aztlan Community Center with greater distancing requirements. The role of committee members was to advise the City Manager on key considerations from varying perspectives, and to represent community interests to identify opportunities and concerns related to the following key questions:

1. What amenities and services should be co-located with a 24/7 shelter?
2. Where can a new 24/7 homeless shelter be located? What trade-offs will exist?
3. How can impacts be addressed and mitigated? What type of engagement is needed?
4. What funding considerations are recommended?

The recommendations and considerations from this committee, while commissioned by the City Manager, are intended to provide guidance to community leaders and providers as they make decisions on how best to support our community and all its residents.

Committee Members

Brian Ferrans - Health District of Northern Larimer County

Cheryl Zimlich - Bohemian Foundation

David Rout - Homeward Alliance

Dean Hoag - North Fort Collins Business Association

Desiree Anthony - Fort Collins Rescue Mission

Gloria Kat - The Family Center

Joe Domko - Catholic Charities

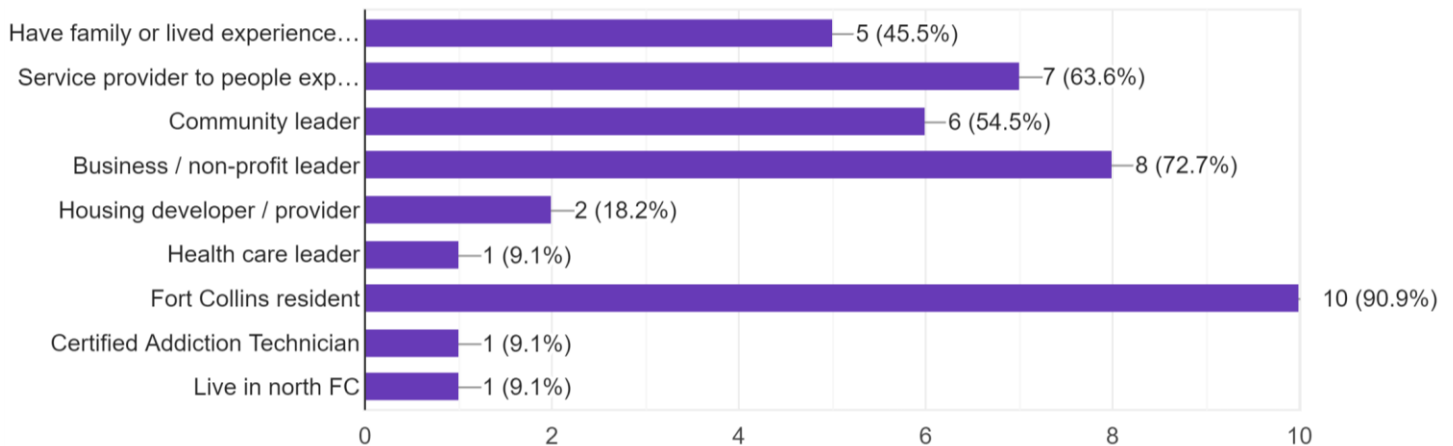
Julie Brewen - Housing Catalyst

Laura Walker - Larimer County

Matt Robenalt - Downtown Development Authority

Seth Forwood - Fort Collins Rescue Mission

These 11 members collectively bring the following perspectives to this committee:



The first two options are “Have family or lived experience with homelessness, mental illness, and/or addiction” and “Service provider to people experiencing homelessness”, and the last two options were self-identified by individuals, using Other.

Process and Meetings

The committee first met remotely in December 2020, establishing ground rules and drafted the overall flow of addressing the questions in the charter. Each meeting was 90 minutes, with people honestly sharing perspectives and asking questions of each other and supporting City staff members.

To accommodate all the work needed, the committee added an additional meeting to the original six, and requested and received Spanish translation support for observers for the last few meetings.

The committee addressed each question in turn - following are summaries of the process and responses:

1. What amenities and services should be co-located with a 24/7 shelter?

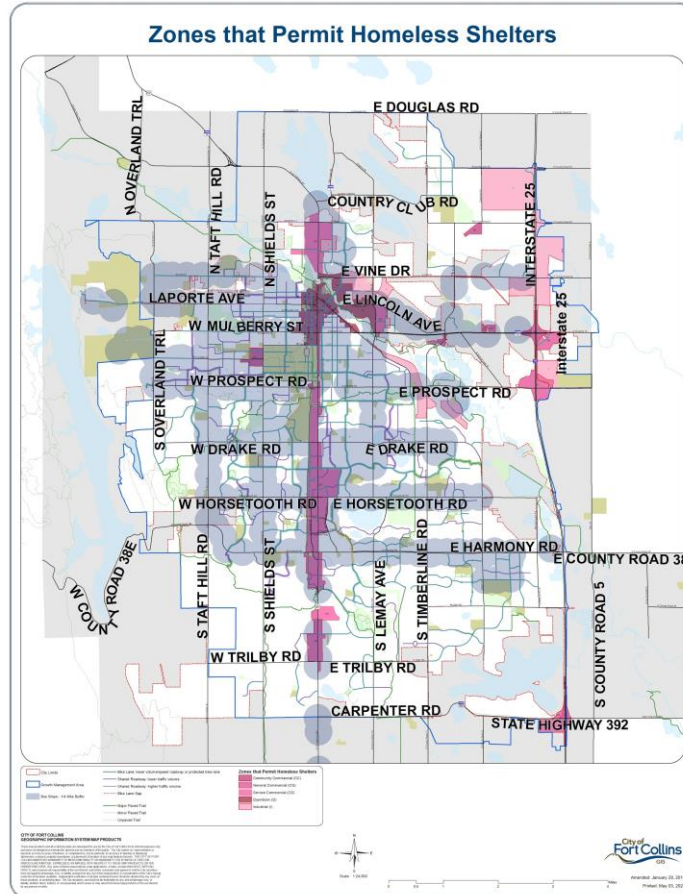
Much of the committee’s time invested here was understanding what amenities and services should be co-located with a 24/7 shelter. The service and shelter providers met and assembled a draft of needed amenities within a range of solutions from what would meet immediate needs, to the next tier of service, to what would be most ideal. Providers used current experience and brought in information from other service providers in Denver to ensure they had the best information possible. They also identified what would not be acceptable in a shelter to meet the needs of people experiencing homelessness within our community.

The committee debated, challenged, and added to the provider information to create [a detailed spreadsheet](#).

In support of the committee, City staff worked with Vaught Frye Larson Aronson Architects to create a “Building Program” - or rough outline of space requirements for each function - at different levels of designed occupancy. [This spreadsheet](#) helped the committee consider the building and site needs that could impact where a shelter could be located. Note: the committee requested larger numbers of occupancy be explored to understand future potential impact and in an effort to provide decision-makers with information to ensure a site could function effectively into the future.

2. Where can a new 24/7 homeless shelter be located? What trade-offs will exist?

The committee requested a map of where shelters could be located. The following shows all zones which permit homeless shelters (in pink), walkable ¼ mile radius circles around bus stops (in darker gray), and biking lanes and trails (in blue, purple, and green):



Using the map and focusing on the overlapping requirements listed above, four locations were initially chosen - North Fort Collins (1311 North College), Mulberry Corridor, Midtown, and South Fort Collins adjacent to the future Behavioral Health Center. Another option considered was Renovate Existing Shelters. As the committee’s work progressed, they added a potential location of the North Fort Collins site at Vine and Redwood, restricted Mulberry Corridor to the area between Lemay and Timberline to keep closer to services and reduce transient problems, and removed the South Fort Collins location adjacent to upcoming Behavioral Health Center due to nonavailability of services and amenities.

3. How can impacts be addressed and mitigated? What type of engagement is needed?

The committee discussed these for each location, and in general, sharing and debating best practices and successful strategies from other communities. These potential impacts and opportunities to both the surrounding community and people experiencing homelessness - along with mitigation and engagement strategies, financial/resource considerations, and timeline considerations - are [detailed in this spreadsheet](#). Additionally, the spreadsheet also includes some information from Staff to augment what the committee put together.

4. What funding considerations are recommended?

While the committee had questions around funding - for example, who would fund what for how long - the lack of specifics around exact shelter location, building design, and resulting operations prevented detailed results. Cost of acquisition, development, and operations will vary depending on the exact location, and the committee could not effectively develop estimates for the costs involved. Instead, the committee chose to flag the types of costs that might be higher or lower depending on the final site chosen. Further exploration of how the shelter would be funded through acquisition, development, and operation, as well as what organization(s) will be responsible for that funding, will be vital to make the best decisions for our community.

Limitations of this Committee

Locations considered for a permanent shelter varied from a specific plot of land to currently occupied sites to general areas in Fort Collins where zoning allows construction and operation of a shelter and where transportation and other services are available. This affected the ability of this committee to be able to fully compare options. Specific site selection - unless already acquired - will be difficult because of the unique nature of a shelter, and that speculation around a project like this can itself impact pricing and availability of sites before they are acquired.

Another limitation that followed the issue above is that the committee did not have specific neighborhood and business representation on the Mulberry Corridor, North Fort Collins Redwood & Vine, or Midtown locations. If either area is chosen, a successful process will require bringing those perspectives into the process as soon as practical.

Available time and the need for remote work during the pandemic limited the depth of some conversations and exploration of all the issues involved. Despite best efforts, we did not explore every concern and consideration or how to mitigate potential impacts as fully as will be needed in the next phases of outreach and engagement.

Results

Shelter Needs

The committee identified the needs of our population of people experiencing homelessness, and the amenities and services in a range from minimal requirements to ideal. These include:

- A 24/7 shelter is needed primarily for men
 - To fill current and near future population, 200 beds and flexible space for 50 - 100 additional beds is needed (bunks are acceptable)
 - Assuming women and families with children would continue to be served by Catholic Charities
- Key amenities
 - Services must be delivered with a trauma-informed care lens rooted in dignity
 - Able to accommodate inclement weather days without people being dispersed through the community
 - Located on transportation routes - must be bikeable and walkable, with access for those differently abled
 - Medical / Behavioral Health Support on-site
 - Commercial kitchen and dedicated eating area
 - Showers and laundry
 - Multi-use space with a greater or equal footprint to the overnight sleeping area
 - Adequate parking for staff, guests, and fleet vehicles - including space for bike racks / storage

For comparison, the current shelter system - under COVID-19 spacing - provides emergency overnight mats and beds to men, women, and families. The Fort Collins Rescue Mission shelters men and has capacity for 80 overnight and 60 during the day. Catholic Charities shelters up to 54 women per night and two families. The Murphy Center provides daytime services including appointments with resource and housing navigators, laundry, mail, employment services, and other critical support services. Currently, meals are provided at the Rescue Mission and Catholic Charities to those staying with them overnight.

In 2019 - under pre-COVID-19 spacing - an average of 129 men (142 November - April and 116 May - October) and 50 women were sheltered overnight.

The best representation of current emergency needs in our community comes from the response to the COVID-19 pandemic. The Northside Aztlan Community Center (NACC) was repurposed into a 24/7 emergency shelter from March - June 2020 and the Food Bank warehouse on Blue Spruce was utilized from November 2020 - April 2021 as an emergency overnight shelter for men.

- The NACC served a total of 272 unduplicated men and 268 unduplicated women, and the maximum sheltered overnight at one time was 114. Blue Spruce served a total of 511 unduplicated men, with an average of 118 served each night, and the maximum sheltered at one time was 151.
- From November 2020 - April 2021, women and families were sheltered at Catholic Charities, where 54 overflow mats were available and an average of 26 served each night.
- Emergency shelter capacity outside COVID-19 response efforts typically require people to be turned away due to space limitations, which was not necessary when these larger shelters were open.

Alongside these emergency shelter services, there are longer-term shelter options for women fleeing domestic violence at Crossroads Safehouse, and for four (soon to be 11) families experiencing homelessness through the Family Housing Network. Catholic Charities offers program beds for nine men, six women, eight veterans and four families, and Harvest Farm (operated by the Rescue Mission) offers a long-term program for men seeking to exit substance abuse and homelessness.

More detail on amenities and services surfaced by the committee is available in [this spreadsheet](#).

Overall Hopes for a New 24/7 Shelter

Following are edited excerpts from the survey results that reflect individual and shared perspectives discussed during the committee's time together (full results are in the Appendix below):

A 24/7 model can truly engage more people, establish a true community of sojourning, build resiliency, and connect folks with more resources, ultimately resulting in more people working their way out of homelessness.

A 24/7 shelter would significantly improve our opportunity to achieve our community goal of making homelessness rare, short-lived and non-recurring. If operated correctly, the shelter would be a centerpiece of our efforts to help people escape homelessness.

Giving people experiencing homelessness a place to go and resources will positively impact our community. Expanding and deepening shelters' role in the continuum of care for unhoused individuals leads to housing individuals and getting them the mental, physical, and behavioral health they need to be whole. When people exit shelter into housing they also can become productive members of our community and give back.

I hope to have the ability to outreach, resource, counsel, and empower those experiencing homelessness, hopelessness, marginalization and oppression. With a safe place for people to be (found) during the day, I'll be able to facilitate MORE successful transitions into housing, at a quicker rate. I hope that our community can see human spirits instead of dirty faces, unique stories instead of preconceptions, warriors instead of junkies, compassion instead of condemnation, and love instead of disgust.

My hope is that the 24/7 shelter will serve as a vital, life-saving first stop in an integrated system, connecting participants with a full spectrum of services, resources, and housing opportunities. The shelter should have a focus on community and relationship building, with messaging that participants are full-fledged citizens, endowed with the same rights, opportunities, privileges, and responsibilities as any Fort Collins resident.

Related to our community and current impacts, I see a 24/7 shelter/day center providing a welcoming place for those experiencing homelessness to have their needs met, eliminating the need to find public restrooms, alternative welcoming places to gather etc.

Lessen the shuffle of persons experiencing homelessness between daytime and overnight service facilities, and minimize the number of persons dwelling on the streets when hours of service are NOT available in either daytime or overnight facilities. Leveraging the 24/7 opportunity to connect people with the specific services they require to begin the journey out of homelessness. A 24/7 model creates an opportunity to provide transitional housing options that are severely limited in Fort Collins.

A 24/7 shelter/day center eliminates the large check in and leaving process that now occurs with the shelters due to their hours and other operational needs. Currently everyone essentially arrives and leaves at one time - a 24/7 model could be more of a continuous in and out process, especially as jobs are accessed during the day etc. There would be a place to store some belongings as well while they were working or getting services etc.

Because service providers and relationships would be in more continuous and in closer contact with those experiencing homelessness it increases the likelihood of problem solving quicker to find housing and stabilize. Shelter is not a substitute for housing.

Creating a shelter resource that helps connect the homelessness community rather than keeps it fragmented by offering a space with enough beds to shelter the majority of folks that also houses staffing from multiple service agencies so that individuals can access resources quickly and often. The easier it is for people to stay connected to community resources and humane shelter, the faster people will be able to get on the path to exiting homelessness.

General Impacts and Recommended Mitigations

These issues are likely to affect any site chosen, and are listed here with recommendations from the committee on potential mitigations:

Nearby neighborhoods and businesses feel burdened by the presence of a shelter

Success will require building strong relationships through early, open, and continued engagement with neighbors and business owners with deep listening and as much transparency as possible. Recent communications from concerned community members reinforce this recommendation of data-informed conversations with as many community members connected to the potential site of a shelter before, during, and long after the shelter is open and operating.

The committee recommended a “Yes, and...” approach to honestly validate the needs of the neighbors and business owners, then bring in the needs of the greater community and of people experiencing homelessness. Also bringing and qualifying data will be important for effective communication and increased understanding.

To support surrounding community members, it’s important to meet people where they are. For example, having Spanish translation available when needed can ensure effective communication and understanding around emotionally-charged conversations.

Some people experiencing homelessness affect nearby neighborhoods and businesses with disruptive behavior

The committee discussed the need to raise behavioral challenges to the shelter providers to have disruptive behaviors addressed - without having to trigger police intervention. A Good Neighbor policy that brings service providers and residents together has been successful in Boulder in addressing disruptive behavior, and could be adapted here in Fort Collins.

Additionally, having adequate day shelter space with nearby services could significantly reduce people “hanging around” businesses and neighborhoods. The Fort Collins Rescue Mission’s recent shift to a 24/7 shelter model has gotten positive feedback from surrounding businesses, although the shift did reduce the number of people able to be served.

Attracting more people experiencing homelessness to our community - “If you build it, they will come”

The committee discussed the possibility of a residence requirement that could help ensure serving residents first and discourage people from outside Northern Colorado coming to get support. Also, the Mulberry Corridor option was focused away from I-25 to reduce the attractiveness of a shelter to transient populations.

During on-site visits to shelters in other areas, some committee members were told by those providers that this was an effective practice. Our local providers shared that, while a residency requirement is a good idea in concept, it is very difficult to do in practice. Most clients currently being served are from Northern Colorado, and data show travelers are not currently coming to access services, as evidenced by recent data from the Murphy Center:

- 72% from Fort Collins (66%) or Loveland (6%)
- 7% from Weld County
- 6% from Denver
- 2% from Boulder
- 7% other City in Colorado
- 6% Out of State

While stories were shared of other cities’ challenges, more concrete data - along with effective strategies from other municipalities that have been employed successfully - will be helpful to minimize this potential problem.

A shelter will not move people out of homelessness and could become more de facto housing

The committee wrestled with the fact that emergency shelter is only one portion of the continuum of care supporting people moving out of homelessness. Having it in place will not reduce the need for government and service providers to accelerate the expansion of other services to make affordable and supportive, transitional housing available.

[Prioritizing shelter needs in gaps and times to meet current demand.]

More options and support to help people become homed are vital to ensure the intention of a temporary shelter does not turn into more de facto housing for people experiencing homelessness.

Funding for acquisition, construction, and operation of a shelter will be significant

Funding will need to come from a partnership of many sources - public and private. The approaches to secure capital funding versus ongoing operations and maintenance funding will likely require different approaches.

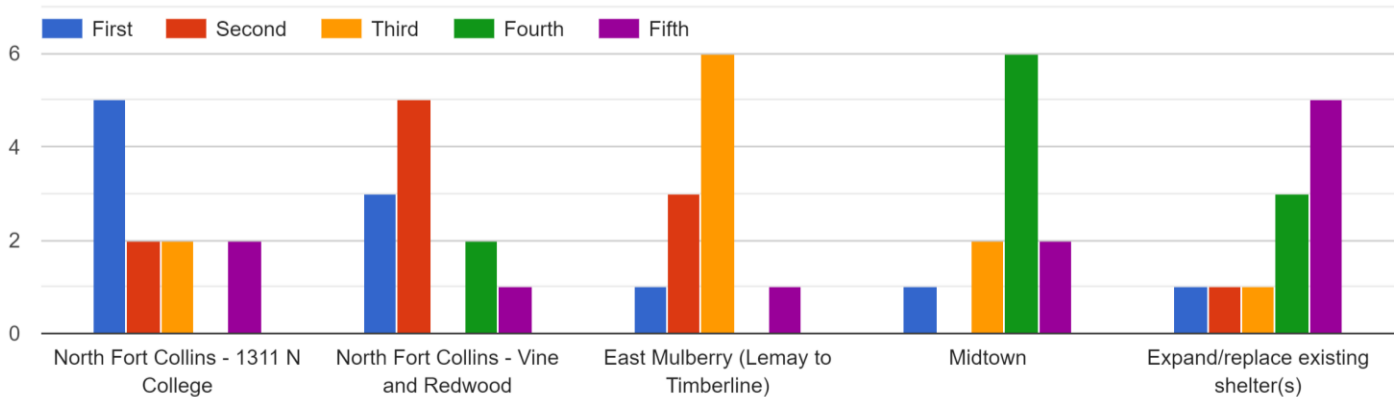
Location Consideration Priority

Following are results of the locations under consideration, overall by total numbers of committee members, using a ranked choice voting method, and by percentage of represented groups.

Order of Consideration Overall

These collective results reflect survey results where each member put the location options in priority order:

Given the needs of our entire community, in what order would you recommend the locations be considered for placement of a permanent 24/7 shelter?



Order of Consideration using Ranked Choice Voting

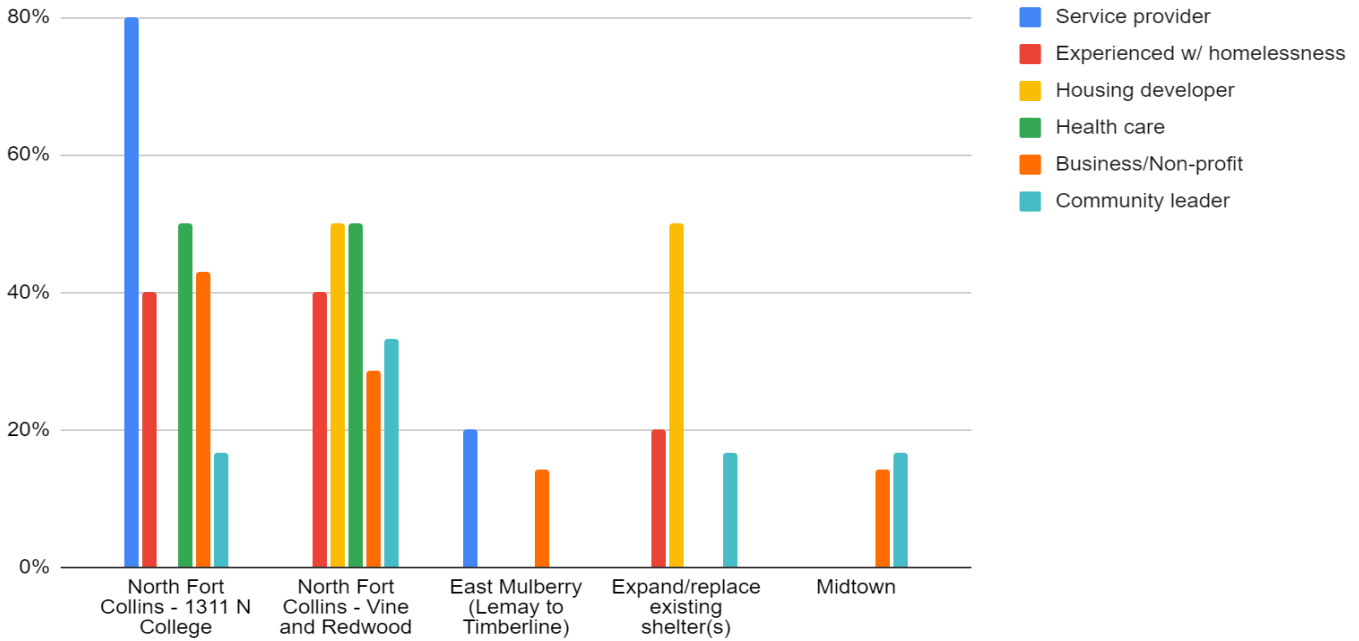
Alternatively, the results below reflect the same data using a ranked choice voting method. In the first round, no location got over 50% of the vote, so the sites with only 1 vote each were eliminated and those members who had voted for those locations had their next highest (non-eliminated) vote counted:

	North Fort Collins - 1311 N College	North Fort Collins - Vine and Redwood	East Mulberry (Lemay to Timberline)	Midtown	Expand/replace existing shelter(s)
Round 1 "vote"	5	3	1	1	1
Round 2 "vote"	7	4			

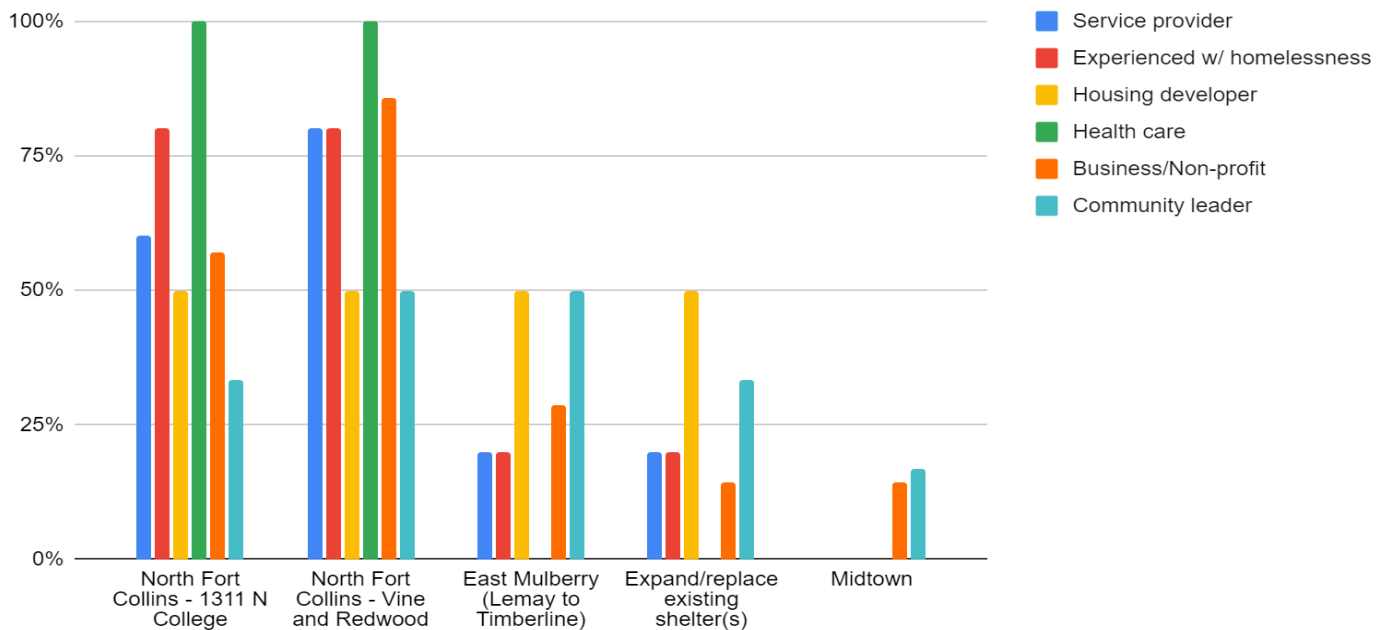
Order of Consideration using Percentage of Represented Groups

These results again reflect the same data, yet show the percentage of each group which voted for each location. Since the committee had both significant numbers of service providers, business/non-profit leaders, and community leaders, these results attempt to create more parity between the different groups represented. The first graph shows first choices, and the second graph shows first + second choices.

First Choice by % Category Responders



First or Second Choice by % of Category Responders



Location Details in Descending Priority Consideration Order

The following information is generated from worksessions and the survey, and is listed below with site specific Opportunities/Hopes, Impacts/Fears, Financial and Resource Needs / Timeline, and Potential Mitigations as surfaced by Committee Members. In some cases, individual perspectives conflict with each other and will need further exploration and clarification when a site is selected moving forward. Many of these items can also be seen on [this spreadsheet on Impacts & Opportunities by Location](#).

North Fort Collins - 1311 North College Avenue

Opportunities / Hopes

- Land already purchased and available; adequate size for shelter needs
- Transportation is accessible, near bike paths, on bus route - time required for transportation between facilities/services is a major drain on people experiencing homelessness
- Population is more likely to access robust, established services in the area familiar with; good coordination with existing/complementary services
- Adequate space to provide for needed operations, added community amenities and to create buffers between activities. Adequate space makes phasing easier.
- Collaboration between services streamlined and issues mitigated to result in improved health and movement into stable housing
- Ability to add other community amenities to the build out
- North Fort Collins is most demographically diverse and more likely to reach populations currently underserved
- A shelter could be a cultural and economic driver; opportunity for growth in commerce and perspective

Impacts / Fears

- Detrimental to the safety of surrounding neighborhoods, businesses, and school
- Behaviors or cultural perceptions will not change with the presence of shelter in north part of town
- Different underserved groups may not be able to co-exist, evidenced by experience of study group at the Murphy Center with positive narratives and good intentions yet families - especially Spanish-speaking) feel unsafe there
- Does not align with the North College Community Investment Plan adopted by the City; the north part of our city has been left out of development plans
- To honor our homeless population they should be placed next to a supported community instead of a community that has been segregated and excluded from government benefits and live in poverty
- Our homeless mainly formed with veterans, that come with PTSD, substance use, mental health and stress would be placed next to a community that has struggled accessing services too and also come with trauma
- Homeless shelter will be a new addition - we should respect who got there first
- The North College community is already overwhelmed by different social issues: 1.- Hickory MHP is for sale and residents are trying to become owners through a Resident Owned Community program. If this is not achieved there is a high risk for many of the residents to lose their homes if the buyer decides to increase the rent. The buyer is known for increasing rents and violating residents' rights.

2.- Poudre Valley Mobile Home park just sent a letter of intent to sell the park. We are talking about 500 homes that could potentially face the same issues. 3.- Businesses and residents continue to see the effects of homelessness in this part of town, with many issues that have not been collectively solved. Guests trespassing into mobile home communities, guests roaming around inside mobile home parks where children are present, etc. 4.- Poor planning around the development of this part of town (Marijuana dispensaries next to an ice cream place, next to a bar, next to a bowling alley). 5.- North College residents have expressed their desire to have a cultural center representative of their cultural heritage. This needs to be acknowledged

- It places too many services in one area of the community, Devalue surrounding properties. Very costly to do all of the improvements, No infrastructure and no stormwater system in place currently, Not large enough to accommodate all of the improvements and the shelter, Also major opposition in the area.
- That the backlash from residents might further stigmatize those experiencing homelessness and any issues which may already occur without the facility would accumulate to reflect the unhoused community as a whole.
- I acknowledge their fears, and I am not in their shoes.
- I don't think you could overcome all of the concerns.

Financial and Resource Needs / Timeline

- Need infrastructure for buildings
- Development process estimated to take 12 months

Potential Mitigations

- Effective day shelter will reduce “hanging around” community with place to go; allows providers and people experiencing homelessness to be connected
- Advocacy and working with adjacent communities and dealing with their own challenges/issues
- Need a representative sample of the population/residents of the North corridor to provide input; I hope this location is not chosen without the input and appropriate engagement of the North College residents
- Relationship building, open mindedness, education.
- Be able to reflect the healing and health that is invested into the community through statistics and stories of lives restored.
- Create a strategic and thorough campaign to engage the neighborhood, address stigma, and broaden the perspectives on those experiencing homelessness; Engage the community in a vision of what community amenities could be included that are desired.
- Great operators of the shelter/day services and a welcoming space for people experiencing homelessness so they feel a sense of belonging.

North Fort Collins - Vine and Redwood - Larimer County site

Option added by Committee at 9 April meeting. Overall many similar opportunities and concerns as the North College site in the North Fort Collins area

Opportunities / Hopes

- Good location to the services in the area (close to resources between Catholic Charities and Murphy Center), less impact to the surrounding neighborhoods
- On a bus route, simplifies transportation
- A chance for the City and County to partner / work together on this site.
- Adequate space for operations and amenities
- Potentially Less impact if shelter is here vs North College - less community mitigation and messaging needed*
- Not adjacent to residential neighborhoods*
- Ability to add other community amenities to the build out

**Following a Coloradoan article, Old Town North HOA members communicated to the committee through an email-writing campaign that they have significant fears and concerns if this site were used*

Impacts / Fears

- Increased number of homeless guests
- A few years out having access to the property. Need to mitigate flood plain issues.
- May be less of an issue to 1311 North College - not sure how the community will react differently

Financial and Resource Needs / Timeline

- Will be at least 30 months for County Fleet to fully exit the site via staged moving to their new site become available, and future use of the site will remain undetermined most of that timeframe
- Not designated or donated like 1311 North College property
- Depending on Utilities Director review for compliance with floodplain regulations, could involve very expensive stormwater remediation or may not be a significant challenge

Potential Mitigations

- Location closer to existing services [than 1311 North College]
- Any site will take several years to get through the process anyway
- Engage the community in visioning what desired community amenities could be included
- Great operators and a welcoming space for people experiencing homelessness so they feel a sense of belonging in our community

Mulberry Corridor - from Lemay to Timberline

Opportunities / Hopes

- A project in this area could be an income and development generator / driver for the entire corridor
- Area does not have as much effect on the surroundings
- Opportunity to define a culture and environment for service delivery, opening up potential for a campus design
- Transportation services may be free flowing; on a bus route
- Close to motels folks experiencing homelessness frequent; and there is already significant police presence
- Any expansion of shelter that keeps people safe and alive is a value to our community
- Could offer the opportunity for more services to expand as complementary offerings with more available real estate on that corridor

Impacts / Fears

- Could become seen as a shelter-off-the-highway
- Seems like an industrial area
- It will become a ghetto
- There are two mobile home communities (Air Park and Parklane). I hope it is not too close to these locations
- Pushes people experiencing homelessness further out of the city and away from resources; not close to most utilized resources for this population
- This is not a realistic option for homeless services. It is disconnected from the (entire) community and most existing resources. Particularly in a 24/7 model, people would be isolated and in a vacuum. They would access other services less frequently (because of time/distance), and therefore escape homelessness less quickly and less often. Perhaps hyperbolic, but it would almost certainly cause providers, people experiencing homelessness and advocates to question the overall purpose of the project: is it to relocate people experiencing homelessness or to empower people to escape homelessness?
- The difficulties of coordinating services and the logistics for guests to access services may mean that we have people in our community who do not get the physical, mental, and behavioral resources they need which translates to a less safe community on the whole and a growing rather than a shrinking unhoused community in our city

Financial and Resource Needs / Timeline

- Might be a while before site is within city limits / developing property adjacent to City would trigger annexation
- May be less expensive to develop prior to municipal annexation
- Need to acquire
- Not currently in City Limits, may not be for several years. Would this create a delay in the project?
- Would develop per County regulations if property is in the County

Potential Mitigations

- Look at a location that will cause less impact.
- Could be an area that could accommodate a shelter with little impact to its surroundings.
- I am concerned that this is under consideration.
- I believe significantly more money and a significantly larger facility will be needed to bring agencies into shelters rather than located nearby.
- Great operators and a welcoming space for people experiencing homelessness so they feel a sense of belonging in our community.

Renovate existing shelter(s)

Could include Murphy Center, Catholic Charities, and Fort Collins Rescue Mission

Opportunities / Hopes

- Moderate expansion could bring a positive change to service providers.
- Less impact on the surroundings. Less need to address neighbor concerns than a brand new location.
- Close to services, Smooth transition.
- Any increase in shelter and resources is a benefit to our community.
- Better coordination, resourcing, staffing. More sophisticated tracking/analyzing needs and numbers.
- They are known locations which is a comfort to users and with existing public and private “neighbors” already
- Transportation issues are solved
- Issue of land procurement and zoning already solved
- Established identities and association with services

Impacts / Fears

- Short-term and long-term impact assessment. Is it really going to mitigate many of the current struggles for guests and service providers? To what percentage will their capacity be increased?
- If expand in Old Town, impact to businesses there could be similar or greater to current North Fort Collins
- Having enough land and space for a larger facility; Limited space for expansion based on the numbers we have been talking about; The current footprints at these locations are limiting, thus making it hard to expand and costly to bring things up to code.
- Fort Collins Rescue Mission looking to expand to get more beds, getting info on building and fire codes - looking very difficult
- Similar to Midtown.
- May not have enough good infrastructure in existing locations to build what’s really needed.
- Doesn't solve the issue as not enough room to gain the required capacity and accommodate other operational spaces desired

Financial and Resource Needs / Timeline

- Primarily lack of available space and higher cost of remodeling / renovation
- Could reduce availability of shelter while renovating shelters

Potential Mitigations

- Maybe a small change could have a better outcome. Ongoing issues could be kept under control while collectively thinking of better and more effective interventions.
- Designing a shelter that would work in the space available.
- Similar to Midtown.
- Not a mutually exclusive option; one shelter could be refurbished while another is relocated

Midtown

Opportunities / Hopes

- This location could balance the weight of the many services already located on the North. Our homeless guests deserve a top notch location so they can be safe and thriving and have that sense of belonging and not feeling displaced.
- Less impact to neighborhoods, On a bus route, could revitalize existing area.
- Similar to East Mulberry

Impacts / Fears

- Not close to services, Impact on surrounding businesses.
- Midtown is far-removed from other services/resources - there are almost no other services. It would create efficiency gaps in our homelessness response system and the overall effort to quickly move people out of homelessness. Inconvenient and inaccessible in context of day-to-day activities among people experiencing homelessness
- Similar to East Mulberry with the additional FEAR similar to North College of increased stigmatization combining with the more difficult access to services.
- Complicated politics would delay/obstruct progress of this initiative

Financial and Resource Needs / Timeline

- Similar to East Mulberry, more money and space to bring resources and services into shelter.

Potential Mitigations

- Collocated services and amenities need to be well designed for a centralized location.
- Could improve an existing property.
- I believe Midtown is only a feasible option if at least some other services relocate to Midtown (such as the Murphy Center) and/or with a fixed, seven days per week bus from the shelter to other parts of the community. This does not seem like the most efficient option.
- Great operators and a welcoming space for people experiencing homelessness so they feel a sense of belonging in our community.

~~South Fort Collins - near Larimer County Behavioral Health Center site~~

Option eliminated by the Committee as nonviable during 9 April meeting

Next Steps

The committee provided ideas for continued effort, supporting final siting of a 24/7 shelter and beyond:

- **Clarify the City's role and who will make the "final decision" / how it will be made / what it will be.** This could be part of the Communications and Outreach plan listed below. Communicating the City's role as convener and supporter of this potential community resource, along with information about how a decision to build a shelter would be made by service providers and property owners, could help improve understanding and summon support. These roles include: 1) obligatory required role relative to quasi-judicial oversight of application for a shelter from owner/applicants 2) regulatory enforcement role - police, violation of laws, activities that may take place 3) Enhancement role - not required, but beneficial - City's ongoing funding of Outreach Fort Collins is an example and 4) bonus - areas that have not yet been identified in ways that fit a broader community need.
- **Convene businesses, faith communities, neighborhoods, service providers, and county and city stakeholders interested in driving toward solutions.** Building a team of willing partners can surface possibilities for resources and provide support for overcoming obstacles and challenges.
- **Create and implement communications and outreach plan/strategy moving forward.** Community efforts succeed when there is a direct and personal connection with everyone affected by the project: homed residents, residents experiencing homelessness, businesses, and organizations. A coordinated communications and outreach plan can ensure two-way communication so the community needs for a shelter can be clearly articulated and concerns and potential problems can be addressed.
- **Conduct a visioning process or master site planning to achieve the outcomes desired and identify mitigating solutions where possible.** Getting people affected by the project involved in the visioning and site planning process can help create better solutions and shared ownership of the results. Could start with Building Program document and consider further analysis to understand the appropriate size and ability to flex to meet changing needs.
- **Continue to work on the other pieces in the system that support people to be housed.** Emergency shelter is only one portion of the Continuum of Care. For example, ensuring services are available in or near the shelter to support people moving out of homelessness, and having sufficient affordable housing for people to move into, will be needed to make homelessness rare, brief, and nonrecurring. Much like how the HAC completed a matrix of services that would be necessary in a 24/7 shelter, we could complete a matrix of existing and needed services for people experiencing homelessness across the community

Appendix

Group Norms

- Speak from personal experience
- Lead with inquiry and curiosity
- Value diverse perspectives
- Get comfortable with discomfort
- Acknowledge the difference between intent and impact
- Use the buffet rule (firsts before seconds)
- Speak directly and honestly

Results from the Committee Survey

Overall hopes for what a new 24/7 shelter could do

My hope is that the 24/7 shelter will serve as a vital, life-saving first stop in an integrated system, connecting participants with a full spectrum of services, resources, and housing opportunities. The shelter should have a focus on community and relationship building, with messaging that participants are full-fledged citizens, endowed with the same rights, opportunities, privileges, and responsibilities as any Fort Collins resident.

Lessen the shuffle of persons experiencing homelessness between daytime and overnight service facilities, and minimize the number of persons dwelling on the streets when hours of service are NOT available in either daytime or overnight facilities. Leveraging the 24/7 opportunity to connect people with the specific services they require to begin the journey out of homelessness. 24/7 model creates opportunity to provide transitional housing options that are severely limited in Fort Collins.

A homeless shelter should offer protection and safety to homeless individuals. It should be a place that offers comprehensive support for those with the desire to move out of homelessness.

Provide assistance to the homeless population to help them to get back into society and be a positive part of the community.

I believe that a 24/7 shelter would significantly improve our opportunity to achieve this community goal (making homelessness rare, short-lived and non-recurring). A 24/7 shelter would provide stability/reliability to people experiencing homelessness and regular access to services--both at the shelter and at connected community resources, such as the Murphy Center. If operated correctly, the shelter would be a centerpiece of our efforts to help people escape homelessness.

Giving people experiencing homelessness a place to go and resources will positively impact our community. Expanding and deepening shelters' role in the continuum of care for unhoused individuals leads to housing individuals and getting them the mental, physical, and behavioral health they need to be whole. When people exit shelter into housing they also can become productive members of our community and give back.

I hope to have the ability to Outreach, Resource, Counsel, and Empower those experiencing homelessness, hopelessness, marginalization and oppression. With a safe place for people to be (found) during the day, I'll be able to facilitate MORE successful transitions into housing, at a quicker rate.

I hope that our community can see human spirits instead of dirty faces, unique stories instead of preconceptions, warriors instead of junkies, compassion instead of condemnation, and love instead of disgust.

Eliminate people sleeping/living in unsafe conditions, although I am still not clear on the numbers/volume of the need for the physical building shelter.

Increase capacity for overnight shelter as well as offer or comprehensive daytime and prevention services.

Because service providers and relationships would be in more continuous and in closer contact with those experiencing homelessness it increases the likelihood of problem solving quicker to find housing and stabilize. Shelter is not a substitute for housing.

Related to our community and current impacts, I see a 24/7 shelter/day center providing a welcoming place for those experiencing homelessness to have their needs met, eliminating the need to find public restrooms, alternative welcoming places to gather etc.

A 24/7 shelter/day center eliminates the large check in and leaving process that now occurs with the shelters due to their hours and other operational needs. Currently everyone essentially arrives and leaves at one time, with a 24/7 model, I envision this being more of a continuous in and out process, especially as jobs are accessed during the day etc. There would be a place to store some belongings as well while they were working or getting services etc.

Creating a shelter resource that helps connect the homelessness community rather than keeps it fragmented by offering a space with enough beds to shelter the majority of folks that also houses staffing from multiple service agencies so that individuals can access resources quickly and often. The easier it is for people to stay connected to community resources and humane shelter, the faster people will be able to get on the path to exiting homelessness.

Overall fears for what a new 24/7 shelter could do

My fears for a 24/7 model is that it would be the one and only major investment by the larger community and, once established, people experiencing homelessness would be "out of sight, out of mind" and thus any robust investment in a spectrum of rapid/transitional/affordable/permanent supportive housing opportunities would be ignored or forgotten. 24/7 facilities without an exit strategy are a disaster. I also fear that if we make homeless too "easy", we will simply attract more people experiencing homelessness. I cannot ignore the realities of progressive municipalities currently being overwhelmed by the growing need and numbers of people experiencing homelessness. The irony is that the communities which try to do the most about the need, typically end up with the greatest increase in the need. How will that be addressed? I have yet to hear any meaningful dialog around this issue.

The enigma of shelters as a "build-it-they-will-come" situation will further manifest in additional substantive examples of other communities taking advantage of Fort Collins' generosity, and if NOT mitigated by intentional and pragmatic shelter policies and local regulatory oversight the neighborhood where the new 24/7 shelter is located will become overwhelmed with unmanaged and negative impacts.

Our community is already impacted by homelessness (on top of other ongoing social and economic crises). City and County governments really need to make affordable and transitional housing a priority and guarantee that sheltered individuals can really obtain barrier-free assistance to move out of homelessness. My fear with a new homeless shelter of that capacity (500 right?) is that it could potentially increase the number of homeless on the streets and it will not solve already existing issues. Government and service providers need to ask ourselves if we already have the infrastructure and built capacity to support the social, economic and health related needs that this project will generate.

I can't see it completely helping the transient population out of homelessness.

Shelters are a crucial part of a housing-first system, but must be operated according to a housing-first philosophy. It is important that a 24/7 shelter is equipped to provide shelter and basic-needs assistance, but also that the shelter/surrounding community resources are equipped to effectively utilize that resource and move people out of homelessness. A new 24/7 shelter will not solve homelessness on its own, so the accompanying services/expansions to other services must be a part of the conversation.

A 24/7 shelter must also be inclusive. What steps will be taken to ensure that everyone can access overnight shelter, including further-marginalized subpopulations, such as the LGBTQ+ community, people of color, youth, etc.?

I believe a strategic and intentional policy for prioritizing those experiencing homelessness in our community is imperative.

I don't fear; because the resources, services and, frankly, the acknowledgement and validation that these struggling souls will experience.... will manifest positive impacts on the whole community and inspire compassion, understanding, and perspective.

Under-resourced services/staffing

More infrastructure in Fort Collins may increase PEH traffic to the city.

I don't have any fears of developing a newer and more humane space for the existing community members experiencing homelessness. Regardless of how well we do at making homelessness rare, short-lived, and non-recurring we will always have individuals needing emergency shelter and as a community we should want to provide that in a space that is clean, accessible, adequately sized, and designed for the population utilizing the space. We shouldn't not improve our community's resources knowing it will benefit individuals simply because we are afraid that others from outside our community might come and use those services.

Other comments about the process, your involvement, and results

Very interesting reflections and great facilitation process.

I feel we have come up with what is needed for a shelter. The hard part is where to place it. I would like to see on our recommendation, stating the pro's and con's of each location and letting the City Manager and Council decide where to put it. We have two locations that are known and two more locations that don't have a specific property. It is hard to give a complete objective opinion unless you have all of the properties selected. We have areas in general for the locations.

Thank you to everyone for your work on this project, and to the City for bringing this diverse group of voices to the table.

I was hoping to have firmer recommendations that would rally local stakeholders and lead our community toward action as a result of this committee. Perhaps we may still accomplish this. No matter the decision or results, I am committed to being engaged with my community until a concrete recommendation with next steps and tangible results is developed. I am especially interested in bridging business, faith communities, governments, and service providers to develop that plan, fund it and implement it once developed.

Additional information referenced earlier in the report

[Amenities and Services Needed in an Effective Shelter](#)

[Exploratory Building Program information](#)

[Impacts and Opportunities by Location](#)

Executive Summary

In November 2019, the Fort Collins City Manager convened an Advisory Committee of diverse members representing service providers and community members with and without lived experience with homelessness to explore and surface recommendations and considerations around expanding emergency shelter capability within Fort Collins. The committee began this work in support of our community's goals of making homelessness rare, short-lived, and non-recurring.

The committee learned about the current situation facing community members experiencing homelessness through reviewing data, panel discussions with providers and responders, conversations with each other, and visiting current shelters. They surfaced current gaps in services for different populations and trends in data. Despite being interrupted by the COVID-19 pandemic, most committee members continued participating after a multi-month break in active meetings to assemble this report.

The committee recommends a 24/7 shelter model to serve basic needs, built for current and future capacity and uses, fully accessible for the population(s) served, and able to assess the needs of the whole person. The committee differed on structure, oversight, and amount of services, and how population(s) would be best served - including how much medical, trauma-informed services, and outdoor space use would be ideal.

Considering a campus or co-located model, the committee recommends: achieving clarity around who is being served; shared governance model, roles, responsibilities, and non-duplication of services amongst providers; ensuring basic services can be provided; and locating shelter near public transportation. The committee agrees serving multiple populations safely may be challenging. Opportunities of co-location include efficiency in service delivery and helping the community understand the real need for services.

Points of difference and tradeoffs around a campus or co-located model include: whether to locate services on a large campus or throughout the community, cost increases with enhanced services, unduly burdening one part of our community versus spreading our shelters, and inclusion of permanent supportive housing with the shelter. Concerns of a campus model include increased cost for a larger parcel of land, increased cost for security and safety for those accessing services and the surrounding areas, and risks of undesirable or illegal activity.

Criteria for site feasibility include recommendations to ensure: services needed by the population(s) served are available through co-location or are nearby; not overburdening any part of our community; understanding of affordability and needed infrastructure now and into the future; and early and effective engagement with potential neighbors. Considerations include design of the facility for mental health and wellness, efforts to combat isolation and foster positive connection with the broader community.

Strategies to address and mitigate challenges focused on several concerns, namely, how to: prevent restricting poverty to one part of town; resource upfront and ongoing costs of new shelter; *both* safe shelter *and* more affordable housing are needed yet are seen as competing for resources; dealing with the current pandemic and what comes next; and how to continue community and neighborhood dialogue.

Unresolved questions are listed at the end of this report for future reference and use in this process.

Introduction - Committee Process

Like other cities in the United States, Fort Collins is a place where individuals and families experience homelessness. Our community has adopted the goal of making homelessness rare, short-lived, and non-recurring. Yet our existing shelter facilities are strained by the extent of the need.

The City Manager convened an Advisory Committee in the fall of 2019 to “enhance the overall community engagement process with in-depth, joint exploration and recommendations regarding the potential development of...homeless service options in Fort Collins.”

Members’ roles were to “Advise City Manager on key considerations and varying perspectives” and “Represent community interests to identify opportunities and concerns related to concepts and potential sites, if applicable.”

Meetings topics included awareness and understanding of the homeless challenge and gaps, effective response models, concerns and opportunities around a campus model, mitigation strategies, siting criteria, potential locations, and recommendation and mitigation strategies. While the original charter indicated “affordable housing” would be covered, the committee quickly honed in on emergency shelter as its primary focus within the housing continuum. Members of the committee visited current shelters to understand current conditions and needs first hand.

The diverse group of committee members selected included service providers, business owners, faith-based groups, nonprofits, housing and health specialists, and those with lived experience. In an effort to include more perspectives, the committee voted to add three additional perspectives to include regional shelter leaders and County representatives.

The group’s work took place in two phases:

1. **Awareness and Understanding of Current Situation.** From November 2019 to February 2020, the committee learned about response models, current community situations, and gaps in current services from community members and service providers. The COVID-19 public health crisis caused the group to pause for four months.
2. **Developing Specific Recommendations and Considerations.** The group reconvened virtually starting in June 2020, drawing upon lessons learned from the COVID-19 response setting up and operating a 24/7 emergency shelter at Northside Aztlan Community Center. Between June and September the committee began developing specific recommendations and considerations, based on previous dialogue and new learnings.

Awareness and Understanding of Current Situation

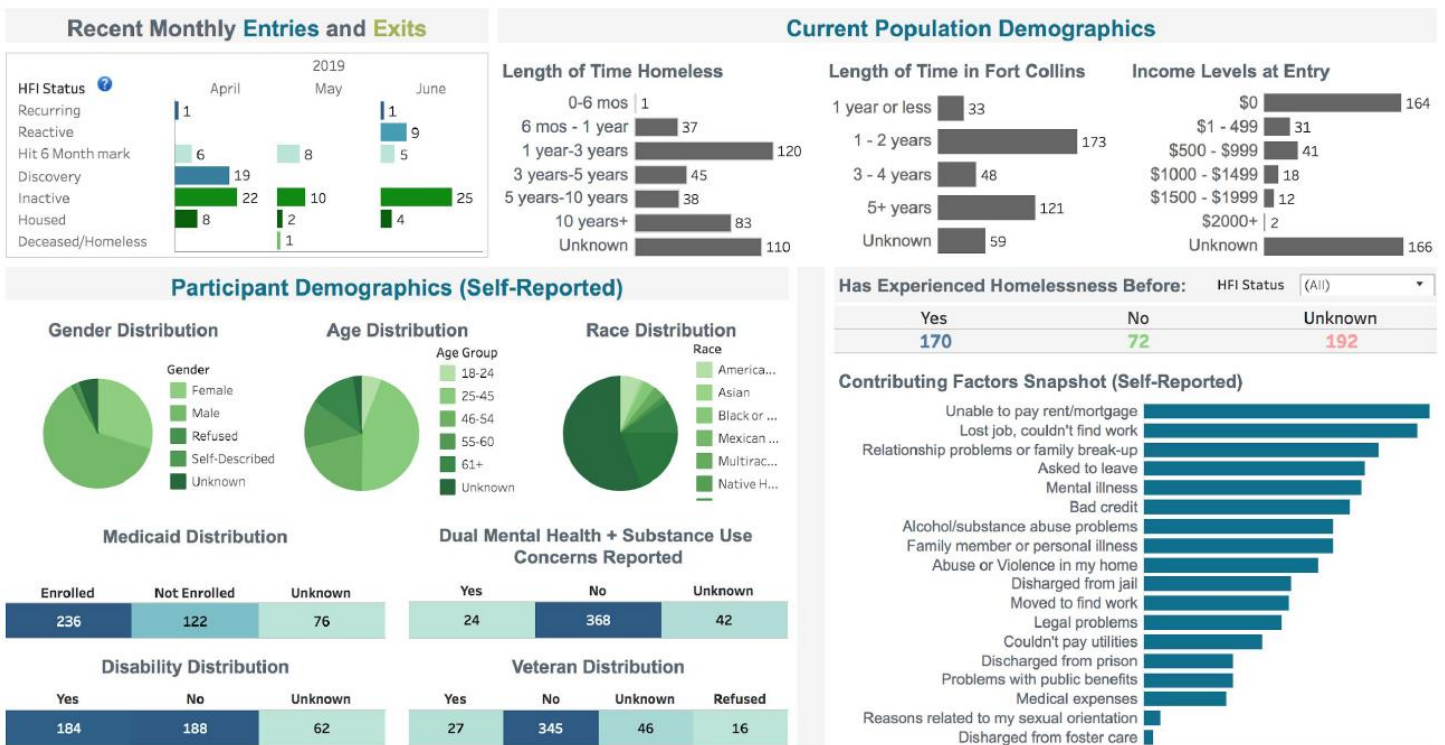
The first half of the committee’s work focused on building an understanding of current conditions, learning about different response models, hearing directly from affected community members, and identifying gaps

throughout the system of services and facilities for people experiencing homelessness.

Service providers in Fort Collins use the Housing First Model and operate with the philosophy that providing services is more effective if people get housing first. While adopted by the City and required by the State of Colorado and HUD for emergency shelter funding access, not all Committee members agree with this approach.

Lack of livable wage, affordable housing, high child care costs, and unreliable transportation influence the ability to maintain housing. Abuse, trauma, chemical dependency and crises significantly compound to create the need for complex, individualized plans for recovery. The COVID-19 pandemic exacerbates these challenges.

There is a difference in need and response for those chronically homeless and the short-lived situations. Stereotypes and stigma often focus public perception to a single male experiencing homelessness. Yet lived experiences are diverse and categories of labeling overlap. Fort Collins currently lacks the differentiation of shelter options for different populations and the committee recognizes unique needs for the following groups: non-family couples, families with school-aged children, unaccompanied youth, disabled people/seniors/those with ADA needs, sober/in-recovery, those coming out of jail, LGBTQIA+, and people with pets.



*This data is of people experiencing homelessness of 6 months or longer, and only those who utilized services. Graphic produced by Housing First Initiative - homeward2020.org

According to our service providers, individual case-management and affordable housing help people self-

resolve.

As of February 24, 2020, individuals and families experiencing homelessness could seek services at The Murphy Center, Fort Collins Rescue Mission, Catholic Charities, Crossroads Safehouse, and Family Housing Network. On average, these sites serve 275 individuals at a time: 220 bed + 4 family rooms + niche sites.

Both the Fort Collins Rescue Mission and Catholic Charities shelters are over capacity and regularly overflow with mats on the floor in multi-purpose rooms. The committee learned in our community, shelters are de facto housing for about 300 - 400 people at any given time.

Service providers agree existing space and shelter are inadequate for our community's current and anticipated needs.

Panel presentations from nonprofit and county service providers, Fort Collins police, and business owners helped the group identify gaps in these areas:

- Services
- Locations
- Populations Not Well-Served
- Space Needs

Additionally, members of the business community feel responsibility for caring for people experiencing homelessness is falling disproportionately on one segment of the community. These members expressed continued frustration at unsafe and threatening activities like loitering, exposure to needles, and trash in the areas near existing shelters.

The unexpected COVID-19 pandemic and resulting rapid, collaborative response to the crisis helped providers realize benefits of a 24/7 shelter model. In three months of emergency services, the Murphy Center served 20% more people than they planned to serve in a whole year. Currently (August 2020), requests for rent assistance continue to increase, and with the moratorium on evictions coming to an end in September 2020, service providers anticipate an increased need for emergency shelter and rehousing assistance for individuals and families.

Specific Recommendations and Considerations

These are in four sections, roughly corresponding to the charter of this committee:

- Effective Response and Priority Services
- Opportunities and Tradeoffs of a Campus / Co-located Model
- Determining Criteria for Site Feasibility (and Considering Potential Locations)
- Strategies to Address and Mitigate Challenges

Additionally, the committee felt it important to include a section on Unresolved Questions where further exploration could benefit the overall approach to emergency shelter.

Effective Response and Priority Services

Each section of this report covers Recommendations / Areas of Agreement where the committee recommends actions and/or is in agreement about factors and conditions which should influence City decisions when supporting the community's emergency shelters.

This section covers responses and services supporting the different populations of people experiencing homelessness in our community.

Recommendations / Areas of Agreement

The committee identified the following gaps regarding effective response - space capacity for day shelter, fluctuation of demand, access to transportation, and accessibility of site.

The committee understands the complexity of effective response and agrees on the following:

- A 24/7 model is needed and possible as demonstrated by a successful, collaborative COVID-19 response by our current service providers.
- Effective shelter provides basic needs including showers and laundry, toiletry supplies, meals, lockers and locations to store belongings.
- To meet the needs of today and tomorrow, build in future capacity with a forward focus on scale, size, and flexible use space. This includes not only adequate space for basics, but also flexible convertible space to respond to on-going and changing needs.
- The facility must be built to be accessible to different kinds of people and their needs (non-family couples, families with school-aged children, unaccompanied youth, disabled people/seniors/those with ADA needs, sober/in-recovery, those coming out of jail, LGBTQIA+, and people with pets) so that retrofitting is not necessary later and therefore more expensive.
- The more robust the services provided the higher the costs will be.
- Staff running this facility must be highly trained and be kind, friendly and accepting.
- To monitor performance and deliver the right services to shelter users, utilize a collaborative system for robust data collection across providers.
- Provide assistance and guidance to accessing options for housing (Permanent Supportive Housing, Bridge or other) and housing navigation. Members of the business community also recommend including "For Sale" options - not just rentals.
- The ability for full assessment of the needs of the whole person - medical, mental health, food, community support, etc. was another agreed upon priority to occur within this facility. Coordinated Assessment and Housing Placement System (process that matches housing resources with people who need them) and VI-SPDAT (assessment that helps with this process) were mentioned, and more detail and expertise is required to get the full scope of how tools could be implemented.

Considerations / Points of Difference

Committee conversations and learnings lead to the following considerations around effective response and priority services:

- Many in the committee are still unclear regarding structure, oversight, and what service organizations should operate out of the chosen response and therefore what range of services are offered. Solutions differ depending on the chosen demographic group and scope of project. Each choice brings different considerations for funding and structure.
- The committee was not clear, nor agreed, how much housing, navigation, case management or mental health support should be offered on-site. Some support exists for an approach of providing as many co-located services as possible, while others support providing basic needs in-facility and emphasize the need for a location in close proximity to other resources.
- Trauma-informed care was highlighted as a central guiding principle by a large majority of committee members, though with variation about how in-depth the practice should be implemented. Specifying exactly how trauma-informed practices are utilized for architecture/structural issues, staff training, and daily operations will require more detail, thought, and expertise.
- Some believe full scale medical care is not realistic, while others believe pop-up medical services are a viable and necessary option. Some members advocate for a preventative healthcare model for cost avoidance down the road. However, mental health providers are concerned about the inclusion of actual medical services at this site. The complexity and regulations around opening such a site could be time prohibitive.
- The use and function of outdoor space is another area of disagreement with some desiring several levels of architectural space for different levels of engagement in shelter (i.e. an enclosed outdoor area for camping or outside courtyard) and others supporting a traditional indoor shelter space only.

Opportunities and Tradeoffs of a Campus / Co-located Model

This section covers the potential opportunities and tradeoffs around a co-located or campus model with multiple services available in a single location.

Recommendations / Areas of Agreement

The committee identified the following gaps around co-location - economy of scale, transportation access, and avoiding concentration of poverty.

The committee understands the complexity of a campus / co-located model and agrees on the following opportunities:

- A co-located model can provide efficiency in service delivery, staffing, building operations expense, and avoids duplication of services.
- Nearly unanimous agreement of the importance of a shared governance model well-defined before construction begins. With clarity of roles and responsibilities around intentional structure, providers hope to create and embed a culture of shared best practices and resources.
- Service providers must work together to avoid duplication of services. The COVID-19 response proves this is possible.
- Many on the committee expressed they do not support simply relocating community shelter without securing both 1) adequate facility accommodations for basic needs services (beds, showers, meals, storage, case conferencing, etc.), and 2) full staffing ratios for intake, assessments, data collection, diversions, coordination and case management (best practices). There was little enthusiasm to simply move to a new location without clear commitment for adequate resourcing of a strong model.
- Difficult to meet the needs of different groups to be served - men, families, veterans, etc. Questions remain if a large campus can accommodate both behavior-based and breathalyzer-enforced models. Several committee members recommended drawing upon learnings from other communities, such as Boulder where joint services are provided.
- Having the shelter located near public transportation was agreed by most.
- The community should understand the real need for services, the cost of not doing something, and the overall benefit for the entire community - which will require a good marketing campaign to discuss the need for services. Neighborhood buy-in will be difficult.

Considerations / Points of Difference

The committee identified the following differences and tradeoffs of a campus model:

- Some members desire a clear definition of the services that need to be co-located and why before any project begins.
- Members differ whether to locate all services on a large campus or throughout the community. Some members favor adding capacity to serve people experiencing homelessness at mainstream community services sites rather than a 'service rich' model at a shelter facility. These members believe this is key to solving a community problem with a community solution (rather than overburdening any single location in the community).
- Services costs may increase in an enhanced shelter model, yet these can reduce costs to other systems such as criminal justice, hospitals, 911, police and crisis response.
- Concerns of a campus model include: a larger piece of land could cost more; increased cost for security and safety for those accessing services and the surrounding areas; and risks of undesirable or illegal activity.

- Inclusion of permanent supportive housing - Some say this model has worked in other parts of the country. Others believe supportive housing located away from emergency shelter provides better outcomes for the clients served.

Determining Criteria for Site Feasibility (and Considering Potential Locations)

Due to the differing perspectives on co-location, specific sites were not reviewed. Instead, the committee identified overall criteria for site feasibility, and noted the following gaps regarding site locations: north versus southeast, serving regional/Greeley/Denver/Boulder residents, land availability, and zoning and planning requirements.

Recommendations / Areas of Agreement

The committee understands the complexity of site feasibility and agrees upon the following:

- If “form follows function” then co-location of services must be addressed before the site is selected. In addition, the population(s) to be served by the shelter must be determined before identifying the appropriate site.
- If the final design is for little or no co-location of services, then the facility needs to be located nearby other essential services for people experiencing homelessness and not isolated in one corner of the community.
- Location must not over-burden any part of our community already experiencing a high degree of poverty.
- Understanding affordability, ensuring proper infrastructure, determining how many square feet are wanted/needed, as well as incorporating a certain degree of flexibility, will be useful in order to address needs as they evolve in the future. We must consider future changes in the community 10-20 years out, not only in terms of capacity, but also changes that may occur in the vicinity.
- It will be critical to engage with potential neighbors in advance so they can participate in planning conversations, provide their inputs, and ensure they can positively interface with the facility as their neighbor. While industrial locations tend to generate less controversy, they are difficult to locate in Fort Collins.

Considerations / Points of Difference

Committee conversations and learnings lead to the following considerations around site feasibility:

- Some members noted our mental health and wellness are affected by our physical space, so we must be mindful of the design of the facility so healthy recreation, pets, and different kinds of helpful therapies might be included.
- Some members picture the facility used for activities that attract other community members to help diminish isolation people experiencing homelessness often feel. For example, the facility could host classes, club or group meetings, concerts or social gatherings, and incorporate opportunities for employment, skills development, entrepreneurship and the creation of small businesses.
- Some members want to ensure sites serve people experiencing homelessness fully to prevent panhandling and other undesirable behaviors.

Strategies to Address and Mitigate Challenges

This section covers concerns and challenges along with ideas of how those might be addressed and mitigated.

Concern: Restricting poverty to one part of town

- Utilizing walkability factors and our public transportation system wisely, we can prevent restricting poverty to just one part of town and expecting one neighborhood to bear Fort Collins' total responsibility to address homelessness, rather than the whole community sharing the responsibility of caring.

Concern: Resourcing upfront and ongoing costs of new shelter

- Resource limits need to be recognized. Better outcomes might be achieved when focusing comprehensive services on a smaller population than spreading limited resources over a larger population, such as serving only local residents. This approach has been adopted in other communities.
- Contributions from philanthropy, business, private and faith-based sources could be realized if the shelter model concept can demonstrate benefits to the community and funders' varied interests.
- A financial model should include both upfront acquisition and development costs, as well as ongoing operating and maintenance costs.
- Concern about this effort impacting the on-going challenge of our service providers to fundraise every year for their services and the importance of sustainable funding.
- Other communities, such as Denver, use a Social Impact Bond program to help fund services.

Concern: *Both safe shelter and more affordable housing are needed yet are seen as competing for resources*

- Investments in emergency shelter should not take away or supplant investments in affordable housing solutions.

- Rigorous collaboration between housing and shelter providers can create smooth transitions between shelter and housing.

Concern: Continuing to use shelter beds for de facto housing

- Rental assistance is an immediate solution. Employed persons could benefit from rental assistance so they can exit shelter, and may come at the same cost, or less, as delivering emergency shelter services. The cost of utilizing emergency shelter beds as de facto housing for non-emergencies could be transferred to rental assistance subsidies.
- Considerations to reduce emergency shelter bed use, and therefore need for shelter bed resources, include low cost 'pay to stay' housing for low wage workers, seasonal workers and travelers currently utilizing shelter as *de facto* housing and cheap accommodation.

Concern: Dealing with the ongoing and/or next pandemic

- The crisis highlighted and affirmed there is not enough capacity in current shelter facilities to accommodate need, especially with necessary health and safety distancing protocols.
- Familiarity of relationships helped homelessness and health service providers come together quickly.
- Planning for any new facility needs to consider how to rapidly move people out of congregate shelter spaces and avoid crowding and accumulation in shelter.
- Increased staffing and cleaning is needed to prevent spread and reduce viral loads.
- The ongoing pandemic will likely increase homelessness due to declining economic situations – how to proactively address and provide services and help people navigate.

Concern: How to continue community and neighborhood dialogue

- Some mitigation: Camping ordinance can be applied without legal challenges when there are sufficient shelter beds

Unresolved Questions

The committee raised these questions during the creation of these recommendations and considerations, and the answers may inform some of the next steps in the process of enhancing emergency shelter in our community.

- Who will own the shelter - a not-for-profit, City and/or County owned, or a combination?
- What structure, oversight, and service organizations should operate out of the chosen emergency shelter response and therefore what range of services are offered?
- How much housing, navigation, case management or mental health support should be offered on-site at an emergency shelter? How much will the County's new behavioral health campus provide support for our community and vulnerable populations?
- How much will trauma-informed practices be utilized and influence the design and operation of an emergency shelter?
- If we build it, will they come? (Did Northside Aztlan Community Center COVID-19 shelter clients come from mostly Fort Collins, or from Weld County, Loveland, Longmont, and Boulder?)
- To what extent must shelter users be Fort Collins residents? How will this be verified (noted as very difficult yet done elsewhere)?
- Will regional interests develop necessary permanent housing or only Fort Collins? Will our community bear the brunt of a regional housing development issue?
- Does inclusion of permanent supportive housing with a shelter or does locating supportive housing away from emergency shelter provide better outcomes for the clients served?
- How much can our community include ownership housing in the mix of affordable housing offered to create wealth and break the cycle of dependence?
- Do the costs of services increase in an enhanced shelter model, or do these offset cost reductions to other systems such as criminal justice, hospitals, 911, police and crisis response?
- Can a large campus accommodate populations under both behavior-based and breathalyzer-enforced models? Several committee members recommended drawing upon learnings from other communities, such as Boulder where joint services are provided.
- Would a centralized service center respond better and be more cost- and resource-efficient, especially in a pandemic?
- Would better outcomes be achieved by focusing comprehensive services on a smaller population than spreading limited resources over a larger population - e.g. Fort Collins residents only?

Designing FOR Healing, Dignity, & Joy

v2

*Iterating on the
Trauma-Informed
Design Framework*





DESIGNING FOR
Healing, Dignity, & Joy
Iterating on the Trauma-Informed Design Framework
version 2

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INTRODUCTION

In 2017, Shopworks Architecture was invited to attend a trauma-informed care training delivered by experts from Substance Abuse and Mental Health Services Administration, SAMHSA, at The Delores Project Shelter and Apartments at Arroyo Village. SAMHSA is a national expert on trauma and offers extensive training and resources on trauma and trauma-informed approaches to care. Shopworks architects and designers were captivated by the presentation, specifically the research on trauma’s impact on the developing brains of children that suggested the built environment had a role to play in the health and healing of future occupants. Awareness of trauma-informed care set the Shopworks team on a path of inquiry toward “trauma-informed design” (TID). Now, after seven years of TID research and practice, interviews with 2000 end users, and discussions with stakeholders and collaborators around the world, our team has developed a TID conceptual framework for the creation of secure, connected, healthful physical spaces. Further, our team has committed to an ongoing process of reflection and learning, testing and iteration, and a ‘do no harm’ approach to the design of calming and restorative environments.

Our Exploration of TID

At the start of our TID exploration, only a small number of architects, designers, and trauma experts had published on TID. Dr. Jill Pable, founder of Design Resources for Homelessness (designresourcesforhomelessness.org), was one of the first to deeply investigate the relationship between trauma and the built environment through the lens of the experience of homelessness (Pable et al., 2021). Dr. Pable has suggested a definition of TID (building on Hopper and colleagues’ definition of trauma-informed care), which has guided our work: Trauma-informed design encompasses adaptations in the designed built environment that support a strengths-based framework that is grounded in an understanding of and responsiveness to the impact of trauma, that emphasizes physical, psychological, and emotional safety for both providers and survivors, and that creates opportunities for survivors to rebuild a sense of control and empowerment.” (Hopper et al., 2010, p. 133; J. Pable, personal communication, October 7, 2019)

“...our team has developed a Trauma-informed design conceptual framework for the creation of secure, connected, healthful physical spaces.



Assembling our Research Team

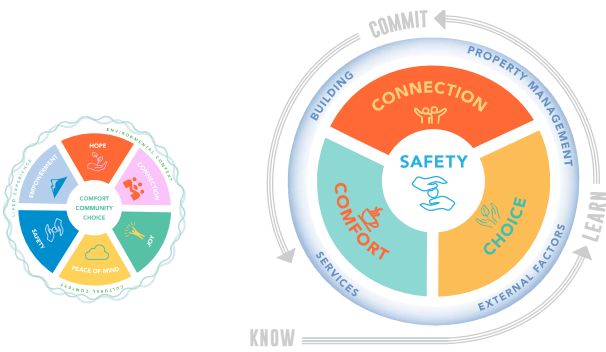
The opening of Sanderson Apartments in Colorado—one of the nation’s first trauma-informed permanent supportive housing communities—in 2017 expanded our team’s understanding of TID. WellPower (formerly the Mental Health Center of Denver) and Davis Partnership Architects thoughtfully designed the 60-unit building to support individuals and couples transitioning from being unhoused into housing. The opportunity to learn about TID from Dr. Pable, WellPower, and other leaders in this space has proven invaluable given our team’s focus on

experiences in shelter and supportive housing. Shopworks Architecture was then joined by Group14 Engineering and the Center for Housing and Homelessness Research at the University of Denver to research TID and contribute to the field’s understanding of the topic. Our research team gathered input from end users—individuals living in affordable housing, navigating the shelter system, and working in these spaces—which led to the creation and ongoing testing of our TID Framework, which we expand on in this paper.

Left: The start of our TID exploration. Arroyo Village with the Delores Project Shelter and Apartments (Denver, CO), designed by Shopworks Architecture with owners Rocky Mountain Communities & The Delores Project. Permanent supportive housing, workforce housing, and shelter for unhoused women and gender nonconforming guests.

Updated Trauma-Informed Design Framework

The first iteration of our framework was released in 2020 with our inaugural TID publication: *Designing for Healing, Dignity, and Joy*. Extensive research has since informed key aspects of the TID process, which are now reflected in our updated TID Framework:



Initial Trauma-Informed Design Framework released in 2020

Updated Trauma-Informed Design Framework current in 2023



Doing No Harm

As we've continued our work, we have come to embrace the nuanced and variable nature of TID. Trauma defines an individualized stress response to a range of distressful circumstances. Coping and somatic regulation are similarly individualized, as people have distinct needs and desires. Thus, with our TID buildings, we respect diverse lived experiences and specific somatic needs by avoiding the suggestion of checklists or sweeping generalizations that create narrow design conventions for all people. Rather, our TID Framework establishes a holistic approach to design that considers a range of experiences and evolving needs that can be addressed through the built environment. Critical to TID is direct input from end users whose experiences of space establish the priorities and values that guide the design. This requires a process of intentional inquiry and the participation of individuals often overlooked and disconnected from the design development process. That being said, there are a few absolutes we stand behind, which bear mention: 1. Trauma is ubiquitous. Most of us have or will experience trauma in our lifetime. 2. The negative impacts of trauma can be mitigated, and healing is possible. 3. As such, we believe that design professionals with great influence and decision-making power have a responsibility to carefully consider the built environment's impact on all of us and commit to doing no harm.

- 1 **Trauma is ubiquitous. Most of us have or will experience trauma in our lifetime.**
- 2 **The negative impacts of trauma can be mitigated, and healing is possible.**
- 3 **We believe that design professionals with great influence and decision-making power have a responsibility to carefully consider the built environment's impact on all of us and commit to doing no harm.**

Bringing Curiosity

To understand what healing, dignity, and joy mean to individuals, we must bring curiosity to our work and resist the assumption that we experience the world and the built environment in the same way as those for whom we are designing. We must listen deeply to residents, staff, end users, and occupants of these spaces—as they are the true experts of their experience of the built environment. Using great empathy, respect and the TID Framework as a guide, our goal is to understand how end users experience safety, comfort, connection, and choice in the built environment and prioritize their input and guidance in the design of future spaces. Our aim is to not simply create spaces for people, but to co-create intentional environments where individuals and communities can heal, connect, and thrive. We invite you to join us in this work.

We invite you to join us in this work.

Above: Gorman & Company's *The Stella* (Denver, CO), designed by Shopworks Architecture. Staff and resident on lease renewal day.



TRAUMA

There are ways to define trauma. For the purposes of this paper, "trauma" will be defined in terms of Substance Abuse and Mental Health Services Administration's, SAMHSA's, three E's: "Individual trauma results from an event, series of events, or set of circumstances that is experienced by an individual as physically or emotionally harmful or life threatening and that has lasting adverse effects on the individual's functioning and mental, physical, social, emotional, or spiritual well-being." (SAMHSA, Trauma and Justice Strategic Initiative, 2012, p.2)

The Shared Experience of Trauma

Research demonstrates that most individuals have experienced some type of traumatic event at least once in their lives. While the exact number can be difficult to identify (no single study asks everyone about trauma exposure; U.S. Department of Veterans Affairs, 2023), research estimates that around 70% of Americans report trauma exposure (National Council for Behavioral Health, n.d.). This number can vary considerably by individual characteristics (e.g., unhoused individuals), with some populations reporting higher rates of trauma exposure (SAMHSA, TIP 57). Trauma is a nearly universal experience for people with mental health and substance use disorders, those living in poverty (Collins et al., 2010), those who have experienced violence (SAMHSA, 2014), and those who have experienced homelessness (Hopper et al., 2010)—the very people likely to be served by shelters, supportive housing, and affordable housing.

70%
Research estimates around 70% of Americans report trauma exposure.

(National Council for Behavioral Health, n.d.)

Bodily Response

Not everyone who experiences a traumatic event will experience adverse consequences as a result. Rather, adverse consequences stem from an individual's bodily response to the event. One's bodily response depends on previous experiences, intersectional identities, cultural circumstances, and physical environments, among other factors. While there is a substantial amount of research on how trauma affects the brain and body, at the most basic level trauma is the activation of our stress response systems in which our bodies employ our flight, fight, freeze, or faint responses (Van der Kolk, 2014). Trauma can lead to an overactive amygdala (responsible for activating our stress response system) and a less responsive prefrontal cortex (responsible for calming our stress response system; Van der Kolk, 2014). It can also limit an individual's ability to engage the prefrontal cortex and access executive functioning skills, such

as concentration, organization, emotional regulation, and self-control (van der Kolk, 2014). Individuals who have been deeply impacted by a traumatic experience or have had severe and/or persistent traumatic experiences can be easily activated into a flight or fight response and remain in a high alert, hyperarousal response resulting in a constant state of tension, suspicion, and panic. This can make it difficult to relax, sleep, digest food, or enjoy simple pleasures. Alternatively, bodies can become stuck in a freeze or faint response, in which individuals collapse or disengage from their environment altogether (Van der Kolk, 2014). There is an additional stress response, fawning, which is not commonly included in the stress response model but has recently garnered attention. Fawning is a response marked by extreme people-pleasing behaviors and prioritizing the needs of others to one's own detriment (Walker, 2013).

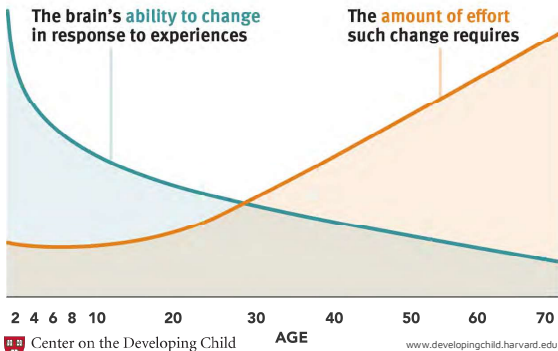
Left: Volunteers of America's Miremonte (Durango, CO), designed by Shopworks Architecture. Resident enjoying community space where he brings his breakfast every morning to soak in the natural landscape.

Impacts on Children

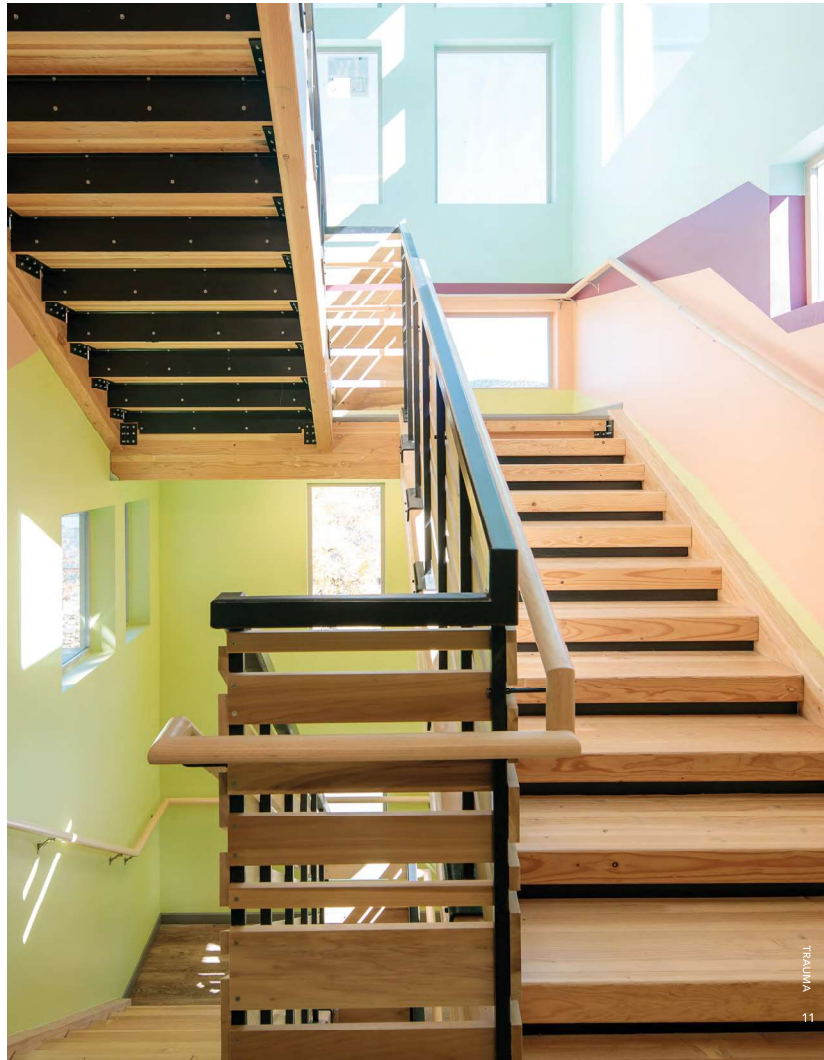
While these effects of trauma can be observed in individuals even decades after the traumatic event(s), children with experiences of trauma can see the greatest long-term effects. The experience of trauma in childhood can lead to increased risk for severe mental and physical health impairments across the lifespan (McDonnell & Valentino, 2016; Treat et al., 2019). According to the Center on the Developing Child at Harvard University (2023), more than 1 million new neural connections are formed every second during the first few years of life. This is a developmental period when the brain is uniquely vulnerable to new experiences. Research suggests that exposure to childhood trauma increases the risk of a multitude of deleterious consequences, including suicide (Felitti et al., 1998), depression (Kounou et al., 2013), behavioral disturbance (Iwaniec et al., 2006), poor overall health (Felitti et al., 1998), and an impairment in relationships (Cicchetti & Toth, 2005; Hughes & Cossar, 2016). Thus, individuals who experience severe and/or persistent trauma in childhood, which interrupt and impair critical stages of brain development, are more likely to experience deep and lasting impacts that carry into adulthood.

Healing from Trauma

Responding to trauma requires healing the body and the brain while increasing a sense of safety. To heal, people need to become cognizant of their physical sensations and the way that their bodies interact with the world around them (van der Kolk, 2014). Survivors of trauma need to develop a sense of safety not only in their body, but in their surrounding environment as well. This sense of safety can grow by fostering a sense of control and power within the survivor and cultivating a secure living situation (Herman, 2015). Studies also demonstrate that it can be easier to facilitate recovery in youth, due to greater neuroplasticity (that is, the brain's ability to change and adapt). Healing from trauma requires more than a collection of therapeutic interventions – it is dependent upon the entire environment surrounding individuals. As such, the design of spaces can play a critical role in supporting restoration, repair, and flourishing.



Right: Housing Solutions for the Southwest's Espero Apartments (Durango, CO), designed by Shopworks Architecture. Stairwell offers joyful, light-filled space with biophilic wood stairs and visual access across floors.



TRAUMA 11

TRAUMA-INFORMED CARE

TID is directly informed by trauma-informed care (TIC), a strength-based framework, grounded in the understanding of and responsiveness to the impact of trauma (Hopper et al., 2010). TIC employs a human-centered approach to supporting those navigating services like shelters and supportive housing. TIC is a recognized, evidence-based practice that acknowledges that the trauma people have experienced impacts the way they interact with others and deeply influences the paths individuals take toward healing and resiliency. Although TIC, like trauma, can have many definitions, according to SAMHSA (2012), TIC can be defined as care that involves four key assumptions (or the four R's):

Realizing Realizing the prevalence of trauma and potential paths for recovery;

Recognizing Recognizing the signs and symptoms of trauma and how trauma affects all individuals involved with the program, organization, or system, including its own workforce;

Responding Responding by putting this knowledge into practices, procedures, and policies; and

Actively Resisting Re-Traumatization Actively resisting re-traumatization of clients and staff (SAMHSA, Trauma and Justice Strategic Initiative, 2012).

Further, the practice of TIC is grounded in a set of six key principles (SAMHSA, Trauma and Justice Strategic Initiative, 2012). Guided by these six principles of TIC, we explored TID by asking residents and staff in affordable housing about their experience of safety, connection, and choice. The data collected during our early TID research prompted the first iteration of the TID Framework.

1 SAFETY
Ensuring emotional and physical safety as defined by those being served.

2 TRUSTWORTHINESS & TRANSPARENCY
Transparency in organizational operations and decisions with the goal to build and maintain trust.

3 PEER SUPPORT
Mutual self-help and peer relationships as key tools for establishing safety and hope, enhancing collaboration, building trust, and promoting recovery and healing.

4 COLLABORATION & MUTUALITY
Demonstrating that healing happens in relationships and in the meaningful sharing of power and decision-making.

5 EMPOWERMENT, VOICE, & CHOICE
Fostering empowerment for staff and clients alike with an awareness of power differentials.

6 CULTURAL, HISTORICAL, & GENDER ISSUES
Actively moving past cultural biases and stereotypes to offer gender and culturally responsive services that recognize and address historical trauma.

Right: Housing Catalyst's Oak 140 (Fort Collins, CO), designed by Shopworks Architecture. Third-floor community room features biophilic and neuro-informed design elements with dynamic and diffuse light, biomorphic forms and patterns, multisensory engagement, and porous materials.

ENVIRONMENT

Given limited empirical research on TID, our research team explored adjacent bodies of literature to inform how humans relate to their surroundings. Biophilia—defined as our innate tendency to seek connections with nature and other forms of life—and neuro-informed design became key foundations for understanding the biological relationship that humans have with their environments. The evidence base of these fields offers key insights into how our surroundings and our interaction with those surroundings can be a source of harm or healing.

Healing Spaces

Studies demonstrate that harmful housing—such as housing without access to nature or drab and dreary buildings that feel institutional—leads to maladaptive behaviors, reduced quality of life, decreased social functioning, increased stress and depressive symptoms, and difficulty connecting socially with others (Rollings and Bollo, 2021). Conversely, hundreds of studies have demonstrated that restorative and healing spaces—such as those with access to nature, soft fascination, fractal fluency, and multi-sensory engagement—promote myriad social, emotional, physical, and physiological benefits (Sternberg, 2001). Healing spaces are known to support overall health by lowering blood pressure, strengthening immune functioning, improving mood,

reducing stress, increasing sociability, and improving cognitive performance (Browning and Ryan, 2020). These findings were highlighted in a pivotal study conducted by Dr. Ming Kuo from the University of Illinois Urbana-Champaign who found that residents in Chicago Public Housing who had view of a small grassy courtyard instead of paved streetscapes reported less mental fatigue, greater attentional functioning, reduced incidents of domestic violence and aggression, lowered drug and crime rates, and increased trust among neighbors and feelings of community (Kuo, 2001). The children living in the units facing these courtyards also demonstrated better overall concentration and self-regulation at home and at school (Kuo, 2001).

The evidence-base from the field of biophilia and neuro-informed design has proven to be an important conversation partner, alongside trauma-informed care in the development of a conceptual framework for better understanding a trauma-informed approach to design.



TRAUMA-INFORMED CARE + ENVIRONMENT

TRAUMA-INFORMED DESIGN FRAMEWORK

Drawing from our understanding of TIC and design practices in supportive housing, our research team set out to learn from residents, staff, and other community members about their experiences of safety, connection, choice, and general comfort in shelter and housing settings. This exercise established a foundational practice of TID – listening to those with lived experience and creating pathways for their input to directly inform future design decisions.

Initial conversations informed our first iteration of a TID Framework, which established the key elements for moving through a TID process. Our research team continues to test and iterate on our TID Framework and broader understanding of TID, which has led to an updated version of the framework that accounts for our evolving insights:



Not a One-Size-Fits-All Solution

The data we've collected over the last few years has consistently confirmed that TID is not a one-size fits all solution. It's not possible to create a TID checklist that meets the distinct needs of diverse individuals in unique buildings and communities.

This conceptual framework was designed to identify high-level constructs that broadly inform the TID decision-making process and highlight that TID requires an intentional approach to achieve meaningful application on projects.

Framework Overview

We begin with a high-level summary of the TID Framework. The proceeding sections further expand upon each portion of the framework. At the heart of the framework lie the core principles of TID: SAFETY and the three C's—COMFORT, CONNECTION, and CHOICE.

Safety serves as the primary value and focus of TID. Without some sense of safety, it is difficult to imagine experiences of comfort, connection, and choice being fully realized.

At the heart of the framework lie the core principles of TID: **SAFETY** and the three C's—**COMFORT**, **CONNECTION**, and **CHOICE**.



Safety and the three C's live within a larger container describing the TID context. The extent to which these principles are experienced is not only dependent upon the BUILDING itself but also the nature and quality of onsite SERVICES and PROPERTY MANAGEMENT. As such, a trauma-informed approach to both service delivery and property management serves as critical partners to promoting the experience of TID. EXTERNAL FACTORS which include the historical, ecological, and cultural context of the physical and temporal location of the building must also be considered. Ideally, the various context influences are viewed through a holistic and responsive lens that recognizes the interconnectedness of these factors on the health and well-being of residents and staff. The TID Framework is then held and guided by an ongoing process we refer to as KNOW-LEARN-COMMIT, which describes the role and responsibility of designer professionals and other decision-makers in the development process.

Top left: Residents in their home at Volunteers of America's Miremonte (Durango, CO) | Top right: Residents in the community room at Gorman & Company's The Stella (Denver, CO). Both designed by Shopworks Architecture.



Above: REDI Coporation's Rhonda's Place (Denver, CO), designed by Shopworks Architecture. View from the front desk offers staff visual access to the entrance, lobby, resident mailboxes, elevator, stairs, staff offices, and courtyard. Direct visual access communicates safety to both residents and staff.

SAFETY



When we talk about safety, we are talking about safety that is both actual and perceived—that is, safety as defined or experienced by an individual. Design elements addressing safety speak directly to our physical well-being as well as the security of our space and belongings. This element of the conceptual framework also refers to our psychological safety, peace of mind, and ability to ground ourselves in the present.

When it comes to safety and security, participants often describe a desire for access to staff and open sightlines from staff areas into common spaces. This was a key lesson in our early TID research. We often hear that spaces without direct visual access are not as readily utilized or comfortable for residents. For example, when designing amenity spaces, it is important to consider actual and perceived safety issues that may arise including visual access to staff, lighting, camera coverage, wayfinding, and exit routes.



Top left: Housing Catalyst's Mason Place (Fort Collins, CO) | Top right: Second Chance Center's Providence at the Heights (Aurora, CO) | Bottom: Gorman & Company's The Elisabetta (Denver, CO). All designed by Shopworks Architecture.



Above: Gorman & Company's The Stella (Denver, CO), designed by Shopworks Architecture. The lobby features natural design elements that offer a multisensory experience (sight, smell, touch, sound, and proprioception), such as dynamic and diffused light, fractal patterns, cedar wood, natural materials, prospect and refuge.

COMFORT



Comfort describes spatial features that allow a person to somatically regulate and be at ease physically, psychologically, and socially. In building design, Indoor Environmental Quality (IEQ) captures many of the conditions that support personal and collective comfort, including visual, auditory, and kinesthetic experiences impacted by ventilation and air quality, thermal comfort and airflow, artificial and natural light, and acoustical design. Drawing from research on biophilic design, our experience of natural elements in the built environment such as daylight colors, organic patterns, dynamic engagement, sensory cues, clear sightlines, and nested layers plays a significant role in orienting us to our surroundings (Pallasmaa, 2012; Sternberg, 2009). The presence of these elements is evolutionarily linked to an instinctive draw to signals of security, sustenance, and thriving (Falk & Balling, 2010).

Comfort also describes elements that are aesthetically pleasing—sparkling joy, surprise, and delight—as well as high-quality items that communicate dignity and worth. This includes beautiful artwork, distinctive finishes, and high-quality furniture—which are often noted by residents as clear symbols of intention, value, and respect.



Top left: Second Chance Center's Providence at the Heights (Aurora, CO) | Top right: Brothers Redevelopment Valor on the Fox (Denver, CO) | Bottom: Karis' Laurel House (Grand Junction, CO). All designed by Shopworks Architecture.



Above: Denver Housing Authority's Thrive (Denver, CO), designed by Shopworks Architecture and Flow Design Collaborative. Custom-made fox play structure overlooks an elementary school, anchoring the building to the neighborhood with playful optimism. Local children were engaged in the design of the structure and the final selection of the fox motif.

CONNECTION



Connection is important for many reasons. It describes residents connecting with 1) themselves, mind and body; 2) other residents; 3) staff and service providers; 4) the surrounding neighborhood; and 5) the building itself. **In our research, residents and staff describe layers of connection forming throughout the building with different groupings of people, animals, nature, and material belongings.** Residents connect intimately with those inside their apartments such as family members and friends, pets, plants, and belongings including musical instruments and electronic devices. On one's floor, residents connect directly or indirectly with their neighbors through smells, sounds, trash, laundry, and interactions in the corridors or at the elevator. Shelves outside apartment doors allow residents to passively introduce themselves to their neighbors by displaying personal items. Residents connect with staff in designated staff areas but more often via casual interactions throughout the building. Residents also connect with those in the surrounding neighborhood while grilling in the backyard, relaxing on the front porch, parking, smoking, and via exterior design depicting visual representations of cultural and historic touchpoints and other identity anchors held by the community.



Top left: Gorman & Company's Avenida del Sol (Denver, CO) | Top right: Denver Housing Authority's Thrive (Denver, CO) overlooks Denver Public School grounds. | Bottom: Gorman & Company's Terraza del Sol (Denver, CO). All designed by Shopworks Architecture.



Above: Karis' Laurel House (Grand Junction, CO), designed by Shopworks Architecture. Weaving dual paths leading to the entrance provide choice and varied sensory engagement from the audible crunch of crushed granite underfoot, the passing scents of local foliage along the path, and the sensation of a breeze across your face.

CHOICE



Choice describes the ability to personalize the experience of an environment. Dimmer switches and window shades in apartments, staff offices, and common areas allow occupants to choose natural light or near darkness – a critical consideration for those with migraines or ocular conditions. **Choice describes design elements that allow people to engage at different levels whether that's to be directly in the mix or linger at the periphery.** Varied seating arrangements and observation areas allow people to find a comfortable degree of interaction. With TID, we are mindful of hotspots where bottlenecks and pinch points may contribute to unnecessary tension and conflict. It is important to provide multiple pathways and exit routes through a space, offering opportunities for occupants to connect with or strategically avoid one another, to say, "I'm not ready for that interaction right now." How do we design in a way that supports those who want to be in the center of the action as well as those who are feeling things out, easing into a new setting, or coming back into their bodies from a dissociative state. How are we creating opportunities for gentle interactions at the margins?



Top left: St. Francis Center's Warren Residences (Denver, CO) | Top right: Volunteers of America's Brandon Courtyard (Denver, CO) | Bottom: Karis' Laurel House (Grand Junction, CO). All designed by Shopworks Architecture.

Context

TID operates within, and is impacted by, a larger context that cannot be overlooked. While buildings can be designed in an intentional, trauma-informed manner, other factors will necessarily impact how those spaces are experienced by residents, staff, visitors, and the surrounding community. In addition to the building design, property management plays a significant role in setting the terms and tone of the community—deciding how spaces are used and by whom. For example, an outdoor area designed for pets will be impacted by policies outlining animal ownership in the building. The services and operations of a building play a major role in the nature and quality of space utilization. For example, a computer lab can be designed for residents; however, dedicated training and workshops have the potential to elevate access and the overall experience of the resource. Other external factors, such as a global pandemic or the historic racism of redlining and comparable practices leading to segregation or disinvestment in specific communities, must also be acknowledged as having direct and indirect impacts on the building experience.

Responsive and Evolving

Trauma-informed service delivery and spaces are intended to be responsive to diverse and evolving end user need, including external factors that may shift how buildings are utilized and the nature of human interactions within those environments. For buildings to meet the needs of residents and staff, trauma-informed buildings must work alongside a trauma-informed service approach and trauma-informed property management to fully support restorative, healing experiences in housing.



Know Learn Commit

The TID Framework is held and guided by an ongoing process we refer to as KNOW–LEARN–COMMIT, which acknowledges the influence held by design professionals and decision-makers and asks those individuals to reflect on their role, experiences, and beliefs. To us, KNOW–LEARN–COMMIT acknowledges the power held by those defining the built environment. **We believe that the KNOW–LEARN–COMMIT process reflects a mindset that values ongoing personal development, awareness, and responsibility to those being served.**

KNOWING relates to:

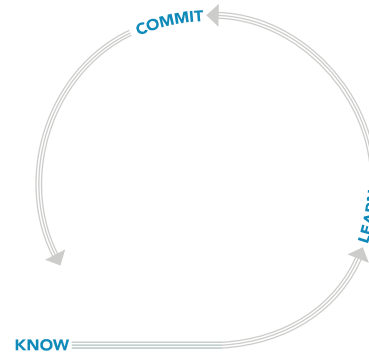
- the histories of the place and identities of the people being served by the building,
- whether the identities of the end user are represented by the decision-makers, and
- the relationship that decision-makers have with their own trauma and the beliefs, biases, and preferences that impact the work as a result.

Following reflection on what is known, LEARNING involves:

- seeking input from those with experience navigating the spaces you are designing,
- not only listening to the stories of end users but believing them,
- unlearning things that are found to be unhelpful or inaccurate, and
- deepening self-awareness and personal identity work.

With some inventory on what is known and what must be learned, COMMITTING involves:

- ongoing learning
- centering the voice and expertise of those with lived experience,
- ensuring that the design process is carried out in partnership with those who are most impacted,
- listening and believing,
- actively incorporating what you have learned into the design, and
- advocating for TID as an equitable, humane practice because everyone deserves safety, comfort, connection, and choice.



CONCLUSION

Ultimately, TID requires time and care to connect with end users and deeply understand their individual relationships with and needs from the built environment, and how their diverse experiences influence varied responses to spaces. Using the TID Framework as a guide, the design team's goal is to elevate the human experience by prioritizing safety, comfort, connection, and choice throughout the design. In doing so, TID professionals can create spaces where individuals and communities are able to attend to their physical, mental, emotional, and social health.

Our hope is that this TID Framework provides a helpful guide for those designing spaces to develop greater awareness and empathy around how the built environment can play a central role in promoting healing, resilience, and joy. As a part of committing to this work, we invite you to explore our other resources which include step-by-step guidance on designing with rather than for individuals and communities. We are excited to collaborate with committed partners across the globe in this work and welcome new voices that expand the conversation.



Trauma-Informed Design Process

This paper provides an overview of our four-phase Trauma-Informed Design Process, summarizing the goals and activities at each phase. Two case studies are included to illustrate how the four phases were implemented on housing developments with unique attributes. Additionally, this paper outlines key learnings resulting from the process on each project.

Trauma-Informed Design Manual

This step-by-step manual guides housing development teams through the 4-Phase Trauma-Informed Design Process, outlining specific objectives, activities, and additional resource materials for each phase. Detailed questions are provided to support teams carrying out pre- and post-occupancy assessments in housing.

Trauma-Informed Design Training Series

A four-part training series intended to educate Housing Development Teams (architects, non-profits, developers, property managers, etc.) on trauma, trauma-informed care, biophilia, and our Trauma-Informed Design Framework. The series walks participants through our four-phase TID Process and lessons learned on Shopwork's buildings. The final session provides an overview of a trauma-informed property management approach, developed by our colleagues at POAH (Preservation of Affordable Housing).

Architectural Principles in the Service of Trauma-Informed Design

This pamphlet focuses on ways to design a building to help regulate the body and support therapeutic approaches. It offers a primer on the body-space-trauma relationship, outlines organizing principles for trauma-informed architecture, provides examples of built work, and showcases narratives that inform amenities that residents and staff may need.

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We invite you to join us in this work.

Download these resources and more at shopworksarc.com/tid

Fort Collins Rescue Mission Trauma-Informed Design Assessment

August 2022

Submitted to and in partnership with:



Prepared by:



EXECUTIVE SUMMARY

In partnership with Shopworks Architecture, the Fort Collins Rescue Mission is designing a new overnight shelter for men and day center. In July 2022, Shopworks Architecture initiated a trauma-informed design assessment of this project, interviewing guests and staff of the Fort Collins Rescue Mission as well as other local service providers and individuals served to understand the community's experience and needs. In total, the research team interviewed 96 members of the Fort Collins community, including 42 persons served and 54 service providers. Additionally, in April 2022, Shopworks Architecture and the Center for Housing & Homelessness Research at the University of Denver carried out a TID assessment of the Denver Rescue Mission, conducting interviews with 42 guests and staff. A summary of the findings from that assessment are included at the end of this report, and the full report is available by reaching out to Shopworks. Findings from the Denver Rescue Mission report have significance for the design of the Fort Collins Rescue Mission, while understanding that the cities themselves are distinct.

A deep commitment held by guests and staff to the mission of the Rescue Mission was at the heart of the feedback heard by the research team. This is an organization that cares deeply about the work they are doing and supports members of their community with life-saving services. Additionally, everyone is appreciative that the Rescue Mission has continued to “make do” with what was available and presented to them. Amidst a global pandemic, staff and guests alike understand and appreciate that the Rescue Mission responded to the call to provide responsive shelter and wrap-around services in the currently constrained physical setting as well as the temporarily shelter site. That said, there is deep enthusiasm for the plan to build a new shelter and day center from the ground up that will allow staff to have the space they need to do their work and offer programs to guests and for there to be more space that will mitigate many of their current issues.

Members of the community are excited about the possibilities of programming and offerings in the new shelter/day center. There are many questions about what precisely Fort Collins Rescue Mission is planning on offering and deep hopes for dedicated services, like a comprehensive onsite healthcare center. There are also questions about how the day center will integrate with existing programs, such as those currently offered at The Murphy Center. Despite these questions, the community is not concerned about duplication of services for the envisioned day center. In fact, more services are needed, and concentrated services at the Rescue Mission could free up other service providers to attend to other underserved groups (women, LGBTQ+ individuals, youth, families, precariously housed, etc). We encourage further conversations and close engagement with partner service providers to strategically position this new project within the existing network of service provision.

The research team also heard from members of the community voicing significant concerns about the project, particularly neighbors of the selected site who have been historically underserved and overlooked by the city. Many of those individuals who participated in this research expressed feelings of anger and disappointment. They expressed a strong desire for

increased safety measures and greater communication from the City and Rescue Mission (offered in Spanish). Participants shared that they are open to education about homelessness in the event that those conversations are conducting in the spirit of both communities hearing and learning from each other.

This report provides a detailed account of findings from the research. A high-level summary of the highlights can be reviewed below:

OVERALL FEEDBACK

- Increased safety measures were requested by staff, guests, and neighbors at the new site. Think about cameras, lighting, fencing, and open sightlines, in particular.
- Accessibility in all spaces is critical. Consider the likelihood that many guests will have health needs, including oxygen, wheelchairs, etc.
- Entrances are important to ensure individuals feel welcome and that check-in is easy for guests and visitors alike. Consider separate entrances for different programming needs (ex. reserve beds, overflow beds, day center, health clinic). Design with thought around check-in procedures (bag checks, as an example) and the importance of this space being designed to create a calm and welcoming atmosphere.
- Some shared that it would be incredibly helpful if the Rescue Mission could expand the city's severe weather services (both daytime and overnight shelter).
- Staff are currently making do with very limited space. However, in the new development, they would like suitable private office space; shared workstations; small, medium, and large meeting rooms; a dedicated breakroom; storage; dedicated donation space; and facilities/maintenance workshop and storage.
- The kitchen and dining room will serve a significant number of people. Think through food storage, preparation, and dining procedures and how the space can accommodate guests, staff, and volunteers.
- Rescue Mission staff and guests are desperate to have their chapel back, as it is core to the organization's identity and community support model.
- Be mindful of parking needs for guests, staff, and volunteers.

FORT COLLINS RESCUE MISSION SHELTER

- Design sleeping spaces that can attend to the different needs of guests. For example, dorms for varying levels of substance use and recovery, individuals working (possibly non-traditional shifts), transgender and nonbinary individuals who may not feel safe or comfortable in congregate dorms, those who are sick/quarantined/have specific medical needs, etc.
- Ensure that dorms offer suitable storage to guests, especially providing options that are secure for sensitive personal belongings. Each bed should offer access to an outlet, suitable storage, and a reading light if possible. Avoid bunk beds if at all possible.
- Consider the storage needs of overflow guests and the potential of storage at check-in.

- Guests appreciate smaller “neighborhoods” – that is, clusters of beds where they can develop community with one another. This must be balanced with open sightlines throughout the dorm for staff to manage safety concerns.
- More common areas (indoor and outdoor) were requested, including spaces that attend to different needs (ex. designated smoking areas separate from seating for those who may be bothered by smoke).

FORT COLLINS RESCUE MISSION DAY CENTER

- The unhoused community needs dedicated daytime space both for *doing* – that is, seeking resources and connecting with service providers - and *being* – that is, resting and recentering in a safe and comfortable setting.
- Work with fellow service providers to identify the specific needs this building will meet and to carefully consider what spaces are required based on those findings.
- The day center should include adequate space for external service providers as well as guests who may need to reserve a room for a private meeting (ex. telehealth, GED testing, service provider meeting, etc).
- The community wants and needs a comprehensive healthcare center onsite. Co-location of shelter and healthcare is a best practice, and the model has been successfully tested with Fort Collins’ temporary COVID shelter.
- Consider short-term storage for day center guests wanting to move through the space without their belongings as well as longer-term storage for all guests.
- Design for animals, including onsite spaces where pets can relieve themselves and kennels where animals can be stored if needed.

Following the Executive Summary, this report is organized into the following sections:

- The **Introduction** outlines the basic tenets of trauma-informed care and trauma-informed design, which establish the basis of our research approach.
- The **Findings** section summarizes input from conversations with 96 members of the Fort Collins community, organized according to envisioned spaces in the new Rescue Mission building.
- **Design Recommendations** are offered for current and future spaces based on input from guests and staff of the Rescue Mission as well as other local service providers and individuals served.
- **High-level Findings** from the Denver Rescue Mission report are included, and our team encourages all members of the design team to read the full report from April 2022.
- Finally, the **Conclusion** wraps up the report.

INTRODUCTION

TRAUMA-INFORMED DESIGN

Trauma-Informed Care

Trauma-Informed Care (TIC) is a critical practice to walk alongside those navigating services, including shelters and supportive housing. This is an evidenced-based practice that acknowledges that the trauma people have experienced impacts the way they interact with others and deeply influences the paths individuals can and should take toward healing and resiliency. SAMHSA (the Substance Abuse and Mental Health Services Administration) defines the “Six Key Principles of a trauma- informed approach”¹ as follows:

- 1. Safety
- 2. Trustworthiness and Transparency
- 3. Peer Support
- 4. Collaboration and Mutuality
- 5. Empowerment, Voice, and Choice
- 6. Cultural, Historical, and Gender Issues

What Does This Mean for the Building Design?

While there is deep evidenced-based research on TIC, there is not clear guidance on how TIC should inform the spaces within which trauma-informed programs are offered. For that reason, Shopworks Architecture, CHHR, and Group14 Engineering joined together in 2019 to explore what aspects of the built environment help individuals build relationships, feel safe and empowered, heal, and thrive. Quantitative and qualitative data were collected from residents and staff of residential buildings designed with an intentional trauma-informed lens. Data were analyzed and interrogated by this interdisciplinary research team, and the findings of that research are summarized in Figure 1.



Figure 1 | Trauma-Informed Design Framework

¹ From: https://ncsacw.samhsa.gov/userfiles/files/SAMHSA_Trauma.pdf

Starting in the center, we discovered the “**3 C’s of Designing for Health and Healing.**” These are questions that are critical to buildings having TID at the heart of design decision-making:

- Is this helping to create **choice** for guests? Is this allowing all guests to have agency in their environment?
- Will this help create **community**? Are the spaces set up to encourage relationships between guests and between guests and staff? Building trusting relationships is one of the key ways that individuals heal from trauma.
- Lastly, are we making decisions that lead to **comfort** for the users (both guests and staff)? We must pay attention to the quality and variety of materials, sensory experiences of light, sound, and smell, and bringing in elements of nature and artwork that calm the senses or spark joy.

Next, we talk about the **core values** that must be central to all developments:

- **Dignity, hope, and self-esteem** – celebrating each individual’s inherent worth, emphasizing strengths, and maximizing potential.
- **Empowerment and personal control** – encouraging individual agency, welcoming self-expression, and offering choices for guests.
- **Safety, security, and privacy** – guests’ perceived safety is as important as actual safety. This requires prioritizing clear wayfinding and sightlines, minimizing negative triggers, and offering vantages of both prospect and refuge.
- **Peace of mind** – cultivating a comfortable, calm ambience that supports relaxation, self-soothing, stress management, and coping through design details, such as lighting, sound mitigation, natural elements, and access to nature.
- **Community and connection** – creating spaces that encourage camaraderie and friendships among guests as well as staff and foster an environment where guests can build trusting relationships.
- **Joy, beauty, and meaning** – honoring culture, place, and identity by providing places that spark imagination, nurture hope, and foster aspiration.

Lastly, no building exists in a vacuum. It is crucial for the development and design team to seek to understand the **cultural and environmental context** within which a building will be situated. It is important to ensure that a building will be viewed as an asset to the entire community and that it honors the **lived experiences** and identities of those who will move throughout it. Spaces carry meaning with them. If a space is meant to be a place where healing occurs and guests and staff alike can lean into their own resiliency, it is critical that the design of the building be done in a way that complements the values of those who will inhabit it.

FINDINGS

OVERVIEW

In partnership with Shopworks Architecture, the Fort Collins Rescue Mission is designing a new overnight shelter for men and day center. A key part of this work is ensuring that lessons are learned from current Rescue Mission guests and service providers as well as the broader network of clients and service providers in Fort Collins. This report details findings from discussions (both 1-on-1 interviews and focus groups) with 96 members of the Fort Collins community. Participants included 42 guests and clients as well as 54 staff representing both the Rescue Mission and other local homeless service providers. Interviews were conducted in both English and Spanish, in person and remotely.

Over the course of our team’s four years of research on trauma-informed design, we have conducted interviews with over 950 individuals to develop our understanding of this concept, specifically as it pertains to supportive housing and shelter spaces. The questions asked in these interviews have been designed to focus on how the environment can be a tool to promote health and healing, working alongside staff and programs at the Fort Collins Rescue Mission to support restoration and thriving.

Interview data were analyzed and organized into the following five categories for ease of review:

1. Emergency Shelter
2. Day Center
3. Guest Common Spaces
4. Administrative Spaces
5. General Considerations

De-identified direct quotes from local service providers and individuals served in Fort Collins are highlighted below *in orange*.

EMERGENCY SHELTER

Shelter beds are in high demand in Fort Collins. As the only emergency shelter in town serving men, the Rescue Mission’s 80 reserve beds and 26 overflow mats (serving a total of 106 guests) were described as *“always full.”* Currently, the reserve beds are divided across four dorms with 14 to 30 bunked beds each. Overflow mats are set up in the dining room following dinner service and must be cleared before breakfast the next morning, which presents a hectic turnaround for both guests and staff. Guests interviewed for this report described staying at the Rescue Mission anywhere from a few months to on and off over the last 10 years.

Emergency shelter services in Fort Collins are shared by the Rescue Mission, serving men, and Catholic Charities, serving women and children. The city does not currently offer dedicated emergency shelter for youth, couples, or respite care. There is also no clear service approach for the local LGBTQ+ community. As such, service providers reflect that LGBTQ+ individuals, particularly those who identify as transgender and nonbinary, report that neither of the available emergency shelters feel like safe or viable options for overnight or general service provision. Additionally, service providers identified a need to support individuals experiencing housing insecurity and those who have recently moved into housing.

Guests reported inadequate storage for their belongings. Guests in reserve beds are given a small locker alongside half of the under-bed floor space for their items. A section of small lockers just off the dining room are reserved for overflow guests. These spaces were repeatedly described as insufficient for the volume of belongings each guest possessed. Many of the reserve bed guests described having to offload items that did not fit, including duffle bags and hiking backpacks, camping supplies, clothing, and personal items. One guest described the regular cycle of clearing out off-season clothes, only to have to re-acquire them a few months later. Other guests described using their vehicles for additional storage, particularly for important items, which felt marginally safer in their car but were then blocks away given restricted parking in the Rescue Mission lot and limited public parking nearby. Guests requested secure small-scale storage near their beds for important items, like money, ID cards, paperwork, and even toiletries. They described needing a secure space where they can store personal items during the day and when they slept – somewhere with a lock that could not be cut and clear camera coverage. One guest describing bringing those items into bed with them, noting *“It’s not fun sleeping on a wallet.”* Guests also expressed a desire for drawers and space to hang their clothes if possible. One person noted the challenge of storing clean clothing separate from their dirty laundry. Longer-term storage was raised as a substantial need among guests, particularly those newly displaced from their homes as well as those admitted into the hospital or incarcerated. Of note, several participants mentioned the aging of the unhoused community and a trend toward sudden eviction from housing, resulting in people moving with several personal belongings.

A number of challenges were identified about the dorms; however, guests consistently reported gratitude and the ability to make do. All of the dorms are tight with limited space around the beds for storage (as noted above) or personal space. There is often nowhere near the beds to store a wheelchair, making a guest’s transfer from their chair into bed especially difficult. Guests requested outlets immediately next to their beds for charging phones, external battery packs, tablets, computers, and other devices. Many of the dorms see constant walk-through traffic as both guests and staff make their way to and from bathrooms, laundry machines, office spaces, and the various exits. This through traffic can be a major source of conflict with people bumping into one another and each other’s beds and regular reports of theft. Staff and guests described incidents in which one guest would threaten another. Without an alternate route to avoid an altercation, guests would find themselves cornered into conflict and subsequent removal from the shelter. Other guests reported having weapons pulled on them in the dorms, which were missed by limited camera coverage and poor visibility

throughout the space. Other nighttime disruptions raised by guests include a nearby train that sounds off at night and motion sensor lights that pour through poorly covered windows.

Bunk beds were described by guests and staff as adequate and realistic but also less than ideal. Some guests described the familiarity and relative comfort of bunk beds in relation to a shared experience of incarceration. However, bunk beds were also described as less than ideal, causing people to feel like *“sardines in a can”* and forcing an additional layer of intimacy with bunkmates. One staff member recalled the social distancing setup in Fort Collin’s temporary COVID shelter (which has since been closed), describing the respite provided by the rectangle of space around an unbunked bed and saying, *“This is dignity.”* Interestingly, Catholic Charities described the challenge of filling top bunks, given the physical limitations and disabilities of guests. One service provider speculated that the unhoused population is presenting as older and with more physical challenges, making bunk beds increasingly inaccessible for individuals seeking shelter. Generally, staff and guests seemed to agree that avoiding bunk beds would be ideal. However, they also shared an appreciation for the need to increase shelter capacity and serve as many people as possible.

Aspects of the size and layout of the existing dorms have fostered a sense of community among guests at the Rescue Mission. Many Rescue Mission guests described the 14-30-person capacity of the existing dorms as a manageable and relatively comfortable setup. Given the asymmetrical layout of the dorms, the beds often created smaller clusters within the room. These smaller cohorts have the potential to become support networks or pain points, depending on the chemistry of the group. Several guests noted an appreciation for and closeness to their immediate dormmates. One guest motioned to the bunks near his bed, saying *“Wherever we go next, we just want to stay together!”* Staff acknowledged the tension between overseeing too many beds in one room and too many individual rooms. Rescue Mission staff explained that 75-100 beds in a single room could be manageable provided that the space was open with clear sightlines.

Staff and guests largely support the creation of separate dorms and amenity spaces to meet the diverse needs of guests. Staff and guests described the presenting needs and objectives of reserve bed guests being generally different than guests of the overflow program. Rescue Mission guests described clear apprehension around sharing personal space with overflow guests, as illustrated by one guest who noted the concern that *“they’ll steal anything just to get high.”* As such and as noted above, it is important for those programs to have separate sleeping areas, bathrooms, and dedicated amenity spaces. Within the reserve bed program, separate dorm spaces were suggested for those representing different levels of substance use and recovery, individuals who are working (possibly non-traditional shifts), individuals with heightened health needs and related equipment, and individuals who do not get along and need to be separated. As one service provider noted about working guests who desire an earlier lights-out time, *“mixing would be disruptive to the community.”* Smaller rooms were also requested for transgender and nonbinary guests who do not feel safe in the dorms, individuals with presenting health issues or in quarantine, couples (should that be a service provided by the Rescue Mission), and escalated guests. One staff member identified the utility of a smaller

removed dorm room with easy access to the front entrance, which could serve guests transported in the middle of the night by police (particularly during the winter) and guests with emergency medical issues awaiting care. It is important to note that some service providers in the community described potential benefits around creating more integrated programs in which longer-term and shorter-term emergency shelter guests share spaces and in doing so enjoy opportunities to learn from, encourage, and inspire one another.

The current setup for overflow shelter, which shares space with the dining room, creates a hectic daily sequence for staff and guests at the Rescue Mission. Immediately following dinner service, the tables and chairs are stowed away, the floor is swept and mopped, and the overflow mats are brought out. By 8:00 am, the mats are put away and the tables and chairs are brought back out for the day. This daily ritual is grueling and labor intensive. Furthermore, there two bathrooms in the overflow space are also used by reserve bed guests in the closest dorm, which can result in long wait times. The microwave also lives in the dining room, forcing reserve bed guests to pass through the overflow space. For numerous reasons, staff and guests identified pass-through traffic in the overflow space and the mixing of reserve and overflow program guests as problematic. As such, both staff and guests vehemently requested that overflow beds not share space with the dining area and that reserve bed guests and overflow guests have spaces that are distinct and separate from one another. Other considerations for the overflow space include a way to manage necessary pass-through traffic between mats (which can promote conflict and reports of theft) and sufficient outlets for widespread device charging (sporadically located near mats if possible). As one guest noted, *“It’s not good to leave in morning without a charged phone.”* The storage of belongings for overflow guests was also discussed in detail. The location of the lockers along a wall adjacent to the sleeping area was described as ideal for easy access through the night. However, staff also discussed the potential of a separate entrance for overflow guests where the majority of their belongings would be stored, and one bag would be allowed into the sleeping area. One staff expressed a belief that this would support increased safety and sanitation.

DAY CENTER

This research raised questions in the community about the role that the envisioned Rescue Mission day center would play in relation to the city’s broader network of service provision and, specifically, the day center services provided by the Murphy Center. Service providers and clients wanted to understand the objective of the envisioned Rescue Mission day center, the gaps that the day center would seek to fill in the existing service provision landscape, and who the Rescue Mission envisioned as the intended audience for day center services.

Ultimately, service providers concluded that there is enough need in Fort Collins for broad-based services for the unhoused and precariously housed community that any new offerings would relieve pressure on the overall system. Staff members at the Murphy Center described being overwhelmed by the number of people seeking services and at times being unable to offer resource navigation to all interested individuals. One staff member noted, *“There is no duplicate service [the Rescue Mission] could offer that I would feel like ‘yeah, that’s already being handled in the community.’”*

Several service providers agreed that, should the envisioned Rescue Mission day center focus on serving the wrap-around needs of their reserve bed and overflow shelter guests (largely unhoused men), it could free up other service providers to respond to the needs of underserved groups in the community, including women, families, youth, those who identify as LGBTQ+, and those who are precariously housed. The Murphy Center noted that they were certainly not serving everyone and could be a place that was difficult, in terms of safety and comfort, for women and LGBTQ+ guests in particular. Furthermore, service providers and clients were clear that the Rescue Mission was not a place where they would like to see families with minor children being directly served, particularly as dedicated resources are available in the community for this group. Rather, clear referral channels with transportation services are needed so that families with children can be immediately connected to appropriate services. It is important to note that service providers shared a view on an unrestricted, no-wrong-door approach of service provision, in which individuals could seek services wherever they felt most comfortable. For example, guests of the Rescue Mission would not have to seek services at the onsite day center; rather, it was expected that some may choose to seek services elsewhere. A network of service provision that offers different types of spaces for different presenting needs and preferences was described as responsive and ideal.

Severe weather, during both cold winter and hot summer months, is a key consideration for emergency shelter providers. Now that the Rescue Mission is open 24/7, in response to the pandemic, they do not have the capacity to provide extended daytime shelter services to overflow guests. The Murphy Center does currently extend daytime hours during severe hot and cold weather. However, additional severe weather shelter, both during the day and overnight, is needed in Fort Collins. The potential of the envisioned Rescue Mission day center to expand the community's severe weather response (both during the day and overnight) was noted as a significant potential contribution.

The unhoused community needs a dedicated daytime space both for *doing* – that is, seeking resources and connecting with service providers - as well as *being* – that is, resting and recentering in a safe and comfortable setting. Furthermore, participants reported a desire for the envisioned day center to feature a series of more intimate, smaller spaces, rather than one large chaotic open area. Individual areas were described as representing a spectrum of needs from more active spaces (such as exercise room/track, art room/workshop, and barbershop/salon) to more calm spaces (such as a library, computer lab, and napping room). Sleep was identified as a major unmet need for the unhoused community, emphasizing this challenge among those actively using substances and in recovery from substance use in particular. Service providers highlighted the need for dedicated quiet space where guests could rest during the day in a safe, dignified manner – rather than falling asleep on the floor of a large room where people step over them as they move through the building. Empowerment was also identified as an aim or outcome of the space, with service providers imagining spaces where people could do their own laundry, prepare their own food, access supplies as needed, and broadly exercise choice. Several challenges were raised in discussions of self-service laundry and kitchens, highlighting the need to think through the design of these spaces in conjunction with service provision and operations.

Service providers and guests identified several offerings that would be helpful in the envisioned day center. These supports include the following:

- Meals (breakfast, lunch, dinner) as well as to-go food options
- Public showers and hygiene items
- Laundry and clothing
- Mail services
- Case management
- Employment services, including resume support and a job board
- ID replacement
- Computers, printers, and technology support
- Phones in a semi-private setting
- Onsite Human Services and benefits assistance
- Disability resources
- Legal and justice system services, including offices for parole, probation, and public defenders as well as an ad hoc courtroom
- Library services with available books
- Housing navigation
- Abundant outlets and phone charging stations that carefully consider seating and security for owners
- Short-term bag check for guests seeking services that day
- Longer-term large-scale storage
- Art room or workshop for creative activities
- Kitchen for food preparation as well as kitchenette for guest use (including microwave and coffee bar)
- Vending machines (offering beverages, snacks, hygiene, and medical supplies)
- Napping room (with dedicated beds and dimmable lights)
- Barbershop/salon (as one guest noted, *“When you’re homeless, you don’t have a chance to be pampered.”*)
- Safe zones for women, transgender, and nonbinary guests only
- Dedicated space for support groups, recovery groups (such as AA and NA), spiritual activities, life skills classes (on topics such as budgeting, banking, taxes, debt management, job searches, resume creation, self-defense, CPR, first aid, GED, drivers’ education), and other trainings and events
- Dedicated de-escalation and mindfulness spaces
- Open offices that can be used by other external service providers as well as guests needing space for private meetings, such as telehealth and GED testing
- Dedicated pet space, including indoor pet relief stations and kennels where guests can secure animals during the day
- Intentional outdoor space with adequate shaded seating, dedicated smoking areas, outdoor toilets, hammocks, secure bike parking, and gardens
- Adequate parking for staff, volunteers, and guests

- Access to major bus lines and a walkable location as well as shuttle services providing direct transport to key partner locations (as transportation has been identified as a major service barrier)
- Mental health services
- Substance use, recovery, and harm reduction supports
- Comprehensive healthcare services

Many service providers have identified this development as a critical opportunity to co-locate healthcare services onsite, or even a full healthcare clinic, given the large-scale purpose-built day center envisioned for this building and the plan to increase the overall shelter capacity.

Emphasizing the need for onsite healthcare services, one service provider stressed, *“If they don’t do healthcare in this space, I’d say we missed it again. It’s a best practice to embed these services in spaces where people seek safety and shelter...The community would be remiss if we didn’t do it this time when we have the opportunity to build something from ground up.”*

Another service provider urged, *“If you’re going to build it, build something to sufficiently meet the need - high quality, respectful care for a population that so desperately needs it...Every other day of the week they get scraps. What would it look like if we did it the right way and dedicated space to their health?”*

The healthcare needs of the city’s unhoused community are not being met by a longshot. The local healthcare system is currently bogged down by massive patient backlogs and waitlists numbering into the 100s. As such, individuals are using emergency rooms to stabilize immediate presenting needs. However, service providers explain that people are being discharged into conditions where they are unable to recover, exacerbating and prolonging the initial issue. Furthermore, transportation was identified as another major barrier to accessing healthcare services, given Fort Collin’s limited transit system. For these reasons, service providers strongly recommended that the Rescue Mission consider co-locating healthcare services alongside shelter and other basic supports, such as hygiene, food, and case management. They noted the importance of continuity of care where treatment can be managed and maintained in a consistent manner. Services providers noted that the city’s large-scale temporary COVID shelter demonstrated several benefits associated with co-locating shelter and healthcare services and the potential of community partners to work together to provide this coordinated service. If this is to be replicated in the new Rescue Mission, service providers stressed the importance of healthcare services being low barrier, easy to access, and highly visible. Providers suggested multiple entrances that would encourage internal access for shelter guests while welcoming non-shelter guests through an external entrance. Service providers strongly recommended a comprehensive healthcare center that could manage a variety of patient needs. Key offerings suggested for this potential healthcare space are as follows: basic wound care; diabetes care; vaccinations; behavioral health services, which provide mental health services in conjunction with medical care; dedicated showers and footbaths for patients to use before exams and staff to use after exams; substance use referral and treatment; classes on CPR and first aid; Naloxone for treating overdoses; occupational and physical therapy, with attention to diabetes and lost limbs; and dental care services. Medication storage and management was also raised as a critical medical service, given that medications are often stolen on the streets. Providers raised the potential of UC Health and the Health District to be involved in the planning and operations of this space and supported exploration

of these partnerships. Additionally, Medicaid dollars were identified as a potential funding stream. Finally, if a healthcare center is not possible at this stage, service providers suggested the inclusion of a generic multipurpose space that can be developed into a dedicated center at a later date.

There were many recommendations that the shelter and day center support a dedicated focus around serving individuals with high medical needs. This includes designing with oxygen users in mind – that is, sleeping areas for guests using and storing oxygen tanks as well as a place for individuals to store empty tanks for pick-up and delivery. Accessibility is critical to ensure that all individuals are able to walk or roll into and around the space.

GUEST COMMON SPACES

Many of the spaces in the new building are envisioned to be interconnected. This section describes common areas that may be used by shelter guest only, such as living space and laundry, as well as areas for both shelter guests and guests of the day shelter, including a dining room, chapel, outdoor space, and bathrooms.

The current Rescue Mission offers limited amenity space for guests who desire additional supportive spaces to engage in both active and calming activities. The dining room is open during the day, and some guests described spending time there playing cards with others and hanging out. However, this space is not available during late night and early morning hours when overflow guests are present. Guests reported needing a late-night space where they can take a minute to decompress after a late work shift or for those who struggle to sleep at night, particularly those with a history of trauma and night terrors. Guests also described frustrations around the current laundry setup in which each dorm more or less has its own washer and dryer that are constantly in use. As such, they requested a large, dedicated laundry space with more machines to accommodate all reserve bed guests. They also raised a question about overflow guests being able to do their laundry onsite. A small courtyard provides another amenity space where guests can smoke, play chess (which is currently very popular), and connect with one another. Guests described the courtyard as needing more seating, more shade, and designated smoking areas, as the current setup is difficult for those who cannot be around smoke. Additionally, some noted that older guests as well as those with health issues are struggling with the heat and air quality (both outdoors and indoors) and desperately need accessible, comfortable spaces where they can rest and recreate. Given the lack of amenity space, many guests spend time on their beds, which some noted did not support their mental health. At the start of the pandemic, the chapel was converted into an additional dorm. Guests and staff noted this as a major loss for the Rescue Mission and an important place of solace and comfort for guests of the shelter program. As one person noted, *“It’s important that everybody has a quiet space.”* Additionally, the chapel facilitates a broader social network that has the potential to support guests when they leave the shelter. Guests expressed the desire for additional amenity space in the new building, including smaller living rooms adjacent to the individual dorms; a large recreation room with a television and games (like darts, ping pong, pool, chess, and card tables); a community room for groups and meetings; a workout room

(with equipment, not hand weights, for safety reasons) and track around the property; and expanded outdoor space with “*shade shade shade,*” enclosed bike racks (which feel safer inside the courtyard), picnic tables, grills, a basketball court and other outdoor games (like cornhole, horseshoes, and bocci ball), green space (like grass, flowers, and a garden), and a small water feature. Staff expressed concerns about these types of spaces making the Rescue Mission “*too comfortable*” for guests and challenges managing appropriate television content. As for an outdoor space, staff stressed the need to secure the outdoor perimeter to limit drug trafficking.

The existing kitchen and dining room setup presents endless challenges for staff and volunteers attempting to serve daily meals to over 100 individuals. Currently, the kitchen serves three meals – breakfast, lunch, and dinner. Prior to COVID, a single meal service moved people through a buffet line. Staff describes this resulting in a chaotic dining room scene. Now the kitchen is pre-plating meals and can serve 2-3 rounds of 20 guests each. Staff report that this system is much more efficient and easier to manage. The current kitchen is cramped, inadequately equipped, and directly along the path from the staff back offices to the rest of the building, which can be unsafe and chaotic. The kitchen team has requested consideration of the following features in a new space: at least 2 stoves with a 30 foot hood; a large walk-in freezer and pantry with several shelves; a mop sink, prep sink, 3-compartment sink, and 2 handwashing sinks (so 5-7 drains total); FRP panels on all the walls; a dedicated bathroom for kitchen staff; a dedicated office with 1-2 desks and a window directly into the kitchen space; a finished concrete floor (instead of grout which collects dirt); and air conditioning. The kitchen currently has external storage for large paper products and other items, which may still be helpful; however, a closer and temperature-controlled location is preferred. In terms of the dining room, guests requested 24/7 access to a microwave (especially for those working a non-traditional schedule and needing to eat when they return to the shelter), a toaster, real utensils (instead of plastic), the ability to enjoy a cold beverage (via refrigerator access, ice machines, or vending machines), and a menu for dietary restrictions (such as a low-sugar diabetic diet).

Additional and improved bathroom space is needed across the property. Guests expressed the need for more toilets and showers throughout and shower doors instead of curtains, though staff have explicitly asked that shower doors be unlockable (with a master key) in the event of a medical emergency. Guests also suggested accessibility features in all shower units, given that many current guests could benefit from grab bars, benches, hoses, and non-slip surfaces. An oversized shower unit is essential for wheelchair accessibility and must provide ample space for individuals to roll their chair and belongings into the shower, close the door behind them, move from their chair onto the bench, and potentially do so with a second person assisting them in this space. Furthermore, bathrooms across the property need to be gender inclusive and consider a diversity of identities and safety and comfort levels. Guests expressed an appreciation for bathrooms near the dorms; however, bathrooms in the dorms and immediately near individual beds is not desirable given light, noise, and traffic. Additionally, the overflow shelter has two individual bathrooms, which guests described as constantly occupied, often for substance use. This should be considered in the design of the new building.

ADMINISTRATIVE SPACES

The Rescue Mission staff is clearly dedicated to the organization’s mission and guests and continues to make do with the available resources and spatial constraints. When asked about their day-to-day work, one staff member said *“duct tape and pray”* with a laugh. They described an active, ever-changing environment that requires them to remain vigilant and responsive to whatever may arise. Staff reported feeling mostly safe in the space but welcomed greater security measures, including comprehensive interior and exterior camera coverage, better lighting in and around the property, and a more secure entryway with a locked vestibule, controlled door access, and dedicated de-escalation space for relocating heightened guests away from the front desk and flow of traffic. Staff described the front entrance being intentionally discrete and avoiding a line-up or gathering of guests out front. The maintenance team described ongoing challenges of maintaining the space in anticipation of one day moving into a new building. Constant plumbing, electrical, and roofing issues are made more difficult without a dedicated workshop or adequate workspace to access supplies and tools as needed. Furthermore, staff do not have a dedicated space to take a break from the nonstop demands of the job. They described a staff-only space separate from guests and visitors where they can enjoy their lunch without being asked to serve someone. Other wish list items included a staff fridge and kitchenette to heat their meals, a beverage station, tables for eating or meeting, additional comfortable seating, windows to *“look off into the distance”* with a view of something green, and restrictions on the room becoming overflow storage space.

Rescue Mission staff need significantly more dedicated space for private individual offices, shared workstations, and meeting space. Staff spaces are currently serving all of these roles in a way that compromises privacy, efficiency, and peace of mind. Private offices are needed for the Director of the Fort Collins Rescue Mission and case managers meeting with guests. Case managers have also raised the potential of dedicated smoking areas adjacent to case management offices, given the tendency of resulting discussions to be stress inducing. Staff specifically requested offices with sightlines into the guest dorms, with guests requesting additional security in these areas as well. Dedicated and separate office space has been requested for kitchen staff (adjacent to the kitchen) and the facilities team (adjacent to a storage/workshop space) as well. Additional shared workstations are needed for other staff members, floating Rescue Mission leadership who occasionally work onsite, and volunteers. A large conference room is also needed for regular all-staff meetings and trainings. In sum, staff areas would ideally include the following: a large administrative area with individual and shared office and meeting space, a front desk, additional staff offices adjacent to guest dorms, and separate office space for kitchen and facilities staff. The administrative area should consider the following features: a central communication and volunteer check-in station, staff mailboxes and package storage, adequate storage for office supplies, and a dedicated staff bathroom.

Limited storage presents an ongoing challenge for staff at the Rescue Mission. Staff offices are overrun with supplies that have overwhelmed limited shelf and drawer space. Delivered packages are stacked in piles without a clear home. A small donation table is regularly inundated with bags that spill into walkways and common areas, particularly during the

holidays and spring-cleaning season. The server closet doubles as storage for cleaning supplies, which staff described as undesirable and toxic given the high temperature of the room. Staff laundry machines are inconveniently located in one of the dorms adjacent to the bathroom, resulting in uncomfortable exchanges. Furthermore, four external sheds at the edge of the parking lot provide overflow storage for kitchen goods, toiletries, bedding, clothing, and maintenance supplies. For many of the contents, exposure to extreme heat and cold is not ideal. Thus, dedicated, built-in, lockable storage is needed throughout the building. Additionally, donations require a separate drop-off, processing, storage, and distribution area.

GENERAL CONSIDERATIONS

Additional safety and accessibility measures across the property were requested by Rescue Mission staff and guests. This included greater interior and exterior camera coverage in all spaces except the bathrooms, improved interior and exterior lighting (emphasizing spaces around the perimeter of the building and parking lot), attention to visibility and sightlines in all spaces across the property, and attention to wayfinding and signage across the property. As one staff noted, *“Cameras need to hit every spot.”* Some guests also requested 24/7 onsite security walking the property and positioned at a dedicated station. Accessibility was also broadly raised by participants of this research who highlighted the need to acknowledge the health and mobility needs of the unhoused community when designing sleeping areas (ex. access to outlets; oxygen use; space for wheelchairs; access to bunk beds), bathrooms (ex. grab bars, benches, and hoses in showers; space for wheelchairs and assistance, slip-resistant flooring), and amenity spaces (ex. wide hallways and pathways through dorms and dining areas, smooth flooring and entryways, designated smoking areas). Bathrooms must be gender inclusive and attend to diverse safety and comfort needs. Finally, signage should account for different literacy levels and spoken languages.

The envisioned entry sequence of the new building must be carefully considered in the design. Currently, the front desk is used to check in both reserve bed and overflow guests. This space is tight and can bottleneck easily, particularly in the event of an incident at the front door. Staff and guests have discussed distinct spaces and potentially separate entrances in the new building for guests of the reserve bed and overflow shelter programs. Guests suggested a system in which reserve bed guests are issued ID cards that can be scanned quickly at the front desk or even used as key cards to enter a locked front door. Rescue Mission staff and service providers also raised the potential protocol of checking bags at the front entrance and storing the bags of overflow guests overnight. Service providers noted that bag checking protocols require a few semi-private stations at the front desk to efficiently process large flows of traffic. The storage of bags for overflow guests would also require the design of secure storage space (i.e., lockers) at the front entrance. Additionally, the envisioned day center must be considered in the entry sequence. As noted above, staff would like to see vestibules, controlled door access, and de-escalation spaces integrated into the design of the new building’s entryways.

The existing parking lot is too small to meet the needs of staff, volunteers, and guests. Guests are not allowed to park in the lot. With expensive 2-hour parking surrounding the current Rescue Mission, guests must park blocks away, which can be particularly difficult given mobility and health issues coupled with inclement weather. Assessing the current parking demand, several staff estimate that 40-50 spaces are needed (20-25 staff and volunteers plus another 10-20 guest vehicles). Furthermore, the Rescue Mission operates a few vehicles, including large vans and trucks. Staff requested separate parking areas for staff and guests. Additionally, related to the future parking lot, staff suggested a dedicated donation drop-off station, a small loading zone (with double-door access into the building) for the facilities team to move large equipment, and space for parking large trucks (such as a mobile library or food truck).

Residents of the Hickory Village neighborhood, the site envisioned for the relocation of the new Rescue Mission, voiced significant concerns about the development. The primary concern centers around safety and fears about the new Rescue Mission inviting increased traffic and crime into the area. Families expressed heightened fear for the safety of their children. Residents cited this dynamic playing out in a local park where large numbers of unhoused individuals now gather following their displacement from a different part of town. As such, participants requested strict security measures at the new Rescue Mission, including 24/7 dedicated security staff (possibly in partnership with the city's police department to provide increased coverage in the area), sufficient exterior camera coverage, sufficient exterior lighting (which was described as already limited in this part of town), a surrounding fence, and organizational policies limiting loitering around the building. Participants representing the neighborhood noted a history of neglect experienced by residents who have long requested resources and development in this part of town. They described inadequate communication with the neighborhood about the project and insufficient efforts to hear from members of the existing community within which the new Rescue Mission would be situated. Participants suggested that some type of impact report be conducted and published about the impact of the new Rescue Mission on the surrounding neighborhood (in terms of safety and other indicators). Given the large Spanish-speaking population in this area, efforts (or lack thereof) to communicate information in Spanish are essential. Some participants expressed deep appreciation for efforts to address the needs of the local unhoused population. However, this did not detract from the coexisting experience of the current community feeling overlooked and underserved in the face of major investments to serve another underserved group. One service provider described the future building communicating the following message: *"Look, this is where all the money in this community is going."* Another service provider further articulated concerns about this disconnect: *"I would be really pissed off and really upset to see a building that looks so much nicer than the rest of the community. Is it going to say, 'Look, we have so much power here!'"* Finally, efforts to educate the surrounding neighborhood about the issue and experience of homelessness were encouraged by both local residents and services providers. However, it was emphasized that this must be a two-way discussion in which both parties attempt to hear and learn from one another. When asked about additional resources that could be useful in the neighborhood, participants described a multiuse, multicultural, community-led hub that offers recreation and event space for all. Other suggestions included affordable housing, childcare,

DESIGN RECOMMENDATIONS

Several design recommendations are described in detail in the above “Findings” section, as they reflect input directly delivered by participants during the data collection process. This section may not cover all details described above. However, those elements should also be taken into consideration in the design of the new Rescue Mission.

GENERAL CONSIDERATIONS

- **Clear sightlines** should be the aim for all indoor and outdoor spaces, including basements, stairwells, entryways, and parking. As noted by a guest of the Rescue Mission, *“There’s not one straight line in whole place,”* making it difficult to monitor all spaces. Cameras should be strategically positioned to eliminate blind spots across the property. If possible, ensure outdoor areas can be monitored from a front desk or staff area.
- **Entryways** are critical spaces that set the tone for new guests, staff, and visitors. They also provide essential security functions. Seek opportunities for the front entrance(s) to be low barrier with a design that makes it clear to someone approaching for the first time what they are walking into. A vestibule is recommended for high-traffic areas like the shelter and day center, providing staff an opportunity to check in with guests before admitting them into the building. Controlled and remote door access is important for staff. Key cards or fobs could provide easy access for staff and approved guests to bypass vestibule access. Visibility and clear sightlines, using windows and cameras, are critical for safely monitoring entryways and building access. Carefully consider the design implications of bag check and bag storage policies upon entry.
- All spaces should support **wayfinding** through clear, accessible signage (i.e., large print, strategic placement, color contrasting). Allowing guests to know where they are going without having to ask people supports feelings of empowerment and calm. Additionally, distinctive colors can be used on particular floors, in dedicated wings, or on doors to help ground guests in disoriented or dissociative states.
- **Soundproofing** must be prioritized to ensure privacy and confidentiality in office and meeting spaces as well as noise regulation in sleeping areas, bathrooms, and communal areas.
- **Natural, biophilic elements** should be incorporated in all spaces, including organic building materials and furniture, windows with intentional views of nature, plants, and imagery. Avoid institutional materials, particularly in amenity spaces (ex. fluorescent lights, ceiling tiles, cinder blocks, concrete, and stainless steel).
- **Adjustable lighting** is recommended for every room, including staff offices and amenity spaces, to support various visibility and light sensitivity needs. Natural lighting supports circadian rhythm regulation and connection to nature; however, blackout shades are then critically important (particularly in sleeping quarters) to ensure darkness can be achieved when desired.
- **Accessibility** in every space must be considered. This includes elevator access, front door access, extra wide hallways, unobstructed and nonslip flooring (i.e., no rugs), grab

bars and nonslip mats in bathrooms, benches and hoses in showers, and adequate clearance around corners and through entryways for individuals using mobility devices. Furniture must be able to accommodate assistive devices and size diversity, including tables that can be raised for wheelchairs and chairs without arms.

- **Bathrooms** can be hotspots in shelters. Ensure that occupants have enough space to utilize them without feeling as though they are on top of one other. Bathrooms must be gender inclusive and varied to consider diverse safety and comfort needs.
- **Ample storage** space and organizational supports are always needed among staff and guests in all spaces. Consider multifunctional furniture, such as beds with built-in drawers and shelving to maximize storage space.
- Secure and ideally covered **parking** should be considered to meet the year-round accessibility and security needs of staff and guests, giving careful consideration to those with physical and mobility impairments as well as local weather conditions.
- A dedicated **heat treatment** room is needed to address large-scale bedbug management.
- An **intercom system** can be helpful in large buildings for making important announcements. At very least, an intercom system is needed for the day center to make relevant daily announcements.
- Consider the location of a rear **loading zone** for kitchen and general building supplies as well as discrete passageway for emergency medical services.
- **Furniture** throughout the building must be commercial grade and able to withstand extreme use.
- **Water fountains** with water bottle filling stations should be readily available for guests, staff, volunteers, and visitors.
- A sufficient number of **outlets** will be critical throughout the building, particularly in any spaces serving guests (including the dorms, day center, indoor and outdoor amenity spaces, and staff offices).
- Consider **decorative elements** that resonate with occupants of the space, such as artwork created by guests, photographs of local historic sites, and accessible natural imagery. For example, one service provider described a setting decorated with elite mountainscapes and questioned whether shelter guests would connect to settings that representing a degree of exclusivity and inaccessibility.
- **Mop closets** are needed in every building and on every floor to support ongoing maintenance of the space, given high occupant volumes and extreme use.

EMERGENCY SHELTER

- In **dorms**, there is always a push and pull between safety and privacy for guests. See if there are ways to create smaller rooms throughout the dorms with cubicle walls that allow staff walking around to see all guests in the shelter but allow guests to feel like they aren't looking out onto 100 other people.
- In the dorms, built-in **storage** and shelves should be considered for management of clutter and personal items, including a lockable compartment for valuable items. Ideally, each guest would have access to a locker with a programmable code. It must provide suitable storage space for an individual's belongings, including wallets, IDs, important paperwork, electronic devices, and toiletries (as was raised in the research).
- Avoid **bunkbeds** if at all possible. Denver Rescue Mission reflected to us that when they shifted from bunk beds to traditional beds, they saw a significant reduction in escalations among shelter guests. Ideally, each bed would have 1) personal storage, 2) outlets for electronic devices and essential medical equipment, and 3) a reading light.
- Create dedicated **overflow** space with mats and lockers, ideally space that does not require setup and breakdown each day and does not impact other programs seeking to take place.
- All sleeping areas need two points of entry/exit and **multiple pathways** for managing traffic.
- A few **individual dorm rooms** (with either 1 or 2 beds) can serve multiple functions, including providing specific space for transgender or nonbinary guests who do not feel safe in congregate dorm settings, individuals with presenting health issues or in quarantine, couples (should that be a service provided by the Rescue Mission), and escalated guests. Rooms with easy access to the front entrance may be useful for guests transported in the middle of the night by police or guests with emergency medical issues awaiting emergency medical services. Given the potential use of these rooms to address illness warranting quarantine, they should be equipped with separate bathrooms and appropriate ventilation systems.

DAY CENTER

Numerous spaces were suggested for the day center and are outlined in detail above. Some of these spaces are highlighted in greater detail here.

- Design several small **common areas** versus one large milieu space, which is likely to be chaotic, noisy, and triggering for guests.
- It could be helpful to design the day center with **offices** adjacent to common areas, with sightlines into shared spaces. This establishes a low barrier, accessible environment and fosters organic interactions between service providers and guests as they are all moving through the space. Additionally, by sprinkling service providers throughout the space, it creates an environment where staff with different skills and competencies can be responsive should a situation arise anywhere in the center.
- It is important to consider **noise levels and traffic** immediately outside of service provider offices, depending on the layout and capacity of the adjacent common space. Mental health service providers at one site described deliberately scheduling appointments in the afternoon when the space is quieter and less stressful. Service providers at another site offer wellness services in a section of the building intentionally designated as a calm space in recognition of guest safety and comfort needs.
- Ample **external service provider spaces** (suggestions ranged from 5 to 15) are envisioned for the day center as well as open offices for guests to reserve for telehealth or other private meetings. These spaces should include a range of comfortable seating, outlets, surfaces for writing and electronic devices, and space for guests' belongings.
- A **larger meeting space** is needed for groups, workshops, trainings, and classes held onsite. These rooms should be equipped with projectors and screens, comfortable and inclusive seating, and tables that can be easily moved around to accommodate different meeting formats.
- A comprehensive **primary healthcare center** purpose-built for this site would ideally have 3-4 exam rooms around an open bullpen where the medical team can easily pop in and out from room to room. The 4 exams rooms would allow 2 to be dedicated to medical care and behavioral health services, 1 for labs, and 1 for ancillary services (which may include podiatry, occupational health, dental, and psychiatry). Ideally, the healthcare center would also have dedicated bathrooms with showers and footbaths for guests and staff, ample storage, a de-escalation room nearby, and discrete access to an exit should emergency medical services be needed.
- It is critical that the day center be as welcoming, accessible, and low-barrier as possible. Therefore, large **interior and exterior windows** will be important for reserve bed and overflow guests staying at the Rescue Mission as well as external visitors to see inside and get a feel for the space before entering.
- **Lockable cabinets and drawers** are needed throughout the space. External service providers will want to keep supplies and materials onsite, provided that they can securely store those items.
- Designate an **area for sleeping** at all times of the day for those not in the shelter. This could be quiet, low-light section of the day center or a dedicated napping room.

- Consider an **active space** for exercise, stretching, and general movement for both guests and staff. It was suggested that such a space feature equipment versus free weights, which could be used as weapons. Additionally, an onsite track would allow for movement and could be designed with interesting features (alternate paths, movement patterns, textures underfoot, sensory features, movement instructions). This space could also be used, as other shelters have, for group meditation or morning quiet.
- Provide a small 24/7 **kitchenette** where guests can access a microwave, beverage bar, and potentially other supplies.
- Provide **short-term storage** for day use (while people are attending to various needs) as well as longer-term larger-scale storage.
- Create **spaces for pet care**, including areas where animals can relieve themselves and kennels where animals can be kept when guests are utilizing services, if needed.
- Guests and staff requested **vending machines**. Consider affordable snacks and beverages as well as hygiene and medical items (a common practice in public health).

GUEST COMMON SPACES

- A **kitchen** serving the volume of guests envisioned for the new Rescue Mission would contain at least 2 stoves with a 30 foot hood space; a large walk-in freezer and pantry with several shelves; a mop sink, prep sink, 3-compartment sink, and 2 handwashing sinks (so 5-7 drains total); FRP panels on all the walls; a dedicated bathroom for kitchen staff; a dedicated office with 1-2 desks and a window directly into the kitchen space; a finished concrete floor (instead of grout which collects dirt); and air conditioning.
- Staff have requested that the **dining room** seat no more than 100 guests at a time as a matter of staff coverage and crowd control. Also, design the dining room as a potential space for emergency severe weather shelter.
- Design **smaller living rooms adjacent to the dorms** with computers and workstations, bookshelves, comfortable seating, card tables, and televisions that can be used not only for leisure purposes but also during groups, workshops, and trainings.
- A large **communal laundry room** is needed for each floor of dorms.
- **Outdoor spaces** need to consider a diverse range of guest needs, including designated smoking areas; ample shade and coverage from the elements; comfortable, inclusive seating options (including a hammock); surfaces for writing; several outlets; space for intimate, contemplative activities like chess and dominoes; more active outlets like basketball and horseshoes; a semi-private seating where 1-on-1 meetings can occur; and greenery, including trees, sections of grass, and a community garden.
- Create **outdoor spaces** with clear sightlines to staff spaces to support a sense of safety and security across the property. Furthermore, outdoor areas should be securely fenced in for safety and privacy. However, chain-link fences can exude a cold, institution feel. Consider fencing made of natural materials which employ decorate design elements.
- It is important that guests have 24/7 access to **outdoors spaces**, particularly for those attempting to regulate with fresh air, movement, and smoking.
- Design **bike storage** inside the courtyard with a direct but still secure access point. Indoor space for bike maintenance would also be helpful.

ADMINISTRATIVE SPACES

- All office and meeting spaces should attend to **soundproofing, visibility, and natural lighting** whenever possible.
- **Flexibility** is a priority for office spaces. There are a variety of staff and volunteer roles at the Rescue Mission. Access to private and/or shared workspace as well as meeting space must be available as needed.
- Create a few **informal meeting rooms** that can accommodate anywhere from 2 to 6 people that staff can use as needed to meet privately with guests, one other, other service providers, or to have a quiet place to respond to work demands.
- In addition to individual offices or workstations, ensure there is a **large conference room** or classroom that can fit the entire staff for meetings, trainings, and other gatherings. This room should be outfitted with a projector and comfortable seating.
- It is important that staff have their own **breakroom** to ensure their vicarious trauma is tended to. This needs to be a space where staff can decompress, take breaks, store and heat meals. This can also be a place for staff and volunteers to securely store their belongings.
- The facilities team needs a secure, ground-level **storage space and workshop** for large equipment, such as table saws and floor burnishers. Ideally, this space would be directly accessible through an exterior garage door or in close proximity to a small loading zone with double-door access. An adjacent office space is needed for 1-2 staff desks and secure storage of smaller equipment, such as diagnostic and hand tools. These would be highly secure spaces, given the tools and equipment stored within. However, mop closets stationed across the property would need to be designed for regular public access, given that guests are doing chores on a daily basis.
- Dedicated areas are needed for high-volume **donation** drop-offs, processing, storage, and distribution. Ideally, a centrally located room near staff offices would provide ample space and built-in organizational capacity for processing, storing, and distributing hygiene, clothing, and other items. Staff have requested that this room be designed with some type of window or half door for managing distribution. It would also be convenient if guests had a private area to try on clothes as needed.

DENVER RESCUE MISSION TID OVERVIEW

In April 2022, Shopworks Architecture and the Center for Housing and Homelessness Research at the University of Denver interviewed guests and staff at Denver Rescue Mission to inform the permanent supportive housing and shelter designs for the renovation of the Volunteers of America family motels in Denver. In total, the research team interviewed 42 Denver Rescue Mission community members, including 21 guests and 21 staff that represent Denver Rescue Mission's various locations. Recognizing significant differences between Fort Collins and Denver, there were still relevant findings from the Denver Rescue Mission that may inform planning for the Fort Collins Rescue Mission shelter and day center.

Below are themes highlighted by guests and staff throughout the Denver Rescue Mission TID assessment process:

- Across the board, guests were eager to share their **gratitude for the organization** and the services provided to meet their needs. Staff overwhelmingly shared their appreciation and satisfaction for the work they do at Denver Rescue Mission and the population they serve.
- **Entrances pose several safety concerns** for both staff and guests at both locations. Adding vestibules, covered waiting areas, and strategic check-in systems should be considered for all locations to mitigate conflict and unwanted interactions.
- **Limited community spaces** prompt existing common-use areas, such as the cafeteria and courtyard, to be vulnerable to conflict or escalated interactions. Adding more communal and decompression spaces for guests to utilize while occupying the shelters could mitigate the concentration of individuals and resulting tensions.
- **Outside spaces, such as the courtyard and smoking area, provide common areas where people organically gather.** Due to the concentration of use in these spaces, the outdoor area should be able to comfortably accommodate non-smokers as well as provide coverage from the elements, adequate and comfortable seating, heaters (when needed), and recreational activities for meeting socialization and decompression needs.
- The **number of guests per dorm should be carefully considered** to address the safety and comfort needs of both staff and guests. De-bunking and de-densifying spaces, capping how many guests can occupy an area, will support sightlines and help mitigate conflict.
- **Accessibility needs to be at the forefront of every space** throughout the building. Dorms, bathrooms, outdoor spaces, entrances, hallways, and elevators need to accommodate the mobility and general access needs of guests and staff. Adequate outlet access as well as accessible surfaces and storage space are needed across the shelter for individuals using oxygen, which is common among this population.
- **The surrounding neighborhood** of both the Downtown and 48th Ave Shelter locations pose barriers for guests. At the downtown location, guests and staff feel unsafe in the neighborhood within which it is located. At the 48th Ave Shelter location, isolation from other supportive services coupled with poor access to transportation is posing barriers for guests to meet their needs.

- **Guests and staff expressed the desire for varied spaces in the building, including places where people can socialize and connection with others as well as separate locations for decompression and productive individual activities.** A library would provide a place to read, concentrate, and take care of business, such as filling out job applications or completing necessary benefits documentation. Recreational space to socialize, hang out, stay busy and entertained was also identified as a need. Without designated spaces to gather and connect with others, many interactions are happening in the dorms, which poses issues for guests trying to sleep or feeling unwell. Conversations take place at guest services, contributing to more traffic and unwanted congestion in this area. Conversations also happen in transit, which, while organic and welcomed, can limit the ability to dive deeply into topics or facilitate a private, trauma-informed environment for sensitive conversations. It can be helpful to design small ad hoc sitting areas throughout the building where people can pause for semi-private discussions en route to their destination.
- **Staff offices need to prioritize visibility, safety, and privacy.** Most offices lack adequate sightlines to the rest of the building and/or offer little to no privacy. Since specific areas in the building, such as the front entrance and guest services, require a constant staff presence, staff need to be able to settle into those spaces with sightlines to high traffic areas as well as conduct private conversations with guests and other staff as needed.
- Given the high volume of guests being served at both locations and dorms accommodating many guests at once, **proper air ventilation and personal space need to be prioritized in communal spaces** to maintain the public health needs of the guests.
- The warehouse appearance of both buildings, with concrete floors and walls, **can create an institutional feeling.** The warehouse layout can intensify noise and echos through the space, often triggering guests and making it difficult for staff to concentrate on specific tasks or tune into important conversations.

CONCLUSION

The research team heard strong anticipation for this space, which the community recognizes as meeting a deep need in the community. There are also many questions throughout the community about who the intended guests are for the space, what services will be offered, and how this will integrate with other services currently available for unhoused individuals. One of the biggest concerns about the forthcoming shelter and day center relates to transportation and access and what that means for partnerships with other existing service providers. There is consensus across the Fort Collins unhoused service community (including guests and staff) that a variety of offerings within this space will be immensely beneficial. The medical community strongly advocated for the Rescue Mission to carefully consider including a space that will allow for primary physical and mental healthcare, as existing resources cannot meet the need, which is hurting the unhoused community in myriad ways and posing significant costs to the city due to a lack of preventative care. This is an exciting and intensely anticipated project that will have a significant impact on Fort Collins. Our team hopes that this report will support further defining the vision and goals for the space.



November 1st, 2023

North College Corridor Plan Analysis

Adopted 2007

Purpose of this plan:

"Is to catalyze ongoing improvements to remove constraints and foster desirable development and redevelopment. This plan promotes development activity that strengthens relationships – such as North College Avenue to the areas behind its frontage; the corridor to Downtown; new housing to the mixed commercial/industrial setting; and development and activity to the natural environs of the river, canal corridors, and other outdoor spaces such as future drainage ways." (PAGE iii)

Existing Character:

"Existing development in the corridor already has a compact scale and character, with small parcels, close driveway spacings, and opportunistic parking layouts squeezed into areas smaller than what current standards would require in terms of dimensions, setbacks from the highway, landscaped edges, and pedestrian circulation." (PAGE 8)

"In the corridor, it appears extraordinarily difficult to make significant progress toward the needed street network and other infrastructure by responding to single-lot development proposals. Many parcels have a size or access situation that makes further re/development very difficult or impossible." (PAGE 16)

Framework Plan:

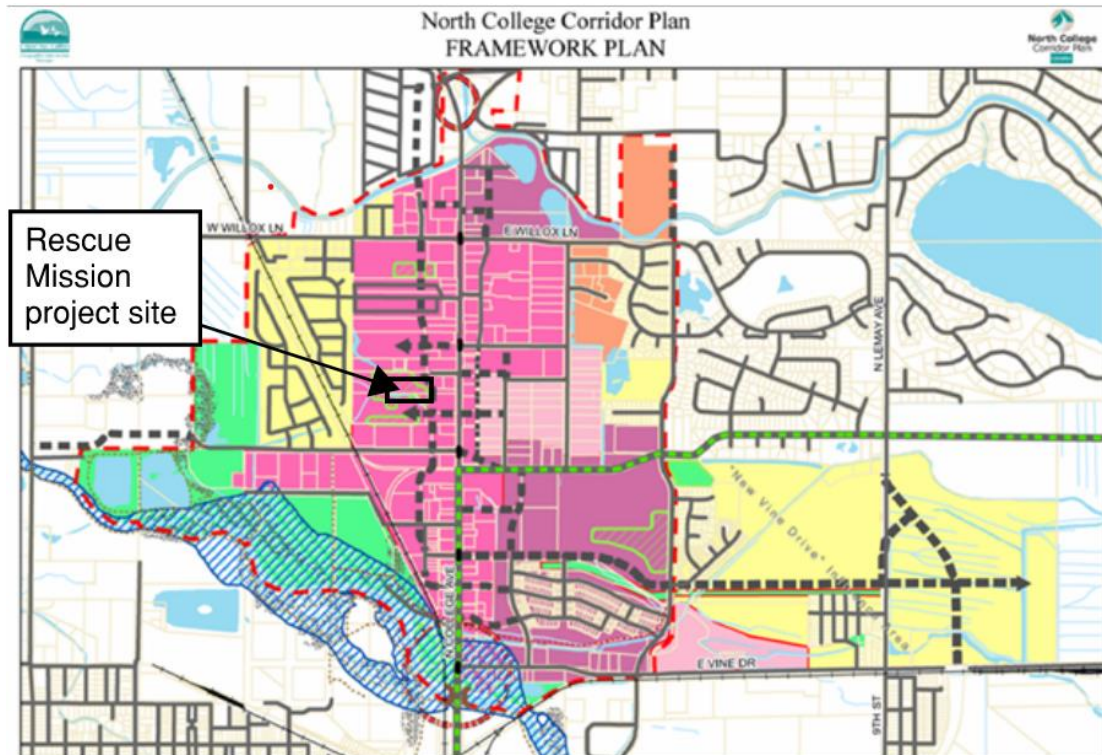
Shows this site as Commercial North College (C-N). *"The vision and goals for continued evolution of the corridor pertain mainly to the two mixed commercial areas"*, with the Commercial North College being one of them shown on the map on page 52. *"In the C-N and C-C-N areas in particular, the vision and goals reflect a desire to improve the area with reinvestment and new investment, redevelopment and new development, both public and private, to address problems and deficiencies and give the area a more positive character." (PAGE 53)*. The framework plan clearly explains that this parcel was meant to be redeveloped with positive character and address deficiencies in the area.



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Vision: The Fort Collins Rescue Mission complies with the Land Use and the overall vision for the North College Corridor evolving in a manner that leads to:

- More efficient use of land
- Higher values
- More complete public infrastructure
- More economic activity
- While keeping the strong sense of civic ownership that led to this plan.

The vision of the plan states that *"each project helps set the stage for further investment in real estate development and improvement projects in an evolutionary process. Where collaboration among multiple owners and City departments is necessary for changes to occur and be positive, it will be an increasing attribute."* (PAGE 30)

- The Fort Collins Rescue Mission project has involved collaboration among many stakeholders, including multiple City Review Departments to ensure a safe and compatible design, and in turn will be an overall positive impact on the community to help house folks in need and give them a place to be 24 hours of the day. Within the walls of one building on site, the project



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plans to house over 200 people and provide access to much needed services and resources. This is an efficient use of land in the corridor, while also keeping a strong sense of civic ownership in ensuring our community members have a safe, warm place to stay near the resources they need. Close coordination with the Mason Street Infrastructure Project has also occurred and will be on-going as the proposal progresses.

- **Goals, Policies & Strategies:** *"Many of the goals can only be realized with collaboration among multiple different parties, as is noted in a column listing of parties that must collaborate on each goal, included with explanations of individual goals."* (PAGE 41)
 - The Fort Collins Rescue Mission aligns with the goals set forth in this plan by enhancing the site and corridor through design, infrastructure, and with "collaboration and mutual understanding among multiple owners and City Departments." (PAGE 42)

Listed below are the goals and strategies to which the Fort Collins Rescue Mission aligns:

More Complete Street Network: *"This goal is inseparable from Access Management goals for North College Itself. It will be realized incrementally over the long term."* (PAGE 44)

- **Goal STN 1 - Evolve a more complete pattern of streets, drives, and alleyways forming interconnected blocks of development, serviced by public access and utilities, behind highway frontage.**
 - **STN 1.1 - Multiple objectives.** *In addition to access control, new infrastructure will be developed in a manner that facilitates redevelopment.*
- **Goal STN 2 - Adapt the pattern and details of new streets to fit circumstances and facilitate development projects consistent with the vision and goals.**
 - **STN 2.1 - Collaborative Approach.** *City staff will collaborate with owners and developers on desirable projects which achieve vision and goals, invoking the flexibility built into city-wide street standards, as needed to foster the kinds of places that achieve the vision and goals.*
 - This project provides a community housing need that requires collaboration among stakeholders. The site is adding housing to the mix of uses that already exist in the North College Corridor. With a mix of housing and businesses, it achieves the vision of developing the corridor with a more complete street and sidewalk network. Collaboration is necessary to make it work and a mix of uses allows housing developments to help support nearby retail and in turn, retail can then support housing developments.



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- *STN 2.2 – Other infrastructure. Utility corridors, easements, channels, and detention basins will be integrated with the network for multiple purposes (e.g. recreation, personal mobility, image and identity.)*
 - The Fort Collins Rescue Mission project will provide an updated streetscape by enhancing the landscaping along Mason Street with a mix of trees, shrubs and grasses, and pedestrian oriented plaza space, thus creating a better pedestrian experience through mobility, aesthetics and safety.

Community Appearance and Design: "This goal is needed to make the most of the very special (re)development opportunity which the corridor presents, based on its location near the heart of Fort Collins; maximize lasting value from infrastructure investments, by creating interesting places with a comfortable neighborhood feel; and offer a distinct city counterpoint to standardized suburban development." (PAGE 46)

- *Goal CAD 2 - Build up a distinct image and city character in evolving places along the corridor.*
 - *CAD 2.1 - Architecture will be the primary, most visible means of achieving the goal. City Plan already calls for architecture to respond to local context; here in the corridor, the City will seek ways to foster a distinct architectural character reflecting the vision and unique qualities in evolving places.*
 - The design of the Fort Collins Rescue Mission aligns well with the existing surrounding buildings, but also has its own distinct character to provide a cohesive look for the corridor and reflect the unique project and building. The building is compatible with two directly adjacent properties by incorporating similar roof pitches, blending softer color palettes to blend into the adjacent neighborhood, and using patterns in the siding to mimic the surrounding building patterns. Another example of a surrounding building nearby is The Lyric Cinema (located south-east). This building has an industrial feel with corrugated metal, a slanted roof, modern features and also a welcoming outdoor space, creating a unique place where people want to be. See below for photos:



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As shown in the below photo, the proposed Fort Collins Rescue Mission building echoes the industrial look and feel of The Lyric Cinema adjacent properties, but also keeps distinct architectural features with wood beams and a variety of roof lines and windows.



- *CAD 2.2 - Character will be contemporary semi-industrial, combined with familiar, traditional Old Town and Hispanic-derived character. Durable, simple, authentic materials and design will be prevalent. Architectural design featuring exposed structural elements, brick instead of concrete block, corrugated or ribbed metal instead of artificial stucco, and a palette of colors rather than beige, will create urban places that complement Downtown and offer a distinct alternative to standardized suburban development.*
 - The building for the Fort Collins Rescue Mission has a semi-industrial character with classic touches. As mentioned in the previous section, it accomplishes this in blending styles and scales of the adjacent neighborhood and takes cues from other uniquely "North College" characteristics.

Land Uses and Activity: "Multi-story buildings help make the most of the close-in opportunity offered by the corridor and infrastructure investments in it; create more synergy; create more significant architecture; and create a stronger sense of place" (PAGE 48)



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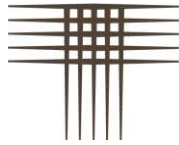
- *Goal LU 1 - Strengthen market underpinnings and economic activity.*
 - *LU 1.1 - Synergy. Zoning, City actions, URA, and business association efforts will assist "high multiplier" uses that bring people and economic activity, and add synergy with surrounding properties. Examples include 1) dwellings, 2) stable living-wage jobs, 3) retail sales and 4) attractions.*
 - This project will provide housing for people in the community on a site that is close to services in the North College Corridor and the downtown area. The close proximity to various services, transit and businesses allows for those living there to have the best chances of success.
- *Goal LU 2 - Support and complement the Downtown core.*
 - *LU 2.1 - Complementary Uses. Development in the North College corridor will support Downtown with jobs and housing bringing residents and workers; will add different attractions 'across the river' for people who come Downtown, as Jax Outdoor does at the time of this plan; will improve the attractiveness of Fort Collins for travelers and visitors, ideally with a new or refurbished hotel; and will accommodate expansion of Downtown arts uses, especially with supporting custom small industry and workshop space.*
 - The Fort Collins Rescue Mission will provide more than 200 beds to serve the community. This site being in the North College Corridor allows residents to have easy access to resources and jobs that are available in the corridor as well as Downtown.
- *Goal LU 3 - Maximize multiple story buildings.*
 - *LU 3.1- The City and URA will encourage multi-story buildings, and additional height in one-story buildings, in development projects.*
 - The proposed Rescue Mission building is two stories with architectural features that create a unique variety of elevations on each side. The varied massing between the first and second stories of the building help make the scale compatible with the surrounding neighborhood context.



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GEOTECHNICAL INVESTIGATION

HIBDON/MASON 24/7 SHELTER
SWC HIBDON COURT AND MASON STREET
FORT COLLINS, COLORADO

Prepared for:

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
301 West 45th Avenue
Denver, Colorado 80216

Attention:
Chad Holtzinger

Project No. FC10,520.000-125-R1

October 25, 2022

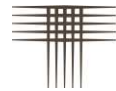


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SCOPE

This report presents the results of our Geotechnical Investigation of the Hibdon/Mason 24/7 Shelter planned at the southwest corner of Hibdon Court and Mason Street in Ft. Collins, Colorado (Fig. 1). The purpose of our investigation was to evaluate the subsurface conditions to provide geotechnical design and construction criteria for the project. The scope was described in the Service Agreement (DN 22-0318) dated July 6, 2022. Evaluation of the property for the possible presence of potentially hazardous materials (Environmental Site Assessment) was not included in our scope.

This report was prepared from data developed during field exploration and reconnaissance, field and laboratory testing, engineering analysis of field and laboratory data, and our experience. It includes our opinions and recommendations for design criteria and construction details for foundations, floor systems, pavements, slabs-on-grade, lateral earth loads, and drainage precautions. Other types of construction may require revision of this report and the recommended design criteria. A summary of our conclusions and recommendations follows. Detailed design criteria are presented within the report.

SUMMARY

1. Strata found in our exploratory borings consisted of about 6 to 11 feet of sandy clay over 10 to 14 feet of clayey, silty, gravelly sand and underlain by claystone bedrock. Claystone bedrock was encountered in four borings at depths of 18 to 22 feet. The clay is expansive.
2. Groundwater was encountered during drilling in all the borings at depths of 8 to 11 feet. When the test holes were checked after drilling on August 31, 2022, water was measured in five borings at depths of 8 to 9.5 feet or approximate elevations 4970.5' to 4973'. The remaining borings had caved at depths of 4.5 to 8 feet. Our experience suggests groundwater may be present near depths where caving occurred. Depending on grading plans, groundwater could be encountered during utility installation. Excavations that extend near groundwater levels may necessitate stabilization and temporary construction dewatering. Groundwater may fluctuate seasonally and rise or develop in response to development, precipitation, landscape irrigation and changes in land-use.

3. The presence of expansive soil constitutes a geologic hazard. There is risk that slabs-on-grade and foundations may experience heave or settlement and damage. We believe the recommendations presented in this report will help to control risk of damage; they will not eliminate that risk. Slabs-on-grade and, in some instances, foundations may be damaged by soil movements.
4. We judge footing foundations can be used with calculated movement of about 1-inch or less provided they are constructed on well-compacted fill, as discussed in Sub-Excavation. Existing soils may be re-used as new fill provided debris, vegetation/organics, contaminated soils (if any) and other deleterious materials are removed. Design and construction criteria are presented in the report.
5. The expansive clay presents risk of damaging movement to pavement systems. We recommend sub-excavating 3 feet below pavement areas to improve pavement performance. Parking areas will need a minimum of 6 inches of concrete or full depth asphalt, while access drives will need a minimum of 6 inches of concrete or 7 inches of full depth asphalt. Composite section alternatives are also presented in our report. Further design and criteria are presented in the report.
6. Surface drainage should be designed, constructed, and maintained to provide rapid removal of runoff away from the buildings and off pavements and flatwork. Water should not be allowed to pond adjacent to the buildings or on pavements or flatwork.
7. The design and construction criteria for foundations and floor system alternatives in this report were compiled with the expectation that all other recommendations presented related to surface drainage, landscaping irrigation, backfill compaction, etc. will be incorporated into the project and that the owner or property manager will maintain the structures, use prudent irrigation practices and maintain surface drainage. It is critical that all recommendations in this report are followed.

SITE CONDITIONS

The Hibdon/Mason 24/7 Shelter Site is located at the southwest corner of Hibdon Court and Mason Street in Ft. Collins, Colorado (Fig. 1 and Photo 1). The site is currently vacant land adjoined by some commercial and manufacturing buildings to the south, single-family residential homes to the west, Mason Street to the east, and additional vacant land with single-family residences to the north. According to the Larimer

County Assessor, the site is part of a larger parcel. The proposed development is spread across two properties with parcel numbers “9702100918 and 9702100007” with a land acreage of 7.5 and 5.2 acres, respectively, according to the assessor. Mason Street was developed between 2014 and 2016, bisecting one of the parcels. Cache la Poudre River is less than ½-mile south of the site, Terry Lake and Long Pond are about ¾-mile northeast, Larimer and Weld Canal is ½-mile north, and Lindenmeier Lake is 1 ¼ miles east of the site. Dry Creek cuts through the site.



Photo 1 – Google Earth® Aerial Site Photo, June 2021

PROPOSED CONSTRUCTION

A conceptual site plan provided to CTL by Shopworks Architecture indicates development will consist of two structures with office and living/community space, paved parking, and possible plaza areas. We anticipate the structures will be three to four stories with no below-grade areas.

We understand this project is still in the conceptual phase. Construction and grading plans are not available at this time. The current site layout differs from the plan used to lay out our borings and we recommend additional drilling once site plans are more finalized to confirm recommendations presented in this report remain appropriate.

INVESTIGATION

We investigated subsurface conditions on August 18, 2022 by drilling and sampling nine exploratory borings at the approximate location shown on Fig. 1. Prior to drilling, we contacted the Utility Notification Center of Colorado and local sewer and water districts to identify locations of buried utilities. Boring location and elevations are approximate and were determined using a Leica GS18 GPS unit referencing the North American Datum of 1983 (NAD83). The borings were drilled using 4-inch diameter, continuous-flight, solid-stem auger and truck-mounted CME-45 drill rig. We obtained samples at approximate 2 to 10-foot intervals using 2.5-inch diameter (O.D.) modified California barrel samplers driven by blows of an automatic 140-pound hammer falling 30 inches. Our field representative was present to observe drilling operations, log the strata encountered, and obtain samples. Graphical log of the boring, including results of field penetration resistance tests and a portion of laboratory test data are presented in Appendix A.

Samples were returned to our laboratory where they were examined and testing was assigned. Laboratory tests included moisture content, dry density, particle-size analysis (percent silt and clay-sized particles passing the No. 200 sieve), gradation, Atterberg limits, swell-consolidation, standard Proctor, unconfined compressive strength, and water-soluble sulfate concentration. Swell-consolidation tests were performed by wetting the samples under approximate overburden pressures (the pressure exerted by overlying soils). Results of laboratory tests are presented in Appendix B and summarized in Table B-I.

SUBSURFACE CONDITIONS

Strata found in our exploratory borings consisted of about 6 to 11 feet of sandy clay over 10 to 14 feet of clayey, silty, gravelly sand underlain by claystone bedrock. Claystone bedrock was encountered in four borings at depths of 18 to 22 feet. Some of the pertinent engineering characteristics of the soil and bedrock are described in the following paragraphs.

Natural Soil

Natural soils consisted of about 6 to 11 feet of sandy clay over 10 to 14 feet of clayey, silty, gravelly sand. The clay was medium stiff to very stiff and the sand was medium dense to very dense based on field penetration resistance tests. One clay sample did not swell, and three samples swelled 1.7 to 3.1 percent when wetted. The low to moderate swelling samples were encountered in the upper five feet of the borings. Four samples of sandy clay contained 73 to 91 percent fines (passing the No. 200 sieve) and one exhibited moderate plasticity with a liquid limit of 44. Four sand samples contained 3 to 7 percent fines. We judge the sand to be non-expansive.

Bedrock

Claystone bedrock was encountered at depths of 18 to 22 feet below existing grade or approximate elevations of 4958 to 4960 feet. The bedrock was very hard.

Groundwater

Groundwater was encountered during drilling in all the borings at depths of 8 to 11 feet. When the test holes were checked after drilling on August 31, 2022, water was measured in five borings at depths of 8 to 9.5 feet or approximate elevations 4970.5' to 4973'. The remaining borings had caved at depths of 4.5 to 8 feet. Our experience suggests groundwater may be present near depths where caving occurred. Depending on

grading plans, groundwater could be encountered during utility installation. Excavations that extend near groundwater levels may necessitate stabilization and temporary construction dewatering. Groundwater may fluctuate seasonally and rise or develop in response to development, precipitation, landscape irrigation and changes in land-use.

GEOLOGIC HAZARDS

Colorado is a challenging location to practice geotechnical engineering. The climate is relatively dry and the near-surface soils are typically dry and comparatively stiff. These soils and related sedimentary bedrock formations react to changes in moisture conditions. Some of the soils swell as they increase in moisture and are referred to as expansive soils. Other soils can compress significantly upon wetting and are identified as compressible soils. Much of the land available for development east of the Front Range is underlain by expansive clay or claystone bedrock near the surface. The soils that exhibit compressible behavior are more likely west of the Continental Divide; however, both types of soils occur throughout the state.

Covering the ground with buildings, pavements, flatwork, etc., coupled with landscape irrigation and changing drainage patterns, leads to an increase in subsurface moisture conditions. As a result, some soil movement due to heave or settlement is inevitable. It is critical that precautions are taken to increase the chances that the foundations and slabs-on-grade will perform satisfactorily. Engineered design of grading, foundations, slabs-on-grade, and drainage can mitigate, but not eliminate, the effects of expansive and compressible soils. After construction, property managers must assume responsibility for maintaining the structure and use appropriate practices regarding drainage and landscaping.

Expansive soil is present at this site which constitutes a geologic hazard. There is risk that ground heave or settlement will damage slabs-on-grade and foundations. The risks can be mitigated, but not eliminated, by careful design, construction, and maintenance procedures. Expansive soil should be removed and replaced as discussed

in Sub-Excavation. We believe the recommendations in this report will help reduce risk of foundation and/or slab damage; they will not eliminate that risk. Slabs-on-grade and, in some instances, foundations may be affected. Maintenance will be required to reduce risk.

Seismicity

The soil and bedrock are not expected to respond unusually to seismic activity. According to the 2021 International Building Code (IBC, Standard Penetration Resistance method), and based upon the results of our investigation, we judge the site classifies as Site Class C.

SITE PREPARATION

We believe there are no geotechnical constraints at this site that preclude development. The following discussion presents our opinions and recommendations for site development.

Sub-Excavation

Expansive clay was encountered in the upper 5 feet of our exploratory borings. Expansive soils present risk of damaging heave for foundations, slabs-on-grade, and pavements, and are not recommended in its current condition to support new construction. We estimate total potential ground heave at the existing ground surface of 1.2 to 2.5 inches considering a 20-foot depth of wetting. Proposed grades and finished floor elevations are not known at this time. We believe sub-excavation to a depth of 5 feet below lowest foundation element will be necessary to mitigate expansive clay and allow use of shallow foundations and slab-on-grade floors for the structure. This recommendation should be re-evaluated once the site plan is finalized and additional drilling is performed.

The bottom of sub-excavated areas should extend laterally at least 5 feet beyond the outside edge of footing. Sub-excavation should provide more uniform support conditions for footings and slab-on-grade floors and reduce potential differential movements. The extent and depth of removal should be surveyed. Special attention should be paid to compaction in the corners along the edges of excavation, as large equipment cannot easily access these areas. We recommend sub-excavation fill below buildings be moisture conditioned between 1 and 4 percent above optimum moisture content and compacted to at least 95 percent of standard Proctor maximum dry density. Our representative should be present full time to observe and test compaction of sub-excavation fill during placement.

Excavation

We believe the soils penetrated by our exploratory borings can be excavated with typical heavy-duty equipment. We recommend the owner and the contractor become familiar with applicable local, state and federal safety regulations, including the current Occupational Safety and Health Administration (OSHA) Excavation and Trench Safety Standards. We anticipate the sand will classify as Type C soils, which require maximum side slope inclinations of 1½:1 (horizontal:vertical) for temporary excavations in dry conditions. The clay will likely classify as Type B soils, which require maximum slope inclinations of 1:1 (horizontal:vertical) for temporary excavations in dry conditions, respectively. Excavations will require flatter slopes below groundwater and where seepage is present. The contractor's "competent person" is required to identify the soils encountered in the excavations and refer to OSHA standards to determine appropriate slopes. Stockpiles of soils and equipment should not be placed within a horizontal distance equal to one-half the excavation depth, from the edge of the excavation. A professional engineer should design excavations deeper than 20 feet, if any.

Fill and Backfill

The on-site soil is generally suitable for reuse as new fill, provided debris, organics/vegetation and other deleterious materials are substantially removed. We expect the fill will require screening to properly remove debris. Soil particles larger than 3 inches in diameter should not be used for fill unless broken down. If imported fill is necessary for general site grading purposes, it should ideally consist of soil having a maximum particle size of 2 inches, between 25 and 50 percent passing a No. 200 sieve, a liquid limit less than 30, and a plasticity index less than 15. Potential fill materials should be submitted to our office for approval prior to importing to the site.

Prior to fill placement, debris, organics/vegetation and deleterious materials should be substantially removed from areas to receive fill. The surface to be filled should be scarified to a depth of at least 8 inches, moisture conditioned and compacted to the criteria below. Subsequent fill should be placed in thin (8 inches or less) loose lifts, moisture conditioned to within 2 percent of optimum moisture content for sand and between 1 and 4 percent above optimum for clay, and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698).

Our experience indicates fill and backfill can settle, even if properly compacted to the criteria provided above. Factors that influence the amount of settlement are depth of fill, soil type, degree of compaction, and time. The length of time for the compression to occur can be a few weeks to several years. The degree of compression of the recommended fill under its own weight will likely be 1 percent of the fill depth. Any improvements placed over backfill should be designed to accommodate movement.

Stabilization

Soft, wet soils in excavations should be removed or stabilized, if encountered. Soft excavation bottoms can likely be stabilized by crowding crushed rock into the soils until firm. Acceptable rock materials include, but are not limited to, No. 2 and No. 57

rock. Crushed rock on a layer of geosynthetic grid or woven fabric can also be used, which should reduce the amount of aggregate needed to stabilize the subgrade. Typically, a biaxially woven fabric such as Mirafi 600x (or equal) or geogrid (such as Tensar BX1100 or equal) topped with 8 to 12 inches of 1 to 5-inch crushed rock will provide a stable working surface.

Dewatering

Groundwater may be encountered in utility excavations. Temporary construction dewatering systems may be required to properly install deep utilities (if any) in areas of shallow groundwater. We believe dewatering for excavations which penetrate less than 3 to 5 below the groundwater surface may be accomplished using conventional sump and pump methods in utility trenches. We recommend the sump pits be at least 3 feet deeper than the bottom of the deepest excavation. Deeper excavations may require more elaborate dewatering (such as well points).

The City of Fort Collins, Larimer County and/or the Colorado Department of Public Health and Environment may require dewatering permits. Our experience indicates periodic environmental testing is usually required with these permits, with reporting. Permitting requirements may also influence the construction schedule.

Utilities

Water, storm sewer and sanitary sewer lines are often constructed beneath slabs and pavements. Compaction of utility trench backfill can have a significant effect on the life and serviceability of floor slabs, pavements and exterior flatwork. We recommend utility trench backfill be placed and compacted as outlined above. Our experience indicates use of self-propelled compactors results in more reliable performance compared to fill compacted by an attachment on a backhoe or trackhoe. The upper portion of the trenches should be widened to allow the use of a self-propelled compactor. During con-

struction, careful attention should be paid to compaction at curblines and around manholes and water valves. The placement and compaction of utility trench backfill should be observed and tested by our firm.

If soft or loose soils are encountered, removal and replacement with compacted fill or stabilization by crowding 1.5 to 3-inch nominal sized crushed rock or recycled concrete until the base of excavation does not deform more than 1-inch when compactive effort is applied may be necessary. Special attention should be paid to backfill placed adjacent to manholes as we have observed conditions where settlement in excess of 1 percent has occurred after completion of construction. Flowable fill may be considered at critical utility crossings where it would be difficult to achieve adequate compaction. Fill should be moisture-conditioned and compacted to the specifications outlined in Fill and Backfill. The placement and compaction of utility trench backfill should be observed and tested by a representative of our firm during construction.

FOUNDATIONS

Our investigation indicates expansive clay is present at the anticipated foundation levels. The expansive clay should be mitigated as discussed in Sub-Excavation. Provided sub-excavation is performed as recommended, we believe footing foundations are appropriate for the structure. We estimate 1-inch or less of movement is possible after sub-excavation. Design criteria for footing foundations developed from analysis of field and laboratory data and our experience are presented below.

1. Footings should be constructed on new, moisture conditioned and well-compacted fill as discussed in Sub-Excavation, or firm, natural sandy soils. Soils loosened during foundation excavation or in the forming process should be removed and replaced with new well-compacted fill prior to placing concrete.
2. Footings should be designed for a maximum allowable soil pressure of 2,500 psf with a minimum deadload of 800 psf. This may be increased by 1/3 to allow for short term loading

3. A coefficient of friction can be used to resist lateral translation between concrete foundation elements and fill taken as 0.35.
4. Equivalent fluid densities for at-rest pressure and passive resistance presented in the **LATERAL LOADS** portion of this report can be used in the design of spread footings.
5. Footings should have a minimum width of 16 inches. Foundations for isolated columns should have minimum dimensions of 20 inches by 20 inches. Larger sizes may be required depending upon the loads and structural system used.
6. Foundation walls and grade beams should be well-reinforced. We recommend reinforcement sufficient to span an unsupported distance of at least 10 feet, where applicable. Reinforcement should be designed by the structural engineer.
7. The completed foundation excavations should be observed by a representative of our firm to confirm subsurface conditions are as anticipated.
8. Excessive wetting of foundation soils during and after construction can cause heave or softening and consolidation of foundation soils and result in footing movements. Proper surface drainage around the buildings is critical to control wetting.

FLOOR SYSTEMS

We anticipate the main floor levels of the buildings will have several uses, such as common areas, living space, lobbies, and mechanical/storage areas. Provided sub-excavation is performed, slab-on-grade floors can be used with anticipated potential movements on the order of 1-inch. If sensitive floor finishes will be used or movement cannot be tolerated, we recommend use of a structurally supported floor system.

Slabs-on-grade are suitable, provided the potential movement and risk of distress are acceptable to the owner. Where conventional slabs-on-grade are used, we recommend the following design and construction criteria. These recommendations will not prevent movement. Rather, they tend to reduce damage if movement occurs.

1. Slabs should be placed directly on the natural sand or properly moisture conditioned, well-compacted fill. The 2018 International Building Code (IBC) requires a vapor retarder be placed between the base course or subgrade soils and the concrete slab-on-grade floor. The merits of installation of a vapor retarder below floor slabs depend on the sensitivity of floor coverings and building use to moisture. A properly installed vapor retarder (10 mil minimum) is more beneficial below concrete slab-on-grade floors where floor coverings, painted floor surfaces or products stored on the floor will be sensitive to moisture. The vapor retarder is most effective when concrete is placed directly on top of it, rather than placing a sand or gravel leveling course between the vapor retarder and the floor slab. The placement of concrete on the vapor retarder may increase the risk of shrinkage cracking and curling. Use of concrete with reduced shrinkage characteristics including minimized water content, maximized coarse aggregate content, and reasonably low slump will reduce the risk of shrinkage cracking and curling. Considerations and recommendations for the installation of vapor retarders below concrete slabs are outlined in Section 5.2.3.2 of the 2015 report of American Concrete Institute (ACI) Committee 302, "Guide to Concrete Floor and Slab Construction (ACI 302.1R-15)."
2. Slab-bearing partition walls should be designed and constructed to allow at least 2 inches of slab movement. If the slip joint is provided at the top of partitions, the connection between slab-supported partitions and foundation-supported walls should be detailed to allow differential movement. The property owner/manager should monitor partition voiding and other connections, and re-establish the gap when it closes to less than 1/2-inch.
3. Plumbing and utilities that pass through the slab should be isolated from the slabs and constructed with flexible couplings. Utilities, as well as electrical and mechanical equipment should be constructed with sufficient flexibility to allow for movement.
4. A modulus of subgrade reaction of 100 pci can be used for the on-site soils, or similar new fill. This may be increased by 1/3 to allow for short term loading.
5. HVAC systems supported by the slabs (if any) should be provided with flexible connections capable of withstanding at least 2 inches of movement.
6. Exterior flatwork and sidewalks should be separated from the structure. These slabs should be detailed to function as independent units. Movement of these slabs should not be transmitted to the foundations.

7. The American Concrete Institute (ACI) recommends frequent control joints be provided in slabs to reduce problems associated with shrinkage cracking and curling. To reduce curling, the concrete mix should have a high aggregate content and a low slump. If desired, a shrinkage compensating admixture could be added to the concrete to reduce the risk of shrinkage cracking. We can perform a mix design or assist the design team in selecting a pre-existing mix.

Structurally Supported Floors

To our knowledge, there are no soil treatments combined with slab-on-grade floors that will result in the same reduction in risk of floor movement (relative to the risk inherent for a floor slab placed directly on the natural soils), as would be provided by a structural floor. If floor movement cannot be tolerated, then a structurally supported floor should be used.

A structural floor is supported by the foundation system. Design and construction issues associated with structural floors include ventilation and lateral loads. Where structurally supported floors are installed over a crawl space, the required air space depends on the materials used to construct the floor and the potential expansion of the underlying soils. Building codes require a clear space of 18 inches between exposed earth and untreated wood floor components. For non-organic floor systems, we recommend a minimum clear space of 8 inches. This minimum clear space should be maintained between any point on the underside of the floor system (including beams and floor drain traps) and the soils.

A slab-on-void system may also be considered. Void form should be chosen to break down quickly after the slab is placed. A sand or gravel leveling base below the void form should not be used. We recommend against the use of wax or plastic-coated boxes unless provisions are made to allow water vapor to penetrate the boxes, resulting in softening.

Where structurally supported floors are used, utility connections including water, gas, air duct, and exhaust stack connections to floor supported appliances should be capable of absorbing some deflection of the floor. Plumbing that passes through the floor should ideally be hung from the underside of the structural floor and not lain on the bottom of the excavation. It is prudent to maintain the minimum clear space below all plumbing lines; this configuration may not be achievable for some parts of the installation.

Control of humidity in crawl spaces is important for indoor air quality and performance of wood floor systems. We believe the best current practices to control humidity involve the use of a vapor retarder or vapor barrier (10 mil) placed on the soils below accessible subfloor areas. The vapor retarder/barrier should be sealed at joints and attached to concrete foundation elements.

Exterior Flatwork

We recommend exterior flatwork and sidewalks around the building be isolated to reduce the risk of transferring slab movement to the structure. One alternative would be to construct the inner edges of the flatwork on haunches or steel angles bolted to the foundation walls and detailing the connections such that movement will cause less distress to the building, rather than tying the slabs directly into the building foundations. Construction on haunches or steel angles and reinforcing the sidewalks and other exterior flatwork will reduce the potential for differential settlement and better allow them to span across foundation wall backfill. Frequent control joints should be provided to reduce problems associated with shrinkage. Panels that are approximately square perform better than rectangular areas.

LATERAL LOADS

Foundation walls and grade beams should be designed to resist lateral earth pressures. The amount of pressure on a wall is a function of the wall height, type of

backfill, drainage conditions, slope of the backfill surface, and the allowable rotation of the wall. The building foundation walls will be essentially rigid and unable to rotate to mobilize the strength of the backfill soils. Therefore, they should be designed for an "at rest" earth pressure condition. For walls that are free to rotate slightly, an "active" earth pressure resistance can be used. A "passive" earth pressure resistance can be used to resist sliding and overturning. Passive resistance requires movement to generate resistance.

We have tabulated equivalent fluid density values for on-site soil used as backfill in lateral earth pressure restraint design below. These values assume that backfill will be moisture-conditioned and compacted as described previously. The values do not include allowances for surcharge loads such as adjacent foundations, sloping backfill, vehicle traffic, or hydrostatic pressure.

LATERAL EQUIVALENT FLUID DENSITIES

LOAD CONDITION	CLAY
Active Equivalent Fluid Density (pcf)	50
At Rest Equivalent Fluid Density (pcf)	65
Passive Equivalent Fluid Density (pcf)*	300*

*Assumes backfill will not be removed.

POND CONSTRUCTION

We encountered 6 to 9 feet of sandy clay underlain by clean to slightly silty sand in the detention pond borings. Groundwater was encountered at depths of 8 to 11 feet (Elev. 4968.5 to 4973.5) at the time of drilling. During the delayed water checks the pond borings had caved at depths of 4.5 to 7.5 feet. Our experience suggests ground-

water may be present near depths where caving occurred. The CDPHE will likely not allow the mixing of storm water and groundwater. This should be taken into consideration when planning the location and depth of proposed detention ponds.

Permeability of the on-site clay is considered to be negligible, and we estimate permeability rates on the order of 10 to 50 inches per hour for the on-site sand. We recommend inlet/outlet pipes be bedded in a relatively impervious material such as clay or flow fill to reduce piping and soil erosion along the sides. Cutoff walls can be installed or a cradle may be constructed of concrete or flow fill that can support the pipe. Hand compaction of embankment fill soils may be required around the pipes to reduce potential seepage between the outside of the pipes and fill.

PAVEMENTS

The project will include automobile parking and access drives. We assume all paved areas will be private. The performance of a pavement structure is dependent upon the characteristics of the subgrade soil, traffic loading and frequency, climatic conditions, drainage and pavement materials. As part of our investigation for this project, we drilled three borings in the proposed area of automobile parking and access drives based on the initial site plan. We considered Larimer County Urban Area Street Standards (LCUASS, repealed and reenacted April 1, 2007) in combination with laboratory data and our experience to develop pavement design criteria.

Subgrade soils generally classified as A-6 according to AASHTO criteria. Remolded Unconfined Compressive Strength testing was conducted on two composite samples of soils from our pavement borings. For our pavement design, we have tabulated a modulus of subgrade reaction of 14,561 psi considering lab test results.

Samples obtained in our pavement borings swelled 1.8 to 6.6 percent. We recommend sub-excavation to a depth of 3 to 5 feet below bottom of pavement section to

improve pavement performance. Subgrade should be proof-rolled with a loaded, tandem-axle dump truck to disclose soft/loose areas. These areas should be reworked and compacted. Subgrade areas that pass proof-roll should be stable enough to pave.

We are assuming flexible hot mix asphalt (HMA) pavement is planned for the parking lots. Rigid portland cement concrete (PCC) pavement should be considered for trash enclosure areas and where the pavement will be subjected to frequent turning of heavy vehicles. Pavement section alternatives are provided below.

SUMMARY OF RECOMMENDED MINIMUM PAVEMENT ALTERNATIVES

	Hot Mix Asphalt (HMA) + Aggregate Base (ABC)	Full Depth Asphalt	Portland Cement Concrete (PCC)*
Parking Areas	4" HMA + 8" ABC	6"	6" PCC
Access Drives	5" HMA + 6" ABC	7"	6" PCC
Trash Enclosures	-	-	6" PCC

Our experience indicates problems with asphalt pavements can occur where heavy trucks drive into loading and unloading zones and turn at low speeds. In areas of concentrated loading and turning movements by heavy trucks, such as at entrances and trash collection areas, we recommend a 6-inch or thicker Portland cement concrete pad be constructed at loading docks and dumpster locations, or other areas where trucks will stop or turn. The concrete pads should be of sufficient size to accommodate truck turning, trash pickup and delivery/loading areas. A section of 7 inches can be used if extra durability is desired.

The design of a pavement system is as much a function of paving materials as supporting characteristics of the subgrade. All soils that will support pavements should be scarified, moisture conditioned, and compacted prior to paving. The quality of each construction material is reflected by the strength coefficient used in the calculations. If the pavement system is constructed of inferior material, then the life and serviceability of the pavement will be substantially reduced. Materials and placement methods should conform to the requirements of the Larimer County Urban Area Street Standards. All

materials planned for construction should be tested to confirm their compliance with project specifications.

Control joints should separate concrete pavements into panels as recommended by ACI. No de-icing salts should be used on paving concrete for at least one year after placement. Routine maintenance, such as sealing and repair of cracks and overlays at 5 to 7-year intervals, are necessary to achieve long-term performance of an asphalt system. We recommend application of a rejuvenating sealant such as fog seal after the first year. Deferring maintenance usually results in accelerated deterioration of pavements leading to higher future maintenance costs.

A primary cause of early pavement deterioration is water infiltration into the pavement system. The addition of moisture usually results in softening of the subgrade and eventual failure of the pavement. We recommend drainage be designed for rapid removal of surface runoff. Curb and gutter should be backfilled and the backfill compacted to reduce ponding adjacent to the pavements. Final grading of the subgrade should be carefully controlled so that design cross-slope is maintained and low spots in the subgrade which could trap water are eliminated. Seals should be provided between curb and pavement and at all joints to reduce moisture infiltration. Landscaped areas and detention ponds in pavements should be avoided.

Recommended material properties and construction criteria for pavements are provided in Appendix C. These criteria were developed from analysis of the field and laboratory data and our experience. If the materials cannot meet these recommendations, then the pavement design should be re-evaluated based upon available materials.

SURFACE AND SUBSURFACE DRAINAGE

Water from irrigation frequently flows through relatively permeable backfill placed adjacent to buildings and collects on the surface of less permeable soils occurring at the

bottom of excavations. This process can cause wet or moist below-grade conditions after construction. There are no below-grade areas planned at this time with exception to the elevator/stairwell core pit, if planned. These areas would merit use of a drain. Alternatively, they can be designed and constructed to be water tight. Buoyancy effects should be considered.

Our experience indicates moist conditions can develop in crawl spaces (if constructed), resulting in isolated instances of damp soils, musty smells, and, in rare cases, standing water. Crawl spaces should be well ventilated, depending on the use of a vapor retarder/barrier and the floor material selected.

Performance of foundations, pavements and flatwork is influenced by the moisture conditions existing within the foundation or subgrade soils. The risk of wetting the foundation and floor subgrade soils can be reduced by carefully planned and maintained surface grades and drainage. Excessive wetting before, during and/or after construction may cause movement of foundations and slabs-on-grade. We recommend the following precautions be observed during construction and maintained at all times after construction is completed.

1. Wetting or drying of open foundation, utility and earthwork excavations should be avoided.
2. Positive drainage should be provided away from the improvements. Paved surfaces should be sloped to drain away from the additions. A minimum slope of 1 percent is suggested. More slope is desirable. Concrete curbs and sidewalks may “dam” surface runoff and disrupt proper flow. Use of “chase” drains or weep holes at low points in the curb should be considered to promote proper drainage.
3. Backfill around foundations should be moistened and compacted according to criteria presented in Fill and Backfill. Areas behind curb and gutter should be backfilled and well compacted to reduce ponding of surface water. Seals should be provided between the curb and pavement to reduce infiltration.
4. Landscaping should be carefully designed to minimize irrigation. Plants used close to foundation walls should be limited to those with low moisture

requirements. Irrigation should be limited to the minimum amount sufficient to maintain vegetation. Application of more water will increase likelihood of slab and foundation movements and associated damage. Landscaped areas should be adequately sloped to direct flow away from the improvements. Use of area drains can assist draining areas that cannot be provided with adequate slope.

5. Impervious plastic membranes should not be used to cover the ground surface immediately surrounding foundations. These membranes tend to trap moisture and prevent normal evaporation from occurring. Geotextile fabrics can be used to control weed growth and allow evaporation.
6. Roof drains should be directed away from the additions and discharge beyond backfill zones or into appropriate storm sewer or detention area. Downspout extensions and splash blocks should be provided at all discharge points. Roof drains can also be connected to buried, solid pipe outlets. Roof drains should not be directed below slab-on-grade floors. Roof drain outlets should be maintained.

CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured water-soluble sulfate concentrations of 0.20 to 0.80 percent in three samples, with an average of 0.55 percent. As indicated in our tests and ACI 318-19, the sulfate exposure class is Severe or S2.

SULFATE EXPOSURE CLASSES PER ACI 318-19

Exposure Classes		Water-Soluble Sulfate (SO ₄) in Soil ^A (%)
Not Applicable	S0	< 0.10
Moderate	S1	0.10 to 0.20
Severe	S2	0.20 to 2.00
Very Severe	S3	> 2.00

A) Percent sulfate by mass in soil determined by ASTM C1580

For this level of sulfate concentration, ACI 318-19 *Code Requirements* indicates there are special cement type requirements for sulfate resistance as indicated in the table below.

CONCRETE DESIGN REQUIREMENTS FOR SULFATE EXPOSURE PER ACI 318-19

Exposure Class	Maximum Water/Cement Ratio	Minimum Compressive Strength (psi)	Cementitious Material Types A			Calcium Chloride Admixtures	
			ASTM C150/C150M	ASTM C595/C595M	ASTM C1157/C1157M		
S0	N/A	2500	No Type Restrictions	No Type Restrictions	No Type Restrictions	No Restrictions	
S1	0.50	4000	II ^B	Type with (MS) Designation	MS	No Restrictions	
S2	0.45	4500	V ^B	Type with (HS) Designation	HS	Not Permitted	
S3	Option 1	0.45	4500	V + Pozzolan or Slag Cement ^C	Type with (HS) Designation plus Pozzolan or Slag Cement ^C	HS + Pozzolan or Slag Cement ^C	Not Permitted
S3	Option 2	0.4	5000	V ^D	Type with (HS) Designation	HS	Not Permitted

- A) Alternate combinations of cementitious materials shall be permitted when tested for sulfate resistance meeting the criteria in section 26.4.2.2(c).
- B) Other available types of cement such as Type III or Type I are permitted in Exposure Classes S1 or S2 if the C3A contents are less than 8 or 5 percent, respectively.
- C) The amount of the specific source of pozzolan or slag to be used shall not be less than the amount that has been determined by service record to improve sulfate resistance when used in concrete containing Type V cement. Alternatively, the amount of the specific source of the pozzolan or slag to be used shall not be less than the amount tested in accordance with ASTM C1012 and meeting the criteria in section 26.4.2.2(c) of ACI 318.
- D) If Type V cement is used as the sole cementitious material, the optional sulfate resistance requirement of 0.040 percent maximum expansion in ASTM C150 shall be specified.

Superficial damage may occur to the exposed surfaces of highly permeable concrete, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high-water tables. Concrete should have a total air content of 6 percent ± 1.5 percent. We advocate damp-proofing of all foundation walls and grade beams in contact with the subsoils.

CONSTRUCTION OBSERVATIONS

This report has been prepared for the exclusive use of Shopworks Architecture and your design team for the purpose of providing geotechnical design and construction

criteria for the proposed project. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structures proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice evolve in geotechnical engineering. The recommendations provided are appropriate for about three years. If the project is not constructed within about three years, we should be contacted to determine if we should update this report.

We recommend that CTL | Thompson, Inc. provide construction observation services to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the structures will perform satisfactorily. It is critical that all recommendations in this report are followed during construction. Owners or property managers must assume responsibility for maintaining the structures and use appropriate practices regarding drainage and landscaping. Improvements after construction should be completed in accordance with recommendations provided in this report and may require additional soil investigation and consultation.

LIMITATIONS

Our borings were spaced to obtain a reasonably accurate picture of subsurface conditions at this site. The boring is a representative of conditions encountered only at the location drilled. Subsurface variations not indicated by the boring are possible.

We believe this investigation was conducted in a manner consistent with the level of care and skill ordinarily used by geotechnical engineers practicing under similar conditions. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this report, or in the analysis of the influence of the subsurface conditions on the design of the addition or any other aspect of the proposed construction, please call.

CTL | THOMPSON, INC.

Abhinav Jakilati
Staff Engineer

Reviewed by:

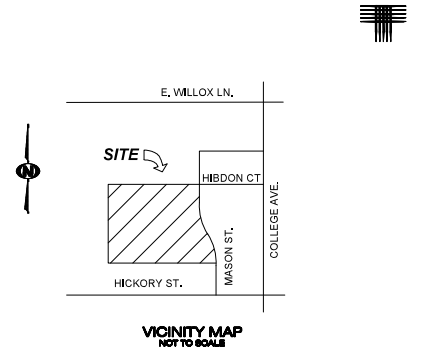
Erin Beach, P.E., P.G.
Geotechnical Project Manager

Via e-mail: chad@shopworksarc.com
rieko@shopworksarc.com

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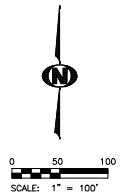


DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
 HIBDON/MASON ST. SHELTER
 CTL/T Project No. FC10520-125-R1



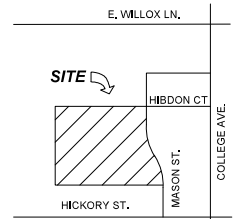
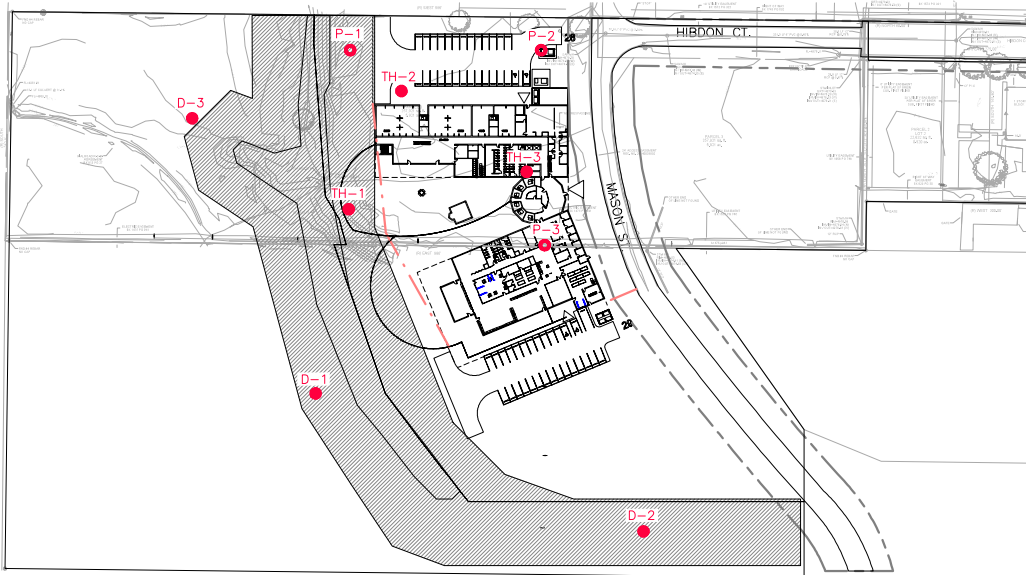
LEGEND:

- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING
- P-1 APPROXIMATE LOCATION OF PAVEMENT BORING
- D-1 APPROXIMATE LOCATION OF DETENTION POND BORING



Locations of Exploratory Borings on Google Image Fig. 1A

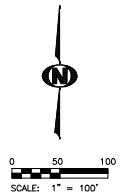
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VICINITY MAP
NOT TO SCALE

LEGEND:

- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING
- P-1 APPROXIMATE LOCATION OF PAVEMENT BORING
- D-1 APPROXIMATE LOCATION OF DETENTION POND BORING



Locations of Exploratory Borings on Proposed Development Plan Fig. 1B

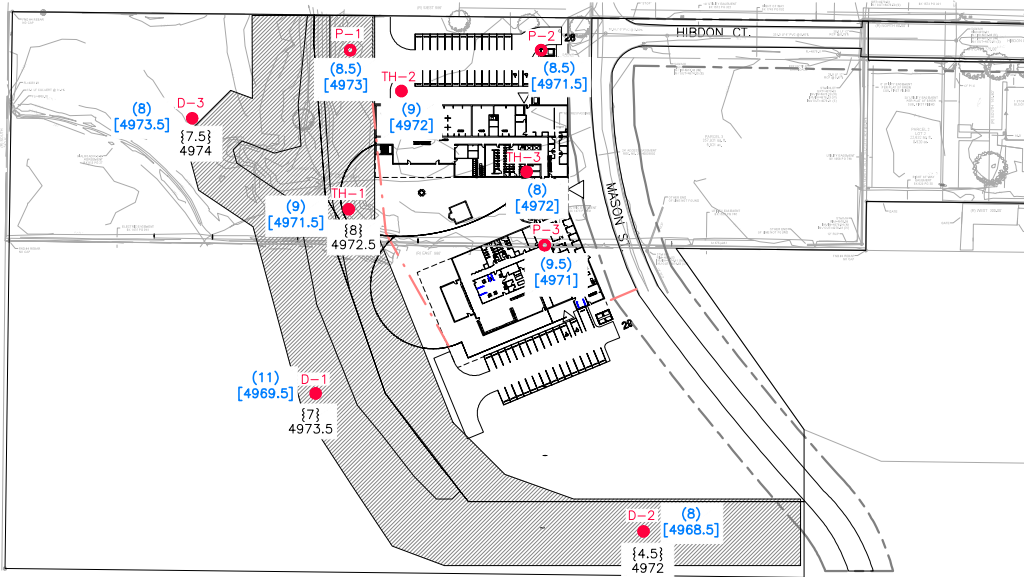
DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON ST. SHELTER
CTL/T Project No. FC10520-125-R1

DRAFT



LEGEND:

- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING
 - P-1 APPROXIMATE LOCATION OF PAVEMENT BORING
 - D-1 APPROXIMATE LOCATION OF DETENTION POND BORING
 - (9) INDICATES MEASURED DEPTH OF GROUNDWATER (FEET)
 - [4971.5] INDICATES APPROXIMATE ELEVATION OF GROUNDWATER (FEET)
 - {7} INDICATES DEPTH WHERE HOLE CAVED
 - 4973.5 INDICATES APPROXIMATE ELEVATION WHERE HOLE CAVED
- NOTE: THIS ESTIMATE WAS BASED UPON A SUBJECTIVE ANALYSIS OF DRILL HOLE DATA AND MAY NOT REFLECT LOCAL VARIATIONS AND SEASONAL FLUCTUATIONS.



0 50 100
SCALE: 1" = 100'

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON ST. SHELTER
CTL/T Project No. FC10520-125-R1

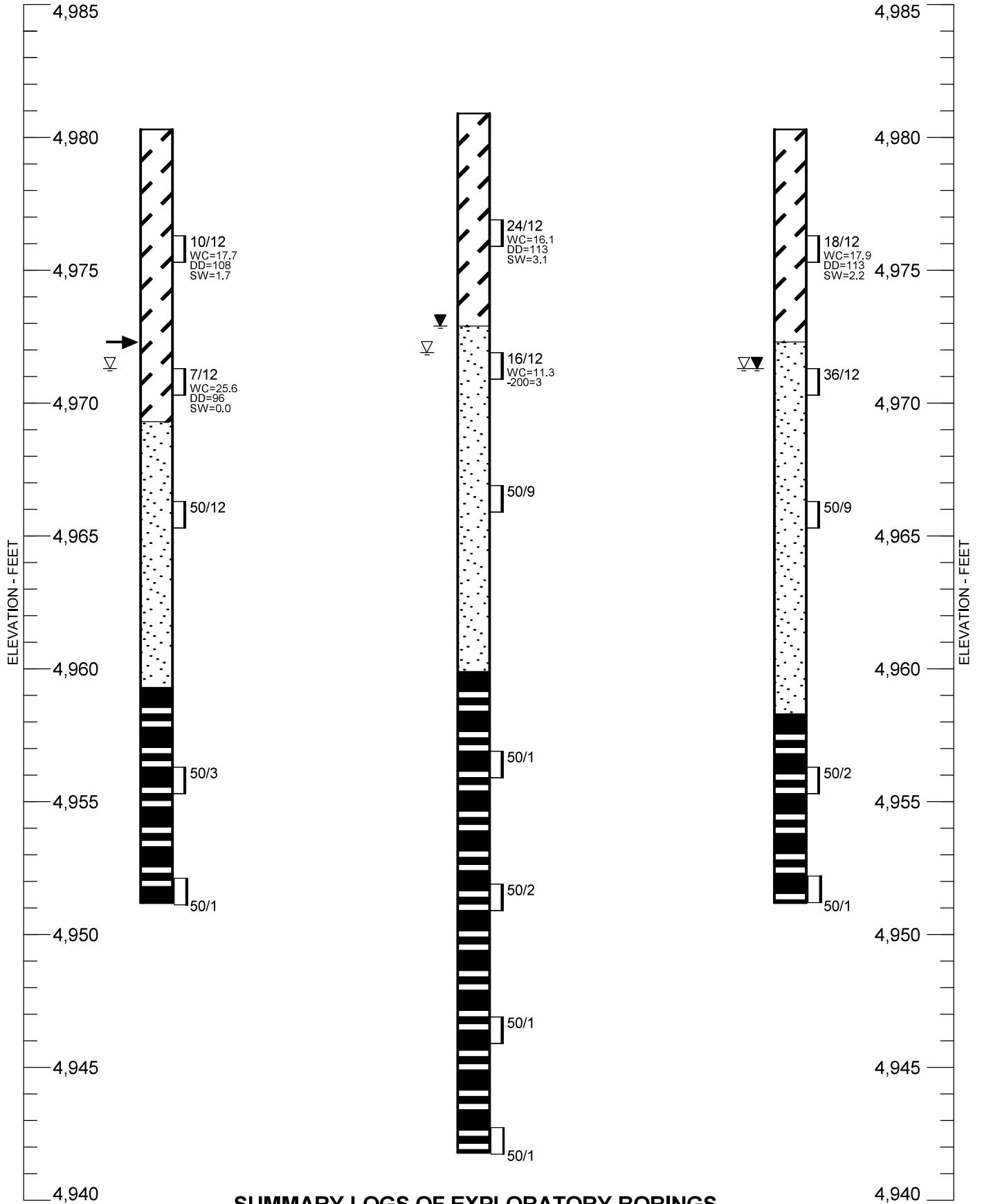
Groundwater
Depth and
Elevation Fig. 2

APPENDIX A
LABORATORY TEST RESULTS

TH-1
El. 4980.3

TH-2
El. 4980.9

TH-3
El. 4980.3



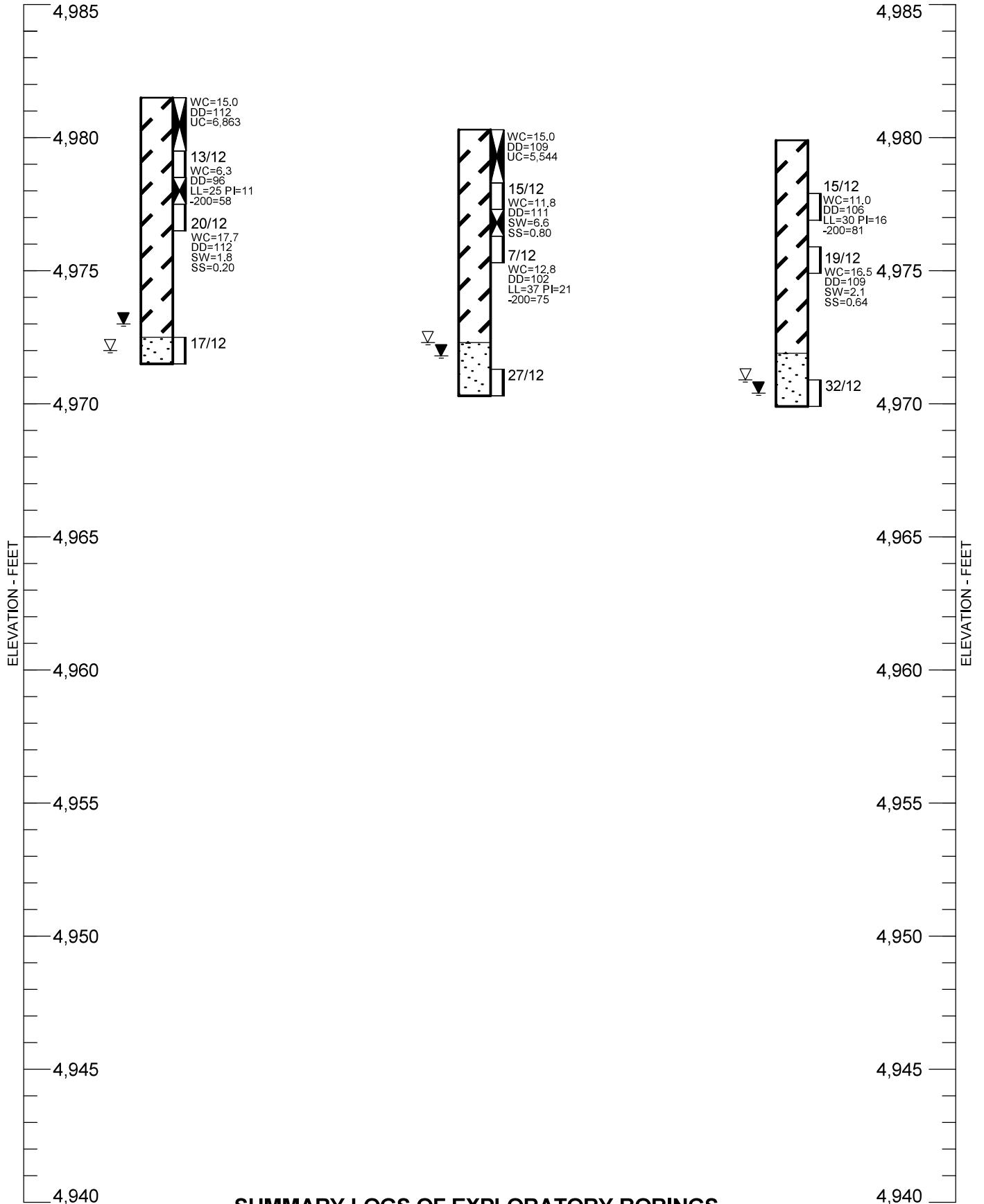
SUMMARY LOGS OF EXPLORATORY BORINGS

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTL/T PROJECT NO. FC10520-125-R1

P-1
El. 4981.5

P-2
El. 4980.3

P-3
El. 4979.9

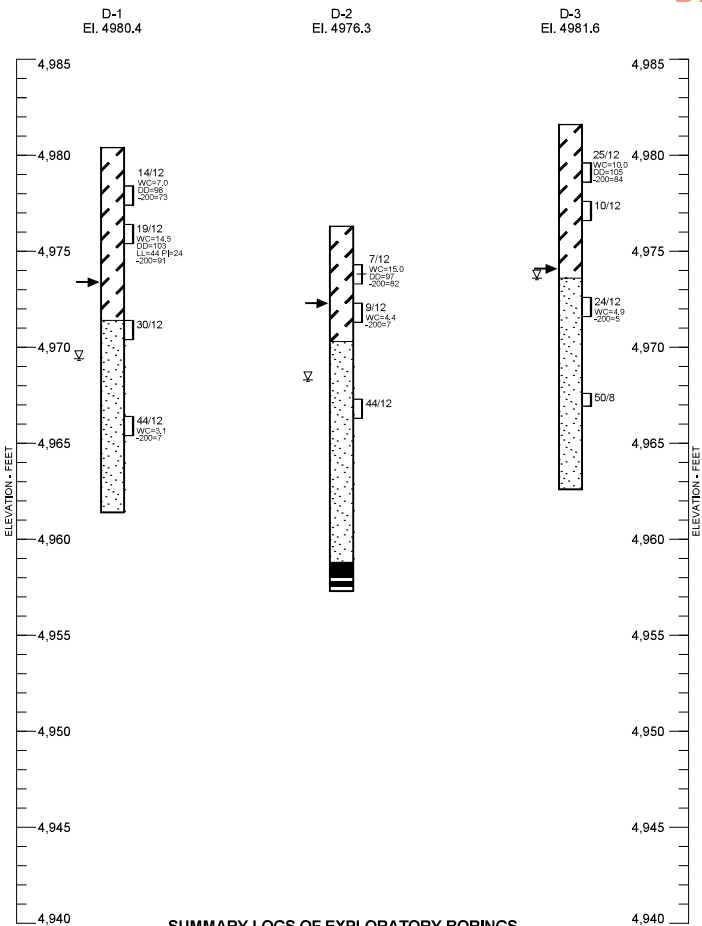


SUMMARY LOGS OF EXPLORATORY BORINGS

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTL/T PROJECT NO. FC10520-125-R1

FIG. A-

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LEGEND:

- CLAY, SANDY AND/OR SILTY, SLIGHTLY MOIST TO WET, MEDIUM STIFF TO VERY STIFF, BROWN (CL)
- SAND, GRAVELLY, CLEAN TO SLIGHTLY SILTY, WET, MEDIUM DENSE TO VERY DENSE, BROWN (SP)
- CLAYSTONE, MOIST, VERY HARD, GREY
- DRIVE SAMPLE, THE SYMBOL 10/12 INDICATES 10 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 12 INCHES.
- BULK SAMPLE COLLECTED FROM AUGER CUTTINGS.
- WATER LEVEL MEASURED AT TIME OF DRILLING.
- WATER LEVEL MEASURED AFTER DRILLING ON AUGUST 31, 2022.
- INDICATES DEPTH WHERE HOLE CAVED.

NOTES:

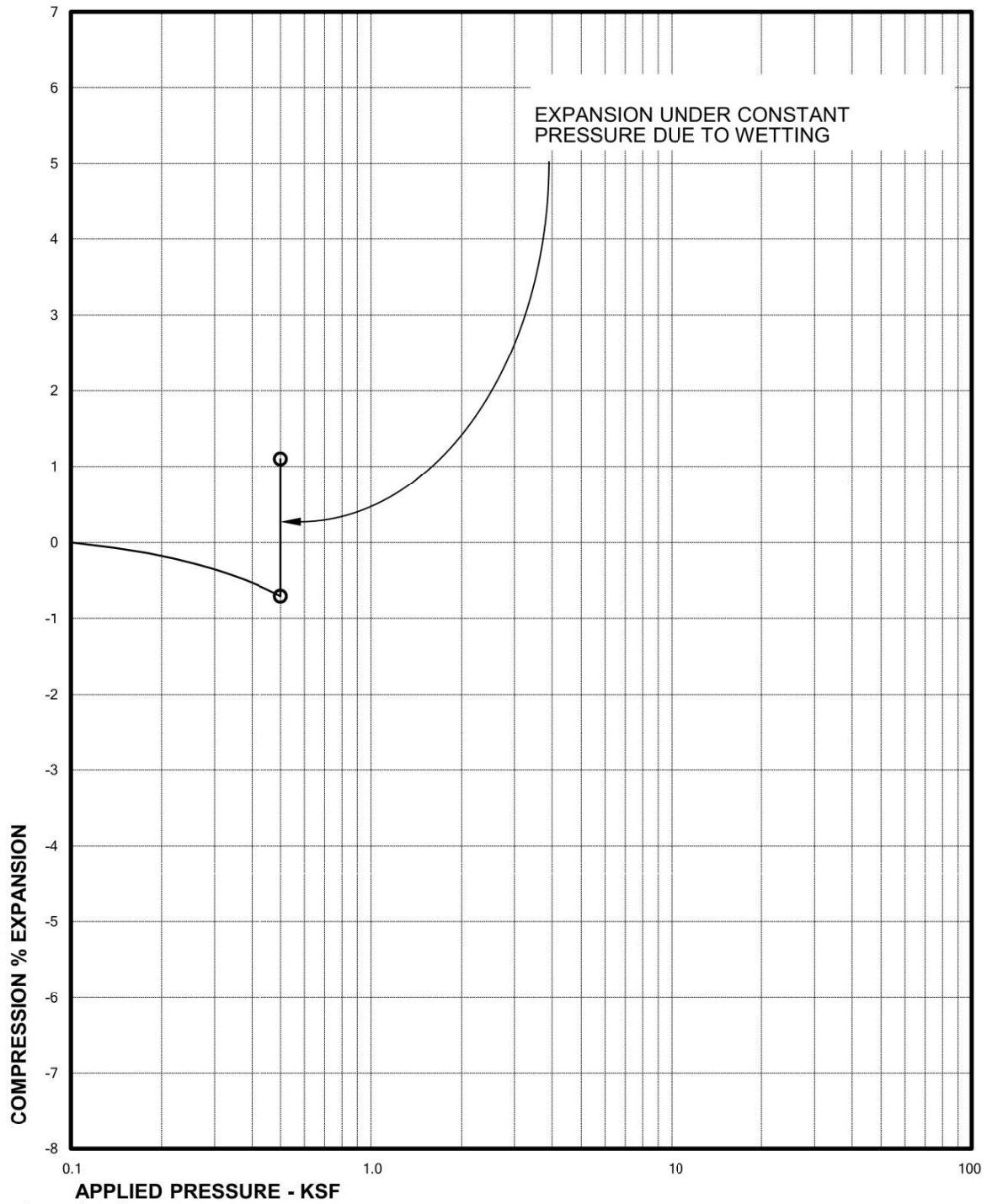
1. THE BORINGS WERE DRILLED ON AUGUST 18TH, 2022 USING 4-INCH DIAMETER CONTINUOUS-FLIGHT AUGERS AND A TRUCK-MOUNTED DRILL RIG.
2. BORING LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND WERE DETERMINED BY A REPRESENTATIVE OF OUR FIRM USING A LEICA GS18 GPS UNIT REFERENCING THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. WC - INDICATES MOISTURE CONTENT (%).
 DD - INDICATES DRY DENSITY (PCF).
 SW - INDICATES SWELL WHEN WETTED UNDER APPROXIMATE OVERBURDEN PRESSURE (%).
 COM - INDICATES COMPRESSION WHEN WETTED UNDER APPROXIMATE OVERBURDEN PRESSURE (%).
 LL - INDICATES LIQUID LIMIT.
 PI - INDICATES PLASTICITY INDEX.
 -200 - INDICATES PASSING NO. 200 SIEVE (%).
 UC - INDICATES UNCONFINED COMPRESSIVE STRENGTH (psf).
 SS - INDICATES WATER-SOLUBLE SULFATE CONTENT (%).
4. THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS AND CONCLUSIONS IN THIS REPORT.

SUMMARY LOGS OF EXPLORATORY BORINGS

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
 HEDON MANSION 2417 SHELTER
 CT/LT PROJECT NO. FC10920-125-R1

FIG. A-3

APPENDIX B
SUMMARY OF LABORATORY TEST RESULTS AND TABLE B-I

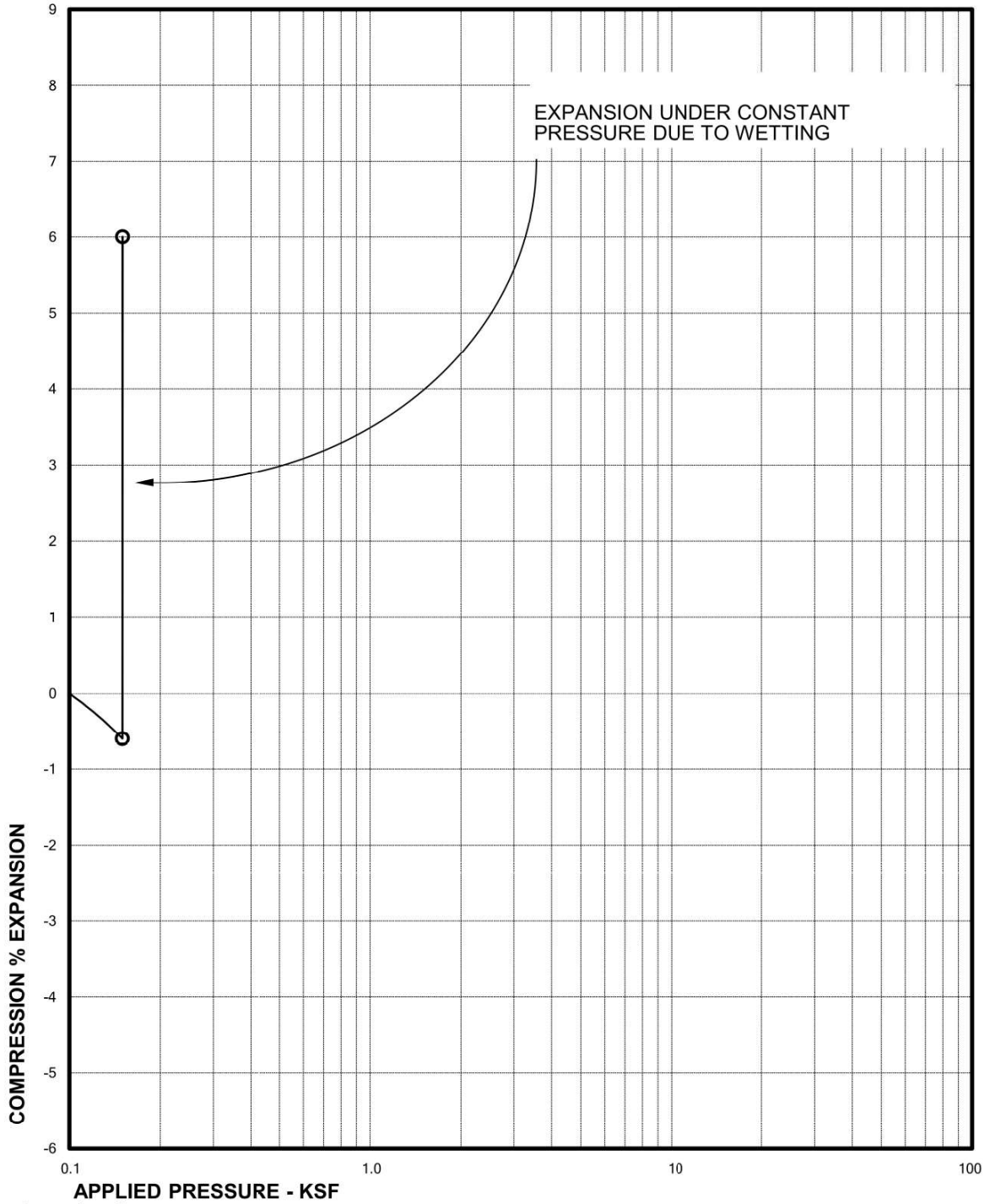


APPLIED PRESSURE - KSF
Sample of CLAY, SANDY (CL)
From P - 1 AT 4 FEET

DRY UNIT WEIGHT= 112 PCF
MOISTURE CONTENT= 17.7 %

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTL | T PROJECT NO. FC10520-125

Swell Consolidation Test Results FIGURE B-1

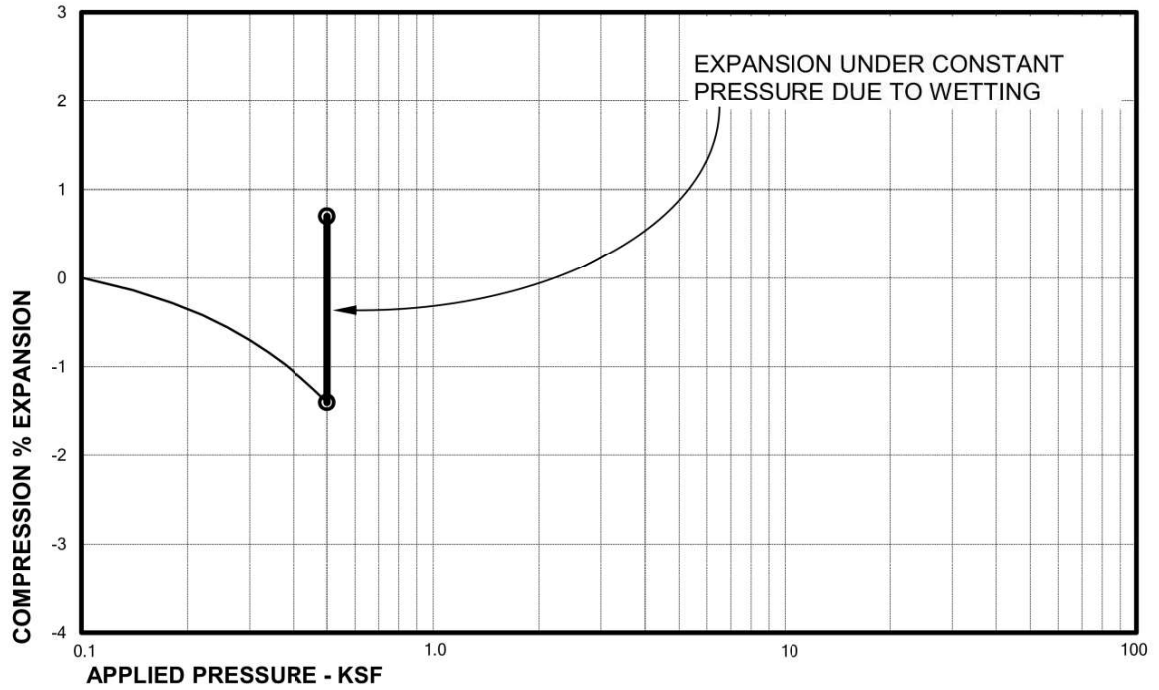


APPLIED PRESSURE - KSF
Sample of CLAY, SANDY (CL)
From P - 2 AT 2 FEET

DRY UNIT WEIGHT= 111 PCF
MOISTURE CONTENT= 11.8 %

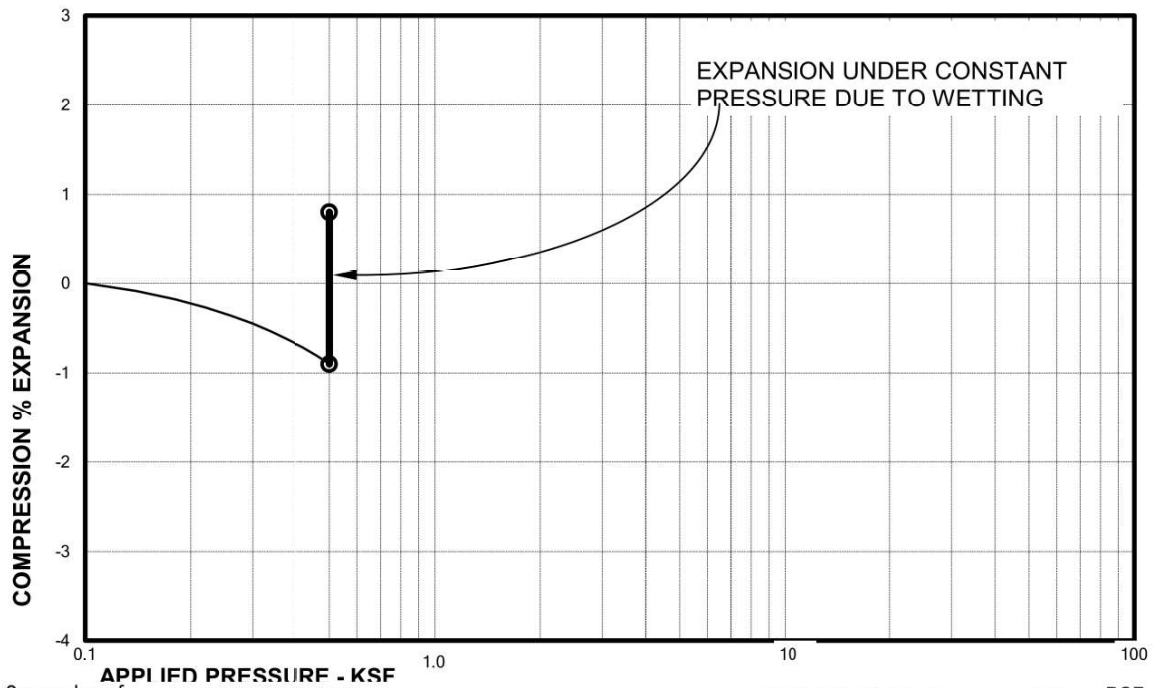
DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTL | T PROJECT NO. FC10520-125

Swell Consolidation Test Results FIGURE B-2



Sample of CLAY, SANDY (CL)
 From P - 3 AT 4 FEET

DRY UNIT WEIGHT= 109 PCF
 MOISTURE CONTENT= 16.5 %



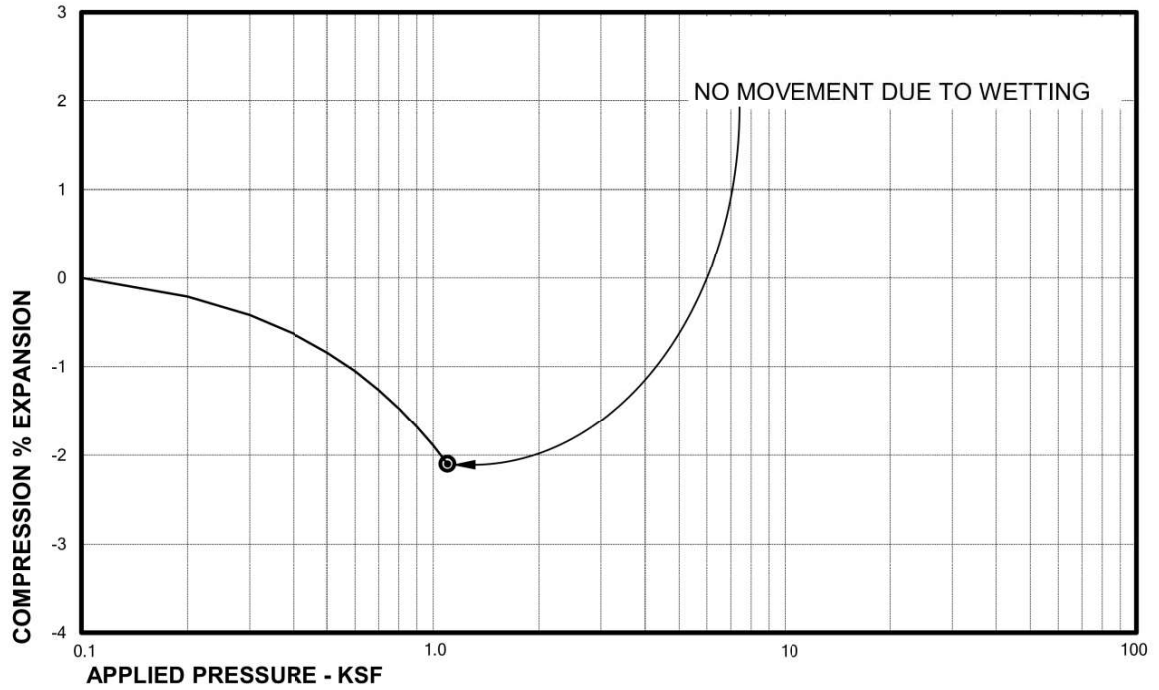
Sample of CLAY, SANDY (CL)
 From TH - 1 AT 4 FEET

DRY UNIT WEIGHT= 108 PCF
 MOISTURE CONTENT= 17.7 %

Swell Consolidation

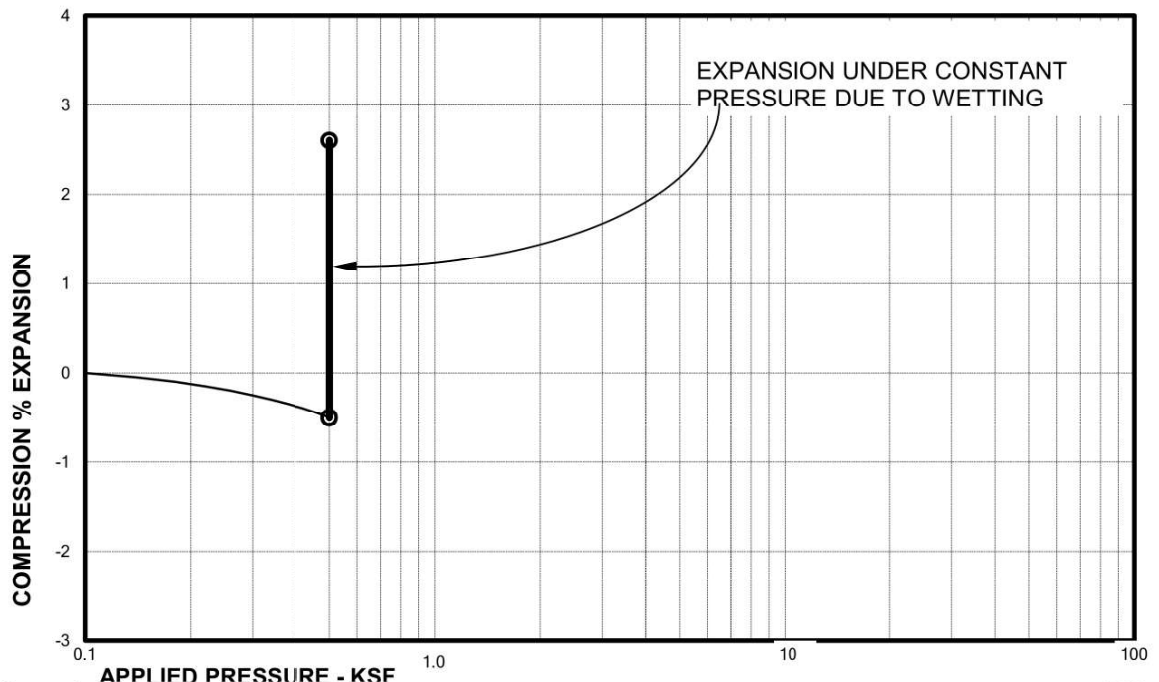
DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
 HIBDON/MASON 24/7 SHELTER
 CTL | T PROJECT NO. FC10520-125

FIGURE B-3



Sample of CLAY, SANDY (CL)
 From TH - 1 AT 9 FEET

DRY UNIT WEIGHT= 96 PCF
 MOISTURE CONTENT= 25.6 %



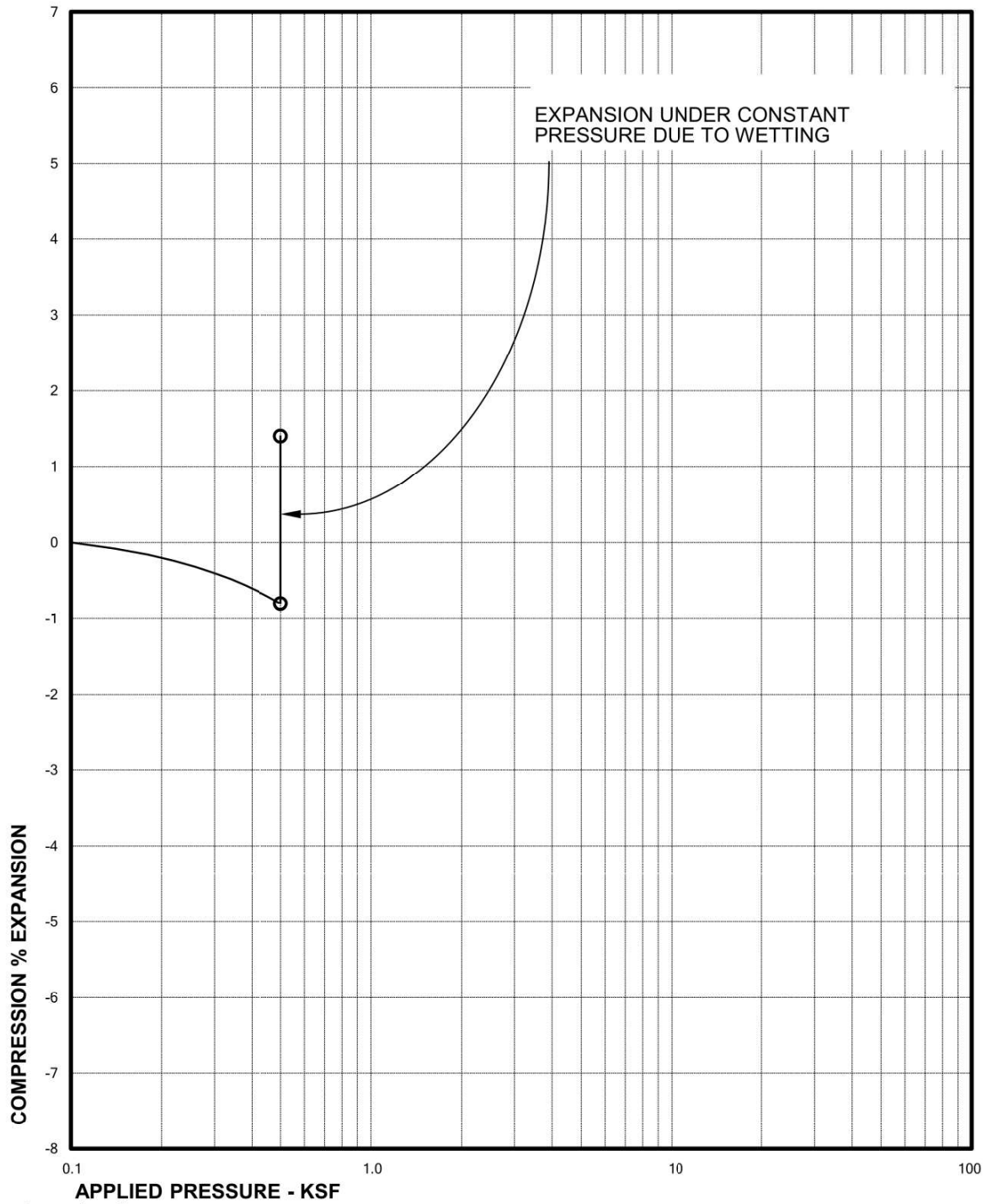
Sample of CLAY, SANDY (CL)
 From TH - 2 AT 4 FEET

DRY UNIT WEIGHT= 113 PCF
 MOISTURE CONTENT= 16.1 %

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
 HIBDON/MASON 24/7 SHELTER
 CTL | T PROJECT NO. FC10520-125

Swell Consolidation

FIGURE B-4

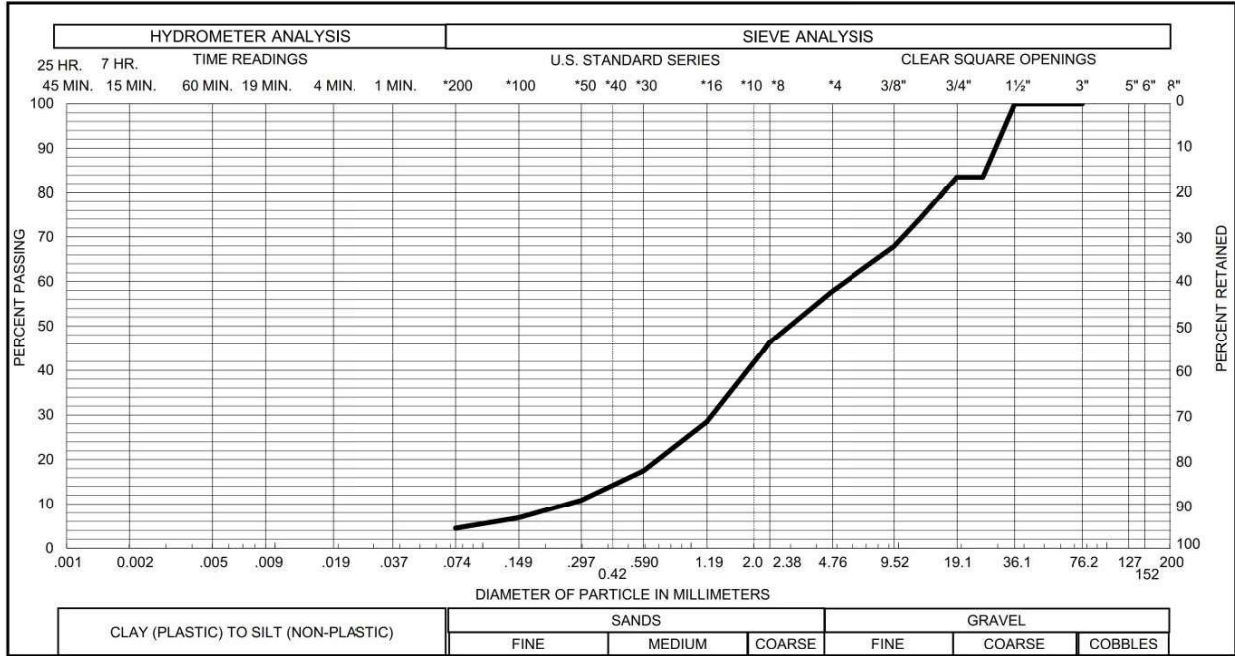


APPLIED PRESSURE - KSF
Sample of CLAY, SANDY (CL)
From TH - 3 AT 4 FEET

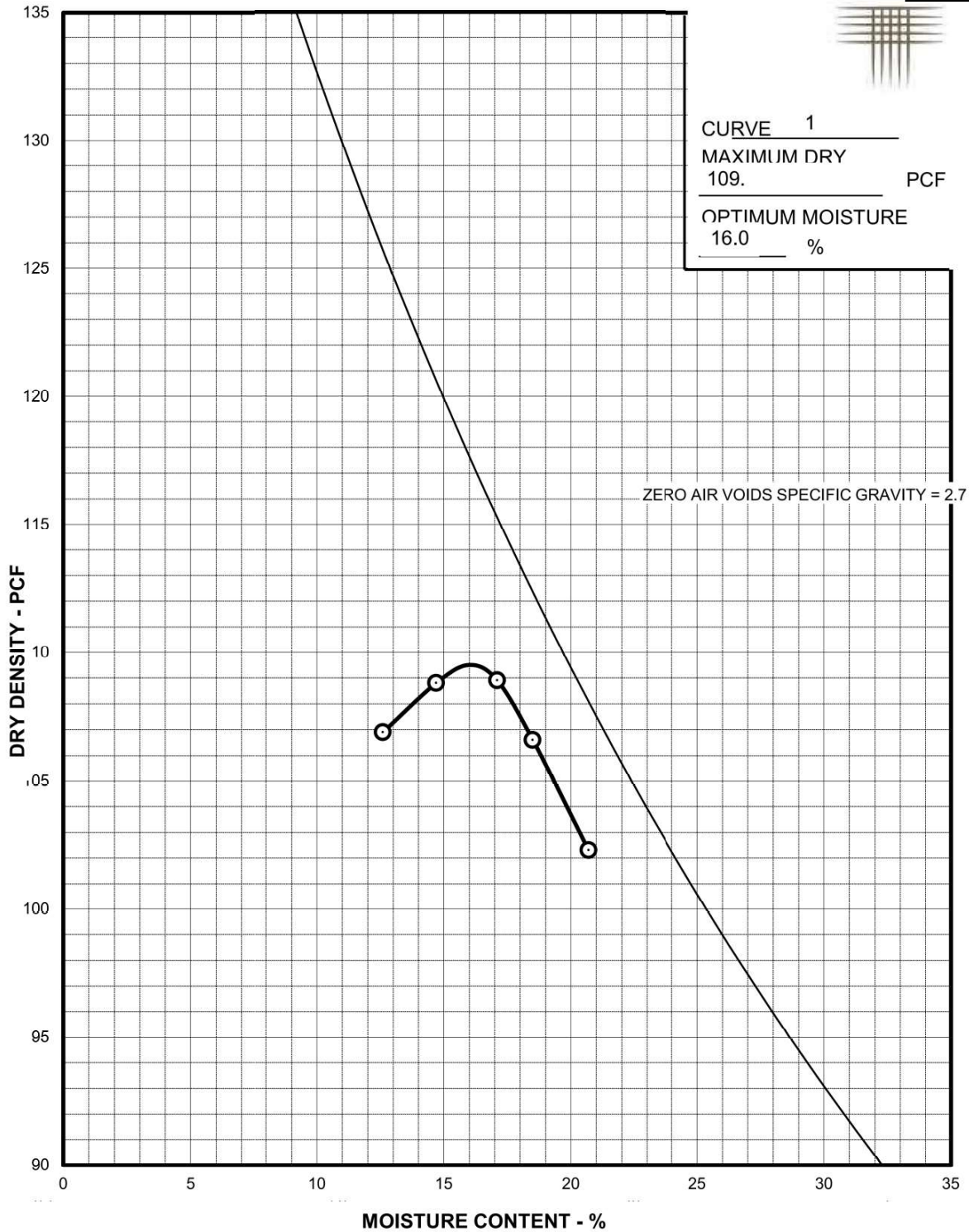
DRY UNIT WEIGHT= 113 PCF
MOISTURE CONTENT= 17.9 %

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTL | T PROJECT NO. FC10520-125

Swell Consolidation Test Results FIGURE B-5



Sample of	SAND, GRAVELLY (SP)	GRAVEL	42 %	SAND	53 %
From	D - 3 AT 9 FEET	SILT & CLAY	5 %	LIQUID LIMIT	%
		PLASTICITY INDEX	%		%



Unified Soil Classification System(USCS) _____	LIQUID LIMIT _____ %
AASHTO Soil Classification _____	PLASTICITY INDEX _____ %
Location Bulk 1 _____	GRAVEL (USCS) _____ %
Hibdon/Mason 24/7 Shelter _____	SAND (USCS) _____ %
Compaction Test Procedure _____	SILT AND CLAY _____ %
ASTM D 698-91 _____	
METHOD A _____	

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
 HIBDON/MASON 24/7 SHELTER
 CTL | T PROJECT NO. FC10520-125

Compaction Test Results

FIGURE B-8

DRAFT



TABLE B-1
SUMMARY OF LABORATORY TESTING

BORING	DEPTH (FEET)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	ATTERBERG LIMITS		SWELL TEST RESULTS*		UNCONFINED COMPRESSIVE STRENGTH (PSF)	PASSING NO. 200 SIEVE (%)	WATER-SOLUBLE SULFATES (%)	STD. PROCTOR (ASTM D698)		DESCRIPTION
				LIQUID LIMIT	PLASTICITY INDEX	SWELL* (%)	APPLIED PRESSURE (PSF)				MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE (%)	
Bulk-1											109.0	16.0	#N/A
D-1	2	7.0	98						73				CLAY, SANDY (CL)
D-1	4	14.5	103	44	24				91				CLAY, SANDY (CL)
D-1	14	3.1							7				SAND, GRAVELLY (SP)
D-2	2	15.0	97						82				CLAY, SANDY (CL)
D-2	4	4.4							7				SAND, GRAVELLY (SP)
D-3	2	10.0	105						84				CLAY, SANDY (CL)
D-3	9	4.9							5				SAND, GRAVELLY (SP)
P-1	2	6.3	96	25	11				58				CLAY, SANDY (CL)
P-1	4	17.7	112			1.8	500			0.20			CLAY, SANDY (CL)
P-2	2	11.8	111			6.6	150			0.80			CLAY, SANDY (CL)
P-2	4	12.8	102	37	21				75				CLAY, SANDY (CL)
P-3	2	11.0	106	30	16				81				CLAY, SANDY (CL)
P-3	4	16.5	109			2.1	500			0.64			CLAY, SANDY (CL)
P-1	0-4	15.0	112					6,863					CLAY, SANDY (CL)
P-2	0-4	15.0	109					5,544					CLAY, SANDY (CL)
TH-1	4	17.7	108			1.7	500						CLAY, SANDY (CL)
TH-1	9	25.6	96			0.0	1,100						CLAY, SANDY (CL)
TH-2	4	16.1	113			3.1	500						CLAY, SANDY (CL)
TH-2	9	11.3							3				SAND, GRAVELLY (SP)
TH-3	4	17.9	113			2.2	500						CLAY, SANDY (CL)

* NEGATIVE VALUE INDICATES COMPRESSION.

DENVER RESCUE MISSION C/O SHOPWORKS ARCHITECTURE
HIBDON/MASON 24/7 SHELTER
CTLJT PROJECT NO. FC10520-125-R1

APPENDIX C
FLEXIBLE AND RIGID PAVEMENT MATERIALS, CONSTRUCTION
AND MAINTENANCE GUIDELINES

MATERIAL GUIDELINES FOR FLEXIBLE AND RIGID PAVEMENTS

Aggregate Base Course (ABC)

1. A Class 5 or 6 Colorado Department of Transportation (CDOT) specified aggregate base course should be used. A recycled concrete alternative which meets the Class 5 or 6 designation is also acceptable.
2. Aggregate base course should have a minimum Hveem stabilometer value of 78. Aggregate base course or recycled concrete material must be moisture stable. The change in R-value from 300 psi to 100 psi exudation pressure should be 12 points or less.
3. Aggregate base course or recycled concrete should be laid in thin lifts not to exceed 6 inches, moisture treated to within 2 percent of optimum moisture content, and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557, AASHTO T 180). The material should be placed without segregation.
4. Placement and compaction of aggregate base course or recycled concrete should be observed and tested by a representative of our firm. Placement should not commence until the underlying subgrade is properly prepared and tested.

Hot-Mix Asphalt (HMA)

1. HMA should be composed of a mixture of aggregate, filler, hydrated lime and asphalt cement. Mixes shall be designed with 1 percent lime. Some mixes may require polymer modified asphalt cement, or make use of up to 20 percent reclaimed asphalt pavement (RAP). A project mix design is recommended and periodic checks on the project site should be made to verify compliance with specifications.
2. HMA should be relatively impermeable to moisture and should be designed with crushed aggregates that have a minimum of 80 percent of the aggregate retained on the No. 4 sieve with two mechanically fractured faces.
3. Gradations that approach the maximum density line (within 5 percent between the No. 4 and 50 sieves) should be avoided. A gradation with a nominal maximum size of 1 or 2 inches developed on the fine side of the maximum density line should be used.
4. Total void content, voids in the mineral aggregate (VMA) and voids filled should be considered in the selection of the optimum asphalt cement content. The optimum asphalt content should be selected at a total air void content of about 4 percent. The mixture should have a minimum VMA of 14 percent and between 65 percent and 80 percent of voids filled.
5. Asphalt cement should be PG 58-28 for local streets and PG 64-22 for collectors and arterials.

6. Hydrated lime should be added at the rate of 1 percent by dry weight of the aggregate and should be included in the amount passing the No. 200 sieve. Hydrated lime for aggregate pretreatment should conform to the requirements of ASTM C 207, Type N.
7. Paving should only be performed when subgrade temperatures are above 40°F and air temperature is at least 40°F and rising.
8. HMA should not be placed at a temperature lower than 245°F for mixes containing PG 58-28 and PG 64-22 asphalt, and 290°F for mixes containing polymer modified asphalt. The breakdown compaction should be completed before the mixture temperature drops 20°F.
9. The maximum compacted lift should be 3 inches and joints should be staggered. No joints should be placed within wheel paths.
10. HMA should be compacted to between 92 and 96 percent of Maximum Theoretical Density. The surface shall be sealed with a finish roller before the mix cools to 185°F.
11. Placement and compaction of HMA should be observed and tested by a representative of our firm. Placement should not commence until the subgrade is properly prepared, tested and proof-rolled.

Portland Cement Concrete (PCC)

1. Portland cement concrete should meet CDOT Class P concrete and have a minimum compressive strength of 4,500 psi at 28 days and a minimum modulus of rupture (flexural strength) of 600 psi. A job mix design is recommended and periodic checks on the job site should be made to verify compliance with specifications.
2. Portland cement should be Type II “low alkali” and should conform to ASTM C 150. Portland cement should conform to ASTM C 150.
3. Portland cement concrete should not be placed when the subgrade or air temperature is below 40°F.
4. Free water should not be finished into the concrete surface. Atomizing nozzle pressure sprayers for applying finishing compounds are recommended whenever the concrete surface becomes difficult to finish.
5. Curing of the portland cement concrete should be accomplished by the use of a curing compound. The curing compound should be applied in accordance with manufacturer recommendations.
6. Curing procedures should be implemented, as necessary, to protect the pavement against moisture loss, rapid temperature change, freezing, and mechanical injury.

7. Construction joints, including longitudinal joints and transverse joints, should be formed during construction or sawed after the concrete has begun to set, but prior to uncontrolled cracking.
8. All joints should be properly sealed using a rod back-up and approved epoxy sealant.
9. Traffic should not be allowed on the pavement until it has properly cured and achieved at least 80 percent of the design strength, with saw joints already cut.
10. Placement of portland cement concrete should be observed and tested by a representative of our firm. Placement should not commence until the subgrade is properly prepared and tested.

FLEXIBLE PAVEMENT CONSTRUCTION GUIDELINES

Experience has shown that construction methods can significantly affect the life and serviceability of a pavement system. A site-specific mix design is recommended and periodic checks during the project should be made to verify compliance with specifications. We recommend the proposed pavement be constructed in the following manner:

1. The subgrade should be stripped of organic matter, scarified, moisture conditioned and compacted. Subgrade soils should be moisture conditioned to within 2 percent of optimum moisture content, and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557).
2. Utility trenches and all subsequently placed fill should be moisture conditioned, compacted, and tested prior to paving. As a minimum, fill should be compacted to 95 percent of maximum standard Proctor dry density.
3. After final subgrade elevation has been reached and the subgrade compacted, the resulting subgrade should be checked for uniformity and all soft or yielding materials should be replaced prior to paving. Concrete should not be placed on soft, spongy, frozen, or otherwise unsuitable subgrade.
4. If areas of soft or wet subgrade are encountered, the material should be sub-excavated and replaced with properly compacted structural backfill. Where extensively soft, yielding subgrade is encountered, we recommend the excavation be inspected by a representative of our office.
5. Aggregate base course should be laid in thin, loose lifts no more than 6 inches, moisture treated to within 2 percent of optimum moisture content, and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557).
6. Asphaltic concrete should be hot plant-mixed material compacted to between 92 and 96 percent of maximum Theoretical density. The temperature at laydown time should be at least 245°F. The surface shall be sealed with a finish roller prior to the mix cooling to 185°F.
7. The maximum compacted lift should be 3 inches and joints should be staggered. No joints should be within wheel paths.
8. Paving should only be performed when subgrade temperatures are above 40°F and air temperature is at least 40°F and rising.
9. Subgrade preparation and placement and compaction of all pavement material should be observed and tested. Compaction criteria should be met prior to the placement of the next paving lift. The additional requirements of the Larimer County Urban Area Street Standards should apply.

RIGID PAVEMENT CONSTRUCTION GUIDELINES

Rigid pavement sections are not as sensitive to subgrade support characteristics as flexible pavement. Due to the strength of the concrete, wheel loads from traffic are distributed over a large area and the resulting subgrade stresses are relatively low. The critical factors affecting the performance of a rigid pavement are the strength and quality of the concrete, and the uniformity of the subgrade. We recommend subgrade preparation and construction of the rigid pavement section be completed in accordance with the following recommendations:

1. The subgrade should be stripped of organic matter, scarified, moisture conditioned and compacted. Subgrade soils should be moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557).
2. After final subgrade elevation has been reached and the subgrade compacted, the resulting subgrade should be checked for uniformity and all soft or yielding materials should be replaced prior to paving. Concrete should not be placed on soft, spongy, frozen, or otherwise unsuitable subgrade.
3. The subgrade should be kept moist prior to paving.
4. Curing procedures should protect the concrete against moisture loss, rapid temperature change, freezing, and mechanical injury for at least 3 days after placement. Traffic should not be allowed on the pavement for at least one week.
5. Curing of the portland cement concrete should be accomplished by use of a curing compound in accordance with manufacturer recommendations.
6. Construction joints, including longitudinal joints and transverse joints, should be formed during construction or should be sawed shortly after the concrete has begun to set, but prior to uncontrolled cracking. All joints should be sealed.
7. Construction control and inspection should be performed during the subgrade preparation and paving procedures. Concrete should be carefully monitored for quality control. The additional requirements of the Larimer County Urban Area Street Standards should apply.

The design sections are based upon 10-year and 20-year periods. Experience in the Denver area indicates virtually no maintenance or overlays are necessary for a 20-year design period. We believe some maintenance and sealing of concrete joints will help pavement performance by helping to keep surface moisture from wetting and softening or heaving subgrade. To avoid problems associated with scaling and to continue the strength gain, we recommend deicing salts not be used for the first year after placement.

MAINTENANCE GUIDELINES FOR FLEXIBLE PAVEMENTS

A primary cause for deterioration of pavements is oxidative aging resulting in brittle pavements. Tire loads from traffic are necessary to "work" or knead the asphalt concrete to keep it flexible and rejuvenated. Preventive maintenance treatments will typically preserve the original or existing pavement by providing a protective seal or rejuvenating the asphalt binder to extend pavement life.

Annual Preventive Maintenance

- Visual pavement evaluations should be performed each year.
- Reports documenting the progress of distress should be kept current to provide information on effective times to apply preventive maintenance treatments.
- Crack sealing should be performed annually as new cracks appear.

3 to 5-Year Preventive Maintenance

- The owner should budget for a preventive treatment (e.g. chip seal, fog seal, slurry seal) at approximate intervals of 3 to 5 years to reduce oxidative embrittlement problems.

5 to 10-Year Corrective Maintenance

- Corrective maintenance (e.g. full-depth patching, milling and overlay) may be necessary, as dictated by the pavement condition, to correct rutting, cracking and structurally failed areas.

MAINTENANCE GUIDELINES FOR RIGID PAVEMENTS

High traffic volumes create pavement rutting and smooth, polished surfaces. Preventive maintenance treatments will typically preserve the original or existing pavement by providing a protective seal and improving skid resistance through a new wearing course.

Annual Preventive Maintenance

- Visual pavement evaluations should be performed each spring or fall.
- Reports documenting the progress of distress should be kept current to provide information of effective times to apply preventive maintenance.
- Crack sealing should be performed annually as new cracks appear.

4 to 8 Year Preventive Maintenance

- The owner should budget for a preventive treatment at approximate intervals of 4 to 8 years to reduce joint deterioration.
- Typical preventive maintenance for rigid pavements includes patching, crack sealing and joint cleaning and sealing.
- Where joint sealants are missing or distressed, resealing is mandatory.

15 to 20 Year Corrective Maintenance

- Corrective maintenance for rigid pavements includes patching and slab replacement to correct subgrade failures, edge damage and material failure.
- Asphalt concrete overlays may be required at 15 to 20 year intervals to improve the structural capacity of the pavement.

August 27, 2024

Dear Fort Collins Planning and Zoning Commission Members:

For more than fifty years, Housing Catalyst has been building community in Northern Colorado. As the City's designated Public Housing Authority, we address the growing need for affordable homes through innovative, sustainable, community-focused solutions—developing and managing residential properties, administering housing assistance, and coordinating community programs and services. As a member of the Northern Colorado Continuum of Care (CoC), we recognize the critical role homelessness prevention plays in creating a thriving community and region.

Housing Catalyst is also a mission-driven real estate developer. We own, manage, or have been instrumental in the creation of more than 1,600 local residences. We administer rental assistance to more than 1,500 local families each year, moving people out of homelessness, stabilizing families, and improving lives. Each year, Housing Catalyst serves thousands of community members, including seniors, individuals with disabilities, and children.

The proposed Fort Collins Rescue Mission project will provide a critical, 24/7 shelter option for up to 250 people experiencing homelessness in our community. The building's emphasis on trauma-informed design is a respectful design approach that has proven to be successful across the industry, including within the Housing Catalyst portfolio.

The City of Fort Collins has supported efforts to make homelessness rare, brief, and nonrecurring for many years. The City's more recent adopted policies continue this work, including the City Plan (2019) and the Housing Strategic Plan (2021). These documents specifically encourage projects that support housing stability and support the development of a coordinated system for social health that should be accessible to all who need assistance. The current capacity of the City's homeless shelters is insufficient to meet community needs, necessitating a new, expanded shelter facility.

Housing Catalyst agrees with City staff's analysis of the proposed project and we encourage the Planning and Zoning Commission to rely on Land Use Code requirements as the basis for consideration of the project. A homeless shelter is a permitted use in the Service Commercial (CS) Zone. Because the use is permitted, and because the Code is primarily a regulatory document to guide the development of the built environment, Housing Catalyst respectfully requests that the Commission's evaluation of the project align with the purpose and intent of the Land Use Code.

We recognize that there is significant opposition to this project. Many concerns to date have been related to the future operation of the shelter and the potential behavior of the shelter's guests. The operation of the shelter once it is built is absolutely an important consideration for Rescue Mission as the operator. However, the Code does not address nor permit the consideration of potential, future, individual behavior as part of the entitlement process.

Housing Catalyst appreciates the opportunity to provide comments regarding this proposed project.

Sincerely,



Julie J. Brewen
CEO



From: [kang dongjoon](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Fort Collins rescue mission shelter project hearing
Date: Tuesday, August 27, 2024 3:13:09 PM

To whom it may concern,

I hope this message finds you well.

My name is Soonmi, and I am the owner of Montclair motel, located at 1405 N College Ave.

I am writing to express my concerns regarding the city's proposed approval of homeless shelter directly adjacent to my property.

While I fully support the city's efforts to address homelessness and provide necessary resources for those in need, I am deeply concerned about the potential impact this shelter could have on my business, as well as the surrounding neighborhood.

Key Concerns:

1. Impact on business and property value : The proximity of the shelter to my motel could significantly affect my business by reducing property value and discouraging guests from staying at my establishment. The perception of safety and comfort is paramount for my guests, and I fear that having a homeless shelter next door could negatively influence their decision to stay.

2. Safety and Security : I am also concerned about the potential safety risks for both my guests, myself, and employee. An increase in foot traffic, loitering, or other disturbances could create an environment that is less secure, which may lead to a decrease in bookings and an unsafe atmosphere for myself and staffs.

3. Neighborhood impact: The shelter could contribute to increase noise levels, disturbances, and potential cleanliness issues in the area, This could lead to decline in the overall appeal of the neighborhood, further impacting local business and residents.

Request for Consideration:

I kindly request that the city consider alternative locations for the shelter that would not negatively impact local business and neighborhood. I also urge the city to engage in a dialogue with local business owners to discuss these concerns and explore potential solutions that can meet the needs of all parties involved.

Thank you for taking the time to consider my concerns. I would appreciate to participate in a public hearing to discuss this matter through an email.

I look forward to your response.

Sincerely,
Soonmi Lee
Owner, Montclair Motel
970-218-7222

From: [David Garner](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Fort Collins Rescue Mission, PDR220013
Date: Monday, March 6, 2023 4:56:03 PM

Hello,

Please see my below comment on the Fort Collins Rescue Mission, PDR220013.

The “Building Standards” section of the LUC that has a subsection on “Building and Project Compatibility” which states, “the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security.” [LUC 5.15.1(D)].

The homeless shelter project proposal mentioned nothing (besides a fence and larger lobby to reduce loitering) that addresses the compatibility standard regarding “sacrificing privacy or security”.

Increasing the traffic flow of already at-risk population into close proximity is sacrificing security.

This is such a risky and sensitive project that I would expect planning and zoning to require more submittals from the applicant to specifically address security. If the applicant is truly expressing intent on mitigating security concerns, I would expect more wayfinding improvements, additional lighting requirements for the pedestrian and surrounding access points, a call box, statements regarding not allowing camping, sharps container installations, trash receptacles on the sidewalks.....

Please be vigilant in requiring more commitments and design elements that address community concerns rather than owner occupant amenities. We need a solution to the homeless problem, but please do not fast track this project without spending much more time addressing the security implications of this project.

Additionally, there is a study conducted by the national association of realtors that is averaging a drop of 12.7% in property values for parcels withing 500 feet of homeless shelters. That doesn't feel very good either.

Regards,

David Garner MBA
Fb2
dgarner@fb2online.com
970.846.4113

From: [Sean Dougherty](#)
To: [Development Review Comments](#)
Cc: [Greg Woods](#); [Greg Woods](#)
Subject: [EXTERNAL] Homeless Campus on North College comments.
Date: Tuesday, August 27, 2024 1:47:21 AM

Unfortunately, I cannot find a link to submit my comments elsewhere, so I will ask that you please forward these comments to the Planning & Zoning Committee.

I strongly request that you deny this application on North College. This campus does not fall anywhere close to being compatible with the surrounding properties. I understand that there are other services in the region, but that is no reason to saddle the already struggling businesses on North College with more people who disregard others' property and will not patronize these businesses.

We, as a city, spent over \$10 million a few years ago to update and upgrade the roadway, to bring North College into the 21st Century and give these businesses a chance to thrive, and they're beginning to do this, adding this campus will be a huge step backwards.

As a former owner of North College Discount Liquors (now Poudre Liquors) I saw first hand what some of the "travellers" (those who hoard the services, but have no desire to get off the streets) do, from defecating on our front steps, to stealing our merchandise, to congregating on our property drinking alcohol (risking our liquor license). This does not help business at all.

After spending over 13 years on the Larimer County Planning Commission, I understand that your first and foremost role is to find if the use of a property is compatible with the surrounding area, and I cannot see any way that this use is compatible.

Please deny this application.

Thank you.

Sean Dougherty

Excuse my brevity, responding on my phone. Thanks! Sean

August 27, 2024

City of Fort Collins
Planning & Zoning Commission
smanno@fcgov.com

Subject: Support for the Proposed Fort Collins Rescue Mission Shelter

Dear Members of the Planning & Zoning Commission,

I am writing to express my personal support for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. As a resident of Fort Collins who lives in District 1, I experience North College on a daily basis and believe strongly that this project will benefit not only those experiencing homelessness but the business community as well.

Building a new shelter will allow us, as a community, to provide 24/7 shelter and a safe place for members of our community as they transition to stable housing and regain independence. While programming is not the purview of the Commission, the essential services and access to programs that will be provided in this facility are key to the success of our community.

The proposed Fort Collins Rescue Mission Shelter is a permitted use in the Service Commercial (CS) zone district. The design team has put in significant effort to ensure that the project is not just a shelter, but a seamless part of our community, highly compatible with the surrounding area.

The business community is divided on their support for this project and the Fort Collins Area Chamber does not have a position on this specific project. Still, as a champion for business, I personally see the opportunity that the Fort Collins Rescue Mission Shelter offers to our entire community, and I urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter.

Sincerely,



Ann Hutchison, CAE

LETTER OF SUPPORT

YIMBY Fort Collins
 Fort Collins, CO
 info@yimbyfortcollins.org

August 28, 2024

Dear Members of the Planning & Zoning Commission,

Subject: Support for the Proposed Fort Collins Rescue Mission Shelter

At YIMBY Fort Collins, we support the fundamental right of people to move where they can seek a better life. Fort Collins has good jobs, quality education, and wonderful open spaces. These amenities should be accessible to all. We believe that permitting a variety of housing options to be built in Fort Collins will contribute to its richness and diversity. These housing options include shelters, which form a vital part of the continuum of housing solutions necessary for any well-functioning community, including ours.

We are writing to express our support for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. Homelessness is a pressing issue that is affecting our neighbors in Fort Collins. Building a new shelter can help address the immediate needs of individuals experiencing homelessness. This support can be pivotal in helping people transition to stable housing and regain independence.

We understand the reasoning behind the selection of the current proposed site for the Rescue Mission Shelter:

1. A shelter is a permitted use in the Commercial Service (C-S)
 - There are a limited number of zone districts that permit a “shelter” as a permitted use.
2. The Homeless Advisory Committee established the following list of priorities, and that it was with these priorities in mind that possible sites were identified:
 - Identified need for 24/7 male shelter as top priority
 - Up to 250 Beds
 - Services delivered in trauma informed care lens
 - Located on transportation routes
 - Medical and behavioral health support on site
 - Commercial kitchen and dedicated eating area
 - Showers and laundry
 - Multi-use space with a greater or equal footprint to overnight sleeping area.
 - Adequate parking for staff, guests, and fleet vehicles, bicycles, storage
3. In addition:
 - There were very few locations on the market that would consider allowing rental of space for a homeless shelter.
 - There were fewer that had an interior design that could meet the HAC identified needs.
 - And fewer that were located near public transportation which is critical for those reentering the workforce and accessing other needed community mental health services.

While all of the above remain true, and contribute to our support of the Rescue Mission in this location, we further urge the Planning and Zoning Commission as well as City Staff and Council to allow shelters as a permitted use in more areas, so that shelters are not relegated to a few corners of the city that have already been targeted for uses with harmful environmental impacts, such as the concrete batch plant.

LETTER OF SUPPORT

We urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter. By doing so, you will be taking a significant step toward addressing homelessness in our community and demonstrating our collective commitment to supporting those in need.

Thank you for your consideration.

Sincerely,
YIMBY Fort Collins

To: Fort Collins Planning and Zoning Commission
From: Judy Wrought, member Together Colorado Larimer County
judywrought@comcast.net
970-402-5662

In anticipation of your action to be taken on August 28, 2024 regarding a day and night shelter in north Fort Collins, I write in support of a facility that will provided a safe place for rest and renewal and a place where transforming support can be given for treatment of alcohol addiction, drug abuse, job training, post traumatic stress disorder and other life threatening, life denying activities. Without such a facility, the helping services we provide only maintain life is a limited way. Please listen to the testimonies of those who have suffered addiction and other challenges, those who received caring and rehabbing services and have been restored to the fullness of life. Please provide those services by affirming, supporting and funding the proposed facility.

NC 55+

COMMUNITY QUESTIONS

FORT
COLLINS
RESCUE
MISSION

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

"SECURITY"

More people move issues!!
as a Colorado native and Fort Collins resident since 1944, again we're put in a position where we're in a take it or leave it, again over and over the mighty dollar will win! thanks AGAIN! no concern for us seniors who live here and take pride in our community, worked hard all our lives and you in your "faith" is it good faith? enforce on our way of life — go ahead, but do it where we are not in harms way (Dollar Wins)!

Can you provide some suggestions or solutions to effectively address the concern?

STOP THE SELLING
OUT OF FORT COLLINS!!!

How would residents of Eagle Ranch, Reigder farm or any Nelson Farm except your generosity for concern for this segment of ~~society~~ society, yes I'm concerned, what is the concern for us?

FORT
COLLINS
RESCUE
MISSION

NC 55+

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

My primary concern is that this project will further inhibit retail, dining, and housing for the North College Ave. Corridor. Small businesses & families are the backbone of a community & this shelter would solidify the communities downward trend away from that friendly, safe FoCo vibe that is an asset.

Can you provide some suggestions or solutions to effectively address the concern?

Locate this project elsewhere to share & disperse the effect on a single part of our city.

NC 55+

**FORT
COLLINS
RESCUE
MISSION**

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

*You are putting innocent peoples lives
and lively hoods at risk!*

Can you provide some suggestions or solutions to effectively address the concern?

Stop!

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

They are putting this shelter next to a 55+ senior community. We know that this segment of people are more vulnerable to scams, theft and other crimes.

Is this facility going to be regulated for drug use and alcohol abuse. If so how?

Can you provide some suggestions or solutions to effectively address the concern?

This shelter needs to be a stepping stone to get people sober and find employment for them to get on their feet. Are any businesses going to help with this? More community involvement would be great.

NC 557

FORT
COLLINS
RESCUE
MISSION

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

I'm all for progress but attempting to squeeze projects into a space already occupied + occupied by senior citizens on restricted budgets that DO NOT WISH TO RELOCATE isn't really progress. My concerns are just as wildlife is being pushed out, now elderly ones living on finances barely getting by with necessities are being shoved aside. The concern SHOULD be with the lives + the quality of our lives. It is a time that at one time was labeled "Golden Years" what does these circumstances call it now? "Poverty Years?"

The SECURITY of human lives are my concern.

What is the concern of those behind this proposed project?
MONEY?!

Can you provide some suggestions or solutions to effectively address the concern?

STOP the so called Project. PROPOSED* PROJECT.

Or choose a sight for it that won't effect 300 or more homes of people who spent their lifetime working to have the little that we have.

*The proposed project means a plan or idea that has been suggested for people to think about + decide upon.

Who is the people who are deciding this matter?

NC 55+

COMMUNITY QUESTIONS

**FORT
COLLINS
RESCUE
MISSION**

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

The safety of the senior citizens living in North College mobile home park. How are they going to ensure our safety?

Can you provide some suggestions or solutions to effectively address the concern?

Who will be running this operation? Will they vet people staying there to weed out felons, drugies, criminals?

North College Resident

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern? Security —

There ARE a lot of people who ARE homeless for what ever Reason & They ARE very nice people who would like to better their lives, but there ARE people who are mean & don't care about others. These ARE the people who CAUSE trouble - We need to help those who ARE in need & welcome help but there ARE those who will TAKE Advantage —

I don't think a shelter should be in an

Can you provide some suggestions or solutions to effectively address the concern?

area of neighbor hoods with families ~~OR~~

~~Just~~ AREAS with a Senior population —

Just a few years ago a woman was murdered in my Tailor Park by a man

I believe was more or less homeless (living in a nearby motel)

This town has more violence because it is growing & there for we have people causing trouble & ARE in homeless situations —

(We do not need to keep building & building new houses or condos or apt. buildings)

over

FORT
COLLINS
RESCUE
MISSION

PREGUNTAS DE LA COMUNIDAD

¿Qué preocupaciones específicas tiene sobre el proyecto propuesto, como la seguridad o los servicios? ¿Cuál es su principal preocupación?

because The LARGER The Cities
The more homeless & MORE violence
& no one REALLY knows what to do
with ^{the} homeless situation! —
I know Even thou people are
homeless They still need Access to
different facilities — We need
An AREA for The Shelter That
is AWAY from areas that ~~the~~ ARE

¿Puede proporcionarnos algunas sugerencias o soluciones para abordar el problema de manera eficaz?

Going to see it as Nothing but
Touble!!

I dont have a SOLUTION I just
know our citizens need to know
They ARE safe & not to have to WORRY
About violence in their neighbor hoods.

Thank You

349
8/14

North College Resident

NC 55+

FORT
COLLINS
RESCUE
MISSION

COMMUNITY QUESTIONS

This IS NOT A Compatible
Project for this area

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

They are breaking in and living in
our vacant homes. We have a lot of
single women in here and are venerable.

Peeking in windows + staring out of our yards

I we had a homeless person murder one of our residents a few
years ago ^{a couple weeks ago} → They broke into a home where the owner was in
a hospital, the Resident is a vet. They destroyed his uniforms
and stole his Ribbons + Metals. ~~5~~ While putting in the
gate code someone ~~was~~ approached + started beating on
the car while waiting for the gate to open.

Now you want to bring in 250 more homeless

Can you provide some suggestions or solutions to effectively address the concern?

DO NOT Build at our door

move it somewhere else

North College Resident

NC 55+

FORT
COLLINS
RESCUE
MISSION

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

We will have an increase in crime. How many people will be walking around our community at all hours of the day. This is a 55+ community and how are we suppose protect ourselves if we can't have fire arms to protect ourselves.

How many police patrols will be inside the park to protect everyone.

Can you provide some suggestions or solutions to effectively address the concern?

Why don't the park just pay everyone to move then they can put all the homeless inside the park.

North College Resident

**FORT
COLLINS
RESCUE
MISSION**

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

My concern is not having enough security in our near surroundings in the Senior Park and now with this facility going up, our security is at higher risk! ~~for~~ You will not care enough about our privacy. Our backyard will be facing you wide open! No open land to enjoy our quiet and sight. We'll be looking at a eye sore sight wondering there may be a time we won't be safe! We can't stop crime or trespassing in any neighborhood but with us elderly we are more of a target to be victimized.

Can you provide some suggestions or solutions to effectively address the concern?

Will your services that you hire be part in taking care of the land to insure us our safety??

You are inviting a mix of good and bad. You are helping them. Are you helping US??

Move it to the Country Club!!

NC 55+

FORT COLLINS RESCUE MISSION

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services? Which one is your primary concern?

My biggest concern is safety + security. We already have a lot of homeless in this area. I live in a 55 plus mobile home community and the homeless sneak in our park and try to get in our homes. Breaking into homes and even do ^{ing} so when the people are in their homes. There have been problems with peeping toms. I have been accosted several times when entering a store and even screamed at in a crazy manner when I refused to give money. They stand on corners when you are in your car ready to make a turn and scream + wave asking for money. They get angry when you say no. This is already out of control and we don't need more of these people + problems in our

Can you provide some suggestions or solutions to effectively address the concern?

Community. It is not right that the city forces us to deal with this. I am going to check into if I get hurt by a homeless person in any way if I can legally sue the city. There is no place having to put up with this.

I don't know the answer to homelessness but forcing me to deal with it is not an answer either. Don't build the shelter next to me.

I am thinking the city will have to be legally responsible for these peoples criminal actions and they should be. I will pursue this.

R. M. Graw

It's a shame you bring fear to our community!!! It's a dangerous situation!

Marsha Collins Doc 1/10/17

NC 55+

FORT
COLLINS
RESCUE
MISSION

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

First compile a LIST of ALL
crime and trespass committed
on this private property by the
homeless in the last two years.
Now you tell me will that number
go up or down when you build
this center so close to this
senior community park

Can you provide some suggestions or solutions to effectively address the concern?

NC 55+

FORT
COLLINS
RESCUE
MISSION

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

North College community is private property & the people we will have in this site don't care - they already are walking thru here, break into storage sheds, homes, and cars, steal, and have no respect to others. The homeless ~~are~~ the illegal should not be here and deserve nothing the homeless however that are US citizens deserve a chance, but this site is totally wrong. You have a retirement community and the homeless do create issues, violence, stabbing, guns, drugs. Several years ago we had a lady killed here and don't need more. This community doesn't need of the threat that this site is absolutely wrong with the crime that it will create at our back door.

Can you provide some suggestions or solutions to effectively address the concern?

Take ^{the US citizens} them to the Grassland facility that will help them roof, food, detop mental health. To those that can teach a trade, ease them back into society. We do need to help homeless that are legal USA citizens only and rehabilitate them to feel better and part of usefulness & create a life they never thought they could have.

North College Resident

FORT COLLINS RESCUE MISSION

~~NC 55+~~ NC 55+

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services? Which one is your primary concern?

#259

I am concerned because there are many elderly, single women that live alone and are vulnerable (also men) and I am concerned for all of us that live North College MHP.

I realize many of the homeless are veterans. I am concerned for them. But many of them have mental conditions and I think this puts our once quiet neighborhood at risk. Most of these people have extreme drug problems and also alcohol. Please don't build this next to such vulnerable seniors.

Can you provide some suggestions or solutions to effectively address the concern?

FORT
COLLINS
RESCUE
MISSION

NR 557

COMMUNITY QUESTIONS

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

My main concern is How are we going to keep them out of our park.
As it is I walk my dog at 3 or 4 am before work. And I'm leary with who's not supose to be in here, I see strange people and a few times someone has been in my yard in middle of night - How will we stop this without my Rent going up again.
I'm hearing that people just walk throu the fence on West Side Entrance.

Can you provide some suggestions or solutions to effectively address the concern?

Your ~~gon~~ gonna need security and not someone who ~~is~~ sleeps on the job. Someone who is gonna patrol our Community. With no extra charge to our Lot Rent.

PREGUNTAS DE LA COMUNIDAD

¿Qué preocupaciones específicas tiene sobre el proyecto propuesto, como la seguridad o los servicios? ¿Cuál es su principal preocupación?

nuestro niños que no
tienen seguridad
los adultos mayores
y todos en general
toda la comunidad corre
peligro

¿Puede proporcionarnos algunas sugerencias o soluciones para abordar el problema de manera eficaz?

Que no se construya
en esta comunidad.
tienen otras opciones
para ponerlo
yo trabajo de noche y cuando
menos pienso salen de entre
los plantas en medio de los Camellones
por la college.

PREGUNTAS DE LA COMUNIDAD

¿Qué preocupaciones específicas tiene sobre el proyecto propuesto, como la seguridad o los servicios? ¿Cuál es su principal preocupación?

la seguridad ~~de~~ las casas y la seguridad
de los hijos ya que están solos en el parque.

¿Puede proporcionarnos algunas sugerencias o soluciones para abordar el problema de manera eficaz?

Ponerlo en otro lugar.

PREGUNTAS DE LA COMUNIDAD

¿Qué preocupaciones específicas tiene sobre el proyecto propuesto, como la seguridad o los servicios? ¿Cuál es su principal preocupación?

- Seguridad de toda la comunidad en general
Niños, personas mayores.

¿Puede proporcionarnos algunas sugerencias o soluciones para abordar el problema de manera eficaz?

Que encuentren un lugar apropiado. para
que se alvergen sin perjudicar a las Familias
de nuestra comunidad

PREGUNTAS DE LA COMUNIDAD

¿Qué preocupaciones específicas tiene sobre el proyecto propuesto, como la seguridad o los servicios? ¿Cuál es su principal preocupación?

Preocupacion Seria que estarian muy
Cerca a los niños de nuestra
Comunidad

¿Puede proporcionarnos algunas sugerencias o soluciones para abordar el problema de manera eficaz?

Que se haga en otro lugar lejos de
nuestros niños.

FORT COLLINS RESCUE MISSION

COMMUNITY QUESTIONS

b7E #349
8/14 #118

What specific concerns do you have about the proposed project, such as security or services?
Which one is your primary concern?

The fear that the neighborhood will live with assuming this disaster gets built

Can you provide some suggestions or solutions to effectively address the concern?

B. These people need to be in a hospital as most of them are psychotic in one way or another

FCRM Shelter in North College Opposition Letter

Your answers will be shared with the City of Fort Collins City Council and the Planning and Zoning Commission.

Name

Maria

Zip code

80524

Phone Number

9704139447

Respected Elected Officials

Opposition Letter

I oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, incompatibility with land use code, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committees were dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Thank you.

Do you wish to add a personal testimony?

Yes

No

Personal Testimony

Personal Testimony

I oppose on any shelter being build or next to any park or neighborhood. Reason for that is their are children around and for the children safety as well as honest working tax paying residents. The safety of my family and community is at risk when those shelters are near.

This content is neither created nor endorsed by Google.

Google Forms

FCRM Shelter in North College Opposition Letter

Your answers will be shared with the City of Fort Collins City Council and the Planning and Zoning Commission.

Name

Elizabeth

Zip code

80524

Phone Number

9708033297

Respected Elected Officials

Opposition Letter

I oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, incompatibility with land use code, transparency, and the exclusion of those directly affected. Specifically:

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Thank you.

Do you wish to add a personal testimony?

Yes

No

Personal Testimony

Personal Testimony

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Google Forms

FCRM Shelter in North College Opposition Letter

Your answers will be shared with the City of Fort Collins City Council and the Planning and Zoning Commission.

Name

Rene

Zip code

80524

Phone Number

9709884201

Respected Elected Officials

Opposition Letter

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Personal Testimony

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FCRM Shelter in North College Opposition Letter

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Name

Damuel

Zip code

80524

Phone Number

9707877727

Respected Elected Officials

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FCRM Shelter in North College Opposition Letter

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Name

Oliver

Zip code

80524

Phone Number

9703338421

Respected Elected Officials

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FCRM Shelter in North College Opposition Letter

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Name

Leonardo

Zip code

80524

Phone Number

9708803117

Respected Elected Officials

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FCRM Shelter in North College Opposition Letter

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Name

Rosie Wendel

Zip code

80521

Phone Number

9702221475

Respected Elected Officials

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Do you wish to add a personal testimony?

Yes

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Personal Testimony

Personal Testimony

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FCRM Shelter in North College Opposition Letter

Your answers will be shared with the City of Fort Collins City Council and the Planning and Zoning Commission.

Name

Rosa

Zip code

80524

Phone Number

9705452161

Respected Elected Officials

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Do you wish to add a personal testimony?

Yes

No

Personal Testimony

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FCRM Shelter in North College Opposition Letter

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Name

Diana Rios

Zip code

80524

Phone Number

9702135769

Respected Elected Officials

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Thank you.

Do you wish to add a personal testimony?

Yes

No

Personal Testimony

Personal Testimony

I've walked in on people getting high in the bathroom. Some of them have also yelled out horrible cuss words in front of young children and are often intoxicated in public. I do not feel safe around them and I do not feel my family would be safe around them either.

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FCRM Shelter in North College Opposition Letter

Your answers will be shared with the City of Fort Collins City Council and the Planning and Zoning Commission.

Name

Silvia Angélica Soto

Zip code

80524

Phone Number

9702130024

Respected Elected Officials

Opposition Letter

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Do you wish to add a personal testimony?

Yes

No

Personal Testimony

Personal Testimony

Primeramente Gracias por la oportunidad de dar mi opinión! Mi testimonio es el siguiente: En varias ocasiones mi familia y yo hemos estado expuestos a situaciones desagradables con algunas personas sin hogar y por esa razón estoy en CONTRA de que el refugio se construya precisamente al lado de este parqueadero de casas móviles. Si bien admiro profundamente la iniciativa de crear este tipo de proyectos; es urgente encontrar solución a estos problemas sociales, pero creo firmemente que se solucionará el problema de vivienda para ellos y a nosotros como comunidad se nos seguirá ignorando como hasta ahora. Como mencioné anteriormente es Admirable la labor de construir ese refugio pero les suplico por favor y por el bien de mi familia y de todas las familias de esta y otras comunidades cercanas que consideren construirlo en otra área donde haya menos vulnerabilidad; ya que como se nos ha informado hay otra opción que pueden considerar primero.

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FCRM Shelter in North College Opposition Letter

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Name

Catherine Colvin

Zip code

80524

Phone Number

9702314633

Respected Elected Officials

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Fort Collins Rescue Mission Homeless Shelter Concerns
with regard to residential neighbors
122 Hibdon (Wood Family), 1401 N. College (Wankier Family)

Dear Gentlepersons,

The Wood and Wankier families are direct north neighbors to the FC Homeless Shelter project. We will be sharing a fence. We respectfully request direct contact/meeting with the planners, developers, and architects working on this project. In the design and reports, it states under the heading “How is your proposal compatible with the surrounding area?”

“The buildings are clustered towards Mason Street, away from the western property line. While this is in part to create space for the Natural Habitat Buffer area and the City regional detention facility, this also offers a large buffer between the proposed facility and the existing neighborhood immediately to the west.”

There is NO mention of our homes and the ensuing impact on us. The westerly mobile home neighbors are 480’ away, while we will share a fence and are 50’ away. While we believe in the right of everyone to have dignified and safe space to live, we are asking for that same consideration to our families.

The Wood family has raised three generations of their family at this property. The Wankier family had acquired the 1401 N College property 5 years ago, and as noted by the address, was an original farm that occupied the site from North College and extended to the west border, much like the 1311 N College property lies. Also a residence, it is also used seasonally for a small business to divert usable household goods from the landfill, donating and organizing household items to individuals and families in need in the community. (Partnerships include CSU dorm move out program, Homeward Alliance, Neighbor To Neighbor, Feruza Latina, FC Homeless Shelter, Mason Place, Sproutin’ Up, Volunteers of America, as well as many more).

The following are our concerns, while the statements in red are our strong requests/demands as part of the design.

- 1) Structural design directly impacting our properties:
 - Shared E-W fence needs to be reinforced, made higher to 8’.
 - Request line of trees on Shelter side (south side E-W fence) to ensure privacy.

- Request second story/window exposure be redesigned so second story dorm windows are not overlooking our properties for privacy for both the shelter and the family residents.
- Where does our mailbox get relocated? Trash pickup is on Mason for 1401.
- Retention pond and flood risk mitigation for Wood/Wankier homes. Please enumerate that for us.
- Light and noise disturbance.
- Wildlife disturbance.

2) Safety concerns:

- Drug use, loitering, members waiting outside for intake, or choosing not to stay but utilizing area to camp.
- Foot and car traffic (signage and marketing) be considered with regard to our safety/privacy so that 24/7 entrance does not lead Shelter guests to come on to our property looking for entrance.
- **Request design/financial responsibility of locking gate with pin pad for Wood/Wankier property at Mason entrance to our driveway/homes.**
- **Request 24/7 contact number for immediate response if Shelter guests, or those not entering into shelter, are trespassing onto our properties.**
- What is our recourse for Vandalism, Theft, break-ins or trespassing?
- Loitering: what is protocol for staying in the shelter? Do they leave during the day, to return at night? PLEASE direct use from south end from Hickory to discourage inadvertent or intentional entrance to our properties.
- For 1401: What is design to prevent Shelter guests from accessing westernmost portion of Shelter property, with possible entrance to back pasture of 1401?
- Transients: those not interested in staying overnight, but congregate in area
- **In a University of Pennsylvania study, it found: “Results. The presence of a shelter appears to cause property crime to increase by 56% within 100m of that shelter, with thefts from vehicles, other thefts, and vandalism driving the increase.”**

Journal Of Experimental Criminology. The final authenticated version is available online at <https://doi.org/10.1007/s11292-017-9320-4>

- Coloradoan OCTOBER 24, 2022 Regarding the crime around shelter: Several board members from Global Village Museum of Arts and Culture, located near last year's shelter site, asked for increased security this year, citing problems last winter with trash, human waste, loitering and vandalism from shelter guests. "Nobody wants people to be homeless in the winter and suffer," said Martha Denney, a board member and co-founder of the Global Village Museum.

"However, we feel there have to be some stricter guidelines ... we had one person who was extremely violent and frightening to the staff in the museum. It was a matter of great concern."

"Because it was there last year, and it does have impacts on neighbors and nearby businesses ... if we move it around the city a little bit more, it kind of spreads that impact out a little bit," said Brittany Depew, the city's homeless response and solutions lead specialist.

OUR FAMILIES WILL TAKE ON AN UNFAIR BURDEN IN THE COMMUNITY when the need for providing safe and dignified housing should be shouldered by many.

- Use of Shelter cameras should not be intrusive to our privacy at any time.
- How are registered sex offenders being handled with proximity to young children living in mobile homes across the street from Shelter?

3) Value to property

- NYC Independent Budget Office: A residence situated within 500 feet of a congregate shelter for adults sold for an estimated 7.1 percent less than a similar residence sold at a comparable time located 500 feet to 1,000 feet from a shelter for adults.

- There is an incalculable loss of value for our properties due to the placement adjacent to our homes. Although the design fits in the future growth of the area, it is still currently a relatively undisturbed area with copious wildlife, quiet and tranquility. Increased car and foot traffic, noise, lighting, and the stigma of living close to a shelter directly impacts our families regardless of the humane intent and design for safety and security of the residents. Please, at least, recognize this as part of our perspective.

Because of our proximity to open space, we have a long history for the basis of our concerns. These are some of the incidents from the past two summers alone: a SWAT team searching for a person who had brutally assaulted his girlfriend; a naked man was found in the woods with binoculars trained on the 55+ mobile homes; a woman was found sleeping on our property out of sight on the pasture; many people seeking privacy in the woods for illicit activity; needles and other drug paraphernalia are frequently found at our property entrances and in the fields; cars drive down our private driveways and refuse to leave because their belief is that is a city road; encampments exist throughout the summer, starting at Hickory and proceeding along Mason and up Hibdon.

While the shelter is a solution to many of these issues, the possibility remains that these type of incidents many continue or increase despite the best efforts to provide members a safe place inside. There is an irreducible number of people that may not choose to avail themselves to the many trauma-informed services the shelter provides. It is the nature of trauma that some people are not ready to enter shelters but do choose to congregate near where warmth and shelter are offered. These are the times we are concerned about, and we ask that you regard these as both real and immediate to our families.

We reached out to Emily Francis, our district City Councilperson, on September 23, 2022, with our concerns, and have also had contact with Brittany Depew. We wanted to voice our concerns early, so that they could be part of the design. We were always reassured that there would be neighborhood involvement. Both families attended the March 2nd meeting, and although Susan spoke by Zoom, this has not led to any further or better communication with the project designers. We appreciate the large endeavor, but do not want to be lost as part of the larger commentary from the community. **WE ARE YOUR DIRECT NEIGHBORS**, and respectfully ask for your attention to our concerns and requests.

With regard,

Ron and Jen Wood

Lance Wankier and Susan Wingate

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: FW: [EXTERNAL] Fort Collins Rescue Mission Proposed Shelter
Date: Tuesday, August 27, 2024 11:14:08 AM

Shar Manno
Administration Services Manager
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Karen H. <fromie10@gmail.com>
Sent: Tuesday, August 27, 2024 9:52 AM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Fort Collins Rescue Mission Proposed Shelter

I wish to express my support for the proposed Fort Collins Rescue Mission shelter. I have volunteered in the kitchen at the current shelter and can attest to the need for more space. The mission does great work and has great impact. A 24/7 shelter that can accommodate more men and more programs is a win for both the homeless community and community of Fort Collins.

Thank you,
Karen Hertel
425 Garfield St.
Fort Collins, CO 80524

From: [Development Review Coordinators](#)
To: [Development Review Comments](#)
Cc: [Clark Mapes](#)
Subject: FW: [EXTERNAL] Homeless shelter.
Date: Wednesday, June 14, 2023 12:02:49 PM

From: Lee Deleon <leedeleon78@gmail.com>
Sent: Wednesday, June 14, 2023 11:32 AM
To: Development Review Coordinators <DRCoord@fcgov.com>
Subject: [EXTERNAL] Homeless shelter.

Hi, I keep listening and watching all the things being said about the shelter. I've read that barrier will be put in place for Hickory Park to the west. My question is what is being put in place for Stonecrest Park 500 feet to the East. The park is already struggling with homeless folks and encampers that don't have a problem using drugs or alcohol and leaving needles, trash human waste all over the place. We have to run people off almost daily that sleep on property, and use the park as a cut through to College Ave. The crime is horrible now and some have had people in they're yards, or vehicles. Now I'm not talking about the masses, but those that chose to use so they can't go into the shelter. I've been told by a FCPO to call and report Camps and such on the non emergent line. It's not worth doing because other officers don't do anything. People pay to live in the park. They work hard for their family's and the things they have. This park and their residence feel overlooked and not cared about, and will have to pay the price of more issues then before when so many will come to that location. Who is looking out for the folks at Stonecrest? The people who pay taxes so the homeless have assistance.

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Fort Collins homeless shelter
Date: Monday, August 26, 2024 8:02:25 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: haide Lefebvre <haide.lefebvre@gmail.com>
Sent: Monday, August 26, 2024 5:36:08 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Fort Collins homeless shelter

Hello,

I would like to voice my support for this project of building a 24/7 homeless shelter here in town. So many homeless people are homeless because it is so hard to get through all of the paperwork to get help as well as other problems. With the right resources available these folks can be helped and it is only the right thing to do. Most everyone appreciates help when they are having a hard time.

Even navigating our health care system is hard. I found that out trying to get help for my daughter who has a TBI and Autism. She sure could not have done that herself.

Any help we can give these folks that can lead to more permanent housing, jobs and healthcare is a good thing.

Thank you,
Haide Lefebvre


FCRM Shelter in North College Opposition Letter

I, Silvia Angelica Soto, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number (970) 213 0024

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, FERNANDO LEYVA, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente _____ Telefono (970) 308-4778

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Abraçio Lavel], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Abraçio Lavel Telefono 720 333 3515

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Debra De la Cruz], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

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Sinceramente Debra De la Cruz Telefono 970 631 0896

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Eva Munguia], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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Sinceramente Eva Munguia Telefono (970) 599-5465

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Vanessa Jeyva], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

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Sinceramente  Telefono (970) 443-6130

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Angélica V. de A.], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

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Sinceramente Angélica V. de A. Telefono (970) 481-0013

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, Alonso Trejo, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

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Sinceramente  Telefono (970) 657-1839

Codigo postal 80524

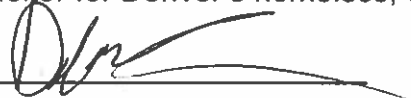
FCRM Shelter in North College Opposition Letter

I, Daillet Flores, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
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- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 970 213 1072

Zip Code 80504

Carta de oposición al refugio FCRM en North College

Yo, Juan A. Lopez], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Juan A. Lopez Telefono 970 372 7682

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, Kevin Graw, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Kevin Graw
 Phone Number (970) 425-6729
 Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Sara Grado, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Sara J. Grado

Phone Number 970-308-6972

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, Fabiola López, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Fabiola LC Telefono 970-539-6099

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, Diana Rios, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, *Diana Rios*

Phone Number (970) 213-5769

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, [Edgar Contreras.], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Edgar Contreras Telefono 970-413-2514

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, [William Fulbright], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, William Fulbright

Phone Number 970 484-8204

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, Juan Alcaraz, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Juan Alcaraz Teléfono 970 599 4725

Código postal 80524

Carta de oposición al refugio FCRM en North College

Yo, Benjamin, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
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- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Benjamin L. Telefono (970) 988-1541

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Adriana], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Adriana O.R. Telefono (970) 689-9506

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, María Cheira, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 970-689-5379

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Javier Solis], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Javier Solis

Phone Number 786 4196

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Marisela Torres, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number 970-786-8391

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, [Isada Roberts], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Isada R.

Phone Number 970 388 82 077

Zip Code 80504

FCRM Shelter in North College Opposition Letter

I, Ramiro Trejo, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Ramiro Trejo

Phone Number (970) 691-3542

Zip Code 80524

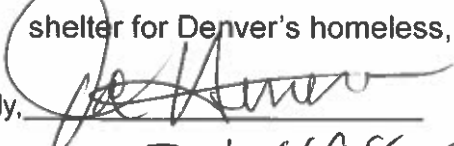
FCRM Shelter in North College Opposition Letter

I, [Joe Herrera], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 
 Phone Number 970 498 0262
 Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Jennifer Trejo, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Jennifer Trejo.

Phone Number (970) 413-4009

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Claudia Sanchez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Claudia Sanchez

Phone Number (970) 556-3520

Zip Code 80524

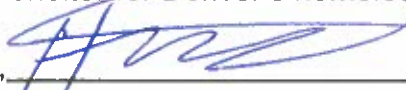
FCRM Shelter in North College Opposition Letter

I, [Hugo Ruiz], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 970-581-0972

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, [Frank Kee], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 720 603 5278

Zip Code 80524

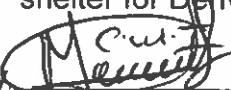
FCRM Shelter in North College Opposition Letter

I, Margarita Mendez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 970-617-7857

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Jorge Chavira, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Jorge Chavira

Phone Number 470-689-1139

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, Gamaliel R., me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Gamaliel R. Telefono (970) 412-3238

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Dora], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente DORA WENA Telefono 970-488 97 21

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Julio Muñoz], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Julio C. Muñoz Telefono 970 310-9646

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, Lucia Carnero, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
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- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Lucia Carnero Telefono 970 443 4628

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, BENJAMIN LUNA, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
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- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Benjamin Luna Telefono 970 430 2835

Codigo postal 80524 . . . -

Carta de oposición al refugio FCRM en North College

Yo, [Jason Rivas], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
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En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Jason R. Telefono 176 (466) 9408

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, Victor Rodriguez, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
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- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Victor Rodriguez Telefono 970-415-2403

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, LUIS FLORES, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
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- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente  Telefono 970 310 4243

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, Jose Rojas, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number _____

Zip Code _____

970-988-5687
80524

FCRM Shelter in North College Opposition Letter

I, Alejandro Almas, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Alejandro Almas

Phone Number 970 786 1137

Zip Code 80524


FCRM Shelter in North College Opposition Letter

I, [TRU2 ESCAMILLA], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 970-501-82-39

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Roberto Orta], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Roberto Orta

Phone Number 970 829-23-21

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Alexander Citz, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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In relation to more specific compatibility issues related to Land Use Code, I oppose because...

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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Alexander Citz

Phone Number 970 449 3243

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Jorge chavira, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
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In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Jorge chavira

Phone Number 940-689-1137

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Giovanni Chauina, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Giovanni

Phone Number 970 488 5001

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, José Luis Alvarez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, José Luis Alvarez

Phone Number 970-227-2830

Zip Code 80524

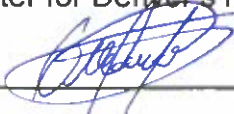
FCRM Shelter in North College Opposition Letter

I, [GEORGE ESPINOZA], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
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- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 720 350 6906

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, William Geopoulos, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, W. Geopoulos

Phone Number 970 556 7473

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Victor Martinez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Victor Martinez

Phone Number Victor M

Zip Code 80524

I, Kellie Julian, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

I, Kellie Julian
Number 907-323-1323
e 80524

Carta de oposición al refugio FCRM en North College

Daisy Sierra

Yo, Daisy Sierra, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

Representación desequilibrada del comité: el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.

Selección de sitio predeterminado: El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.

Desconsideración por el impacto social: El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.

Participación excluyente y riesgos legales: El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.

Irregularidades y falta de transparencia: El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

Estacionamiento inadecuado: el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.

Incompatibilidad con el vecindario: el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.

Preocupaciones de zonificación y seguridad: La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.

Seguridad de los peatones: No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.

Riesgo de desbordamiento de refugio: existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Enramente [Signature] Telefono 970-213-3086

Código postal 80524

Carta de oposición al refugio FCRM en North College

Section D, Item 1.

Yo, [A. Jorge Castañita], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
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En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
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- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente _____ Telefono 970 6199860

Código postal Jorge Castañita

Carta de oposición al refugio FCRM en North College

Yo, Olivia Balderrama, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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Riesgo de desbordamiento de refugio: existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

aceramente Olivia Balderrama Telefono 970 775 0688

igo postal _____

Carta de oposición al refugio FCRM en North College

Yo, [ELIAS MADRIZ], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

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- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente _____ Telefono 970-775-3591

Codigo postal _____

FCRM Shelter in North College Opposition Letter

I, [Jess Riggs Perez], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
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- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number 9708155062

Zip Code 80524

CRM Shelter in North College Opposition Letter

I, Sandy Maldonado, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sandy Maldonado

Number 970-632-8186

80524

Carta de oposición al refugio FCRM en North College

Yo, Rosa Dominguez, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente R. Dominguez Telefono 9707861172

Codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, Jackelin Muñoz B, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Jackelin M.

Phone Number 970 443 9664

Code 80524

Carta de oposición al refugio FCRM en North College

Yo, [ERUESTO PATRICIO PEYE], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
 - **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Por lo tanto, firmemente EW Telefono 9704818238

Código postal 280524

Carta de oposición al refugio FCRM en North College

Yo, IGNACIA PATRICIA, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
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- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
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- Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

■ Ceramente IGNACIA Telefono 970 342-70-18

■ go postal 80524

Carta de oposición al refugio FCRM en North College

Yo, Olivia de los Angeles, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
 - **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
 - **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
 - **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Enfermamente Olivia de los Angeles telefono 970-815-3296

Código postal 80524

Carta de oposición al refugio FCRM en North College

Teresu Ramirez me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

Representación desequilibrada del comité: el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.

Selección de sitio predeterminado: El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.

Desconsideración por el impacto social: El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.

Participación excluyente y riesgos legales: El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.

Irregularidades y falta de transparencia: El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, opongo porque...

Estacionamiento inadecuado: el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.

Incompatibilidad con el vecindario: el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.

Preocupaciones de zonificación y seguridad: La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus racial y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.

Seguridad de los peatones: No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.

Riesgo de desbordamiento de refugio: existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

en nombre de Teresu R Telefono ~~970~~ 303-6187613

dirección postal 80524

CRM Shelter in North College Opposition Letter

I, Gabriel Sanchez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

By, Gabriel Sanchez

Number 970 213 9321

803 24

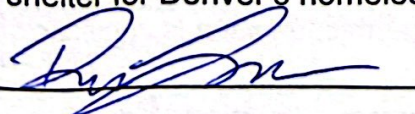
CRM Shelter in North College Opposition Letter

I, [Rita Lopez], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.



Number 970 459 0700
80524

Carta de oposición al refugio FCRM en North College

[Meriam Garcia], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

Representación desequilibrada del comité: el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.

Selección de sitio predeterminado: El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.

Desconsideración por el impacto social: El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.

Participación excluyente y riesgos legales: El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.

Irregularidades y falta de transparencia: El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, opongo porque...

Estacionamiento inadecuado: el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.

Compatibilidad con el vecindario: el funcionamiento las 24 horas del día, los 7 días de la semana las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y negocios más pequeños. El refugio podría abrumar la zona.

Preocupaciones de zonificación y seguridad: La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.

Seguridad de los peatones: No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.

Riesgo de desbordamiento de refugio: existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

firmado Meriam Garcia Telefono 970 981 6116

codigo postal 80524

FCRM Shelter in North College Opposition Letter

I, Santiago, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Santiago
 Phone Number 970 829 9067
 Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, Luis Garcia Martinez, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente

Telefono

773 1289441

Codigo postal

80524

FCRM Shelter in North College Opposition Letter

I, Anthony Green, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Anthony Green

Phone Number 970 227 2806

Zip Code 80524

CRM Shelter in North College Opposition Letter

I, Paul Hernandez, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Paul Hernandez

Phone Number 970-689-2931

Address Code 80524

Carta de oposición al refugio FCRM en North College

Yo, [Clarissa Acosta], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente



Telefono

970 599 3444

Codigo postal

80524

Carta de oposición al refugio FCRM en North College

Yo, [Sittaly Carbajal], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente Sittaly Carbajal Telefono 970) 690-7806

Codigo postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Maday T. A.], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

Representación desequilibrada del comité: el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.

Selección de sitio predeterminado: El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.

Desconsideración por el impacto social: El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.

Participación excluyente y riesgos legales: El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.

Irregularidades y falta de transparencia: El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

Estacionamiento inadecuado: el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.

Incompatibilidad con el vecindario: el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.

Preocupaciones de zonificación y seguridad: La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.

Seguridad de los peatones: No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.

Riesgo de desbordamiento de refugio: existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Principalmente por los niños Telefono 970 889 0572

Código postal 80524

Carta de oposición al refugio FCRM en North College

Yo, [Olivia], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente [Olivia] Telefono 970 480-2422

Código postal 80524

FCRM Shelter in North College Opposition Letter

I, Josue Serna, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number 970-988-0657

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Jane Jane, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number 970-988-0657

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Junior Orozco, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
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- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Junior Orozco

Phone Number 970-691-3113

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Norma Rivas, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Norma R

Phone Number 970 308 9350

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Miguel Aullano, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely,

Miguel Aullano

Phone Number

970-567-3664

Zip Code

80524

FCRM Shelter in North College Opposition Letter

I, JOSE ZUNIGA, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, JOSE ZUNIGA

Phone Number 970-3056244

Code 80524

FCRM Shelter in North College Opposition Letter

I, Maria Dziwiga, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Maria Dziwiga
 Phone Number 970 307 6244
 Code 80524

FCRM Shelter in North College Opposition Letter

I, Jose Luis Zuniga, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely,

Jose Luis Zuniga D -

Phone Number

970 617 4895

805 524

FCRM Shelter in North College Opposition Letter

I, Maximino Sanchez Vicente, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Maximino Sanchez Vicente

Phone Number 970-617-7068

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, [Jose Rodriguez L.], oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 

Phone Number (970) 640-7652

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Virginia Cruz, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

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- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Virginia Cruz

Phone Number 970 599 6645

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Kevin Sarvano, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
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- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Kevin Sarvano

Phone Number 970 308 5307

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Fatima Fuentes, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Fatima Fuentes

Phone Number 720-569-0349

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Moira Tuerkes, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Moira Tuerkes

Phone Number (970) 310-8619

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Maria Zamora, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Maria Zamora

Phone Number (720) 518-3868

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Esméralda Fuentes, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely,

Esméralda Fuentes

Phone Number

(970) 698-5108

Zip Code

80524

FCRM Shelter in North College Opposition Letter

I, Celia Morales, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Celia Morales

Phone Number 970-689-4599

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Lourdes Zamora, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, Lourdes Zamora

Phone Number 575-997-6421

Zip Code 80524

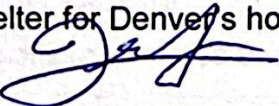
FCRM Shelter in North College Opposition Letter

I, Jose Otraz, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

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- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, 
 Phone Number 970 793 0241
 Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Tenny, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number 970-219-3249

Zip Code 80524

Carta de oposición al refugio FCRM en North College

Yo, Nancy Maes, me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Por correo electrónico _____ Telefono 970-482-4052

Código postal 80524

FCRM Shelter in North College Opposition Letter

I, Joseph Maes, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
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- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number 970 482-7052

Zip Code 80524

FCRM Shelter in North College Opposition Letter

I, Margie Mares, oppose the construction of the shelter in North College due to significant concerns related to social justice, equity, compatibility, transparency, and the exclusion of those directly affected. Specifically:

- **Imbalanced Committee Representation:** The site selection committee was dominated by service providers, with little input from affected neighborhoods, leading to recommendations that don't reflect community concerns.
- **Pre-Determined Site Selection:** The Bohemian Foundation site was likely pre-selected before public engagement began, raising doubts about the fairness of the process.
- **Disregard for Social Impact:** The North College area, already vulnerable due to high poverty and immigrant populations, was selected without a thorough social impact assessment, potentially worsening existing inequalities.
- **Exclusionary Engagement and Legal Risks:** The engagement process excluded non-English-speaking residents and discouraged communication with Councilmembers, raising potential legal claims related to civil rights violations.
- **Irregularities and Lack of Transparency:** The decision-making process was not transparent, with powerful entities influencing outcomes, raising concerns about its integrity.
- **Unaddressed Community Concerns:** Despite calls for a more inclusive process, the concerns of the North College community have been largely ignored.

In relation to more specific compatibility issues related to Land Use Code, I oppose because...

- **Inadequate Parking:** The proposed parking is insufficient, with a flawed parking study and no clear enforcement plan for car and RV camping.
- **Incompatibility with Neighborhood:** The 24/7 operations and large facility are out of scale with the neighborhood, which consists of smaller homes and businesses. The shelter could overwhelm the area.
- **Zoning and Safety Concerns:** The preservation zoning around mobile home parks makes the area incompatible with the shelter's size. Residents, particularly in Hickory Village, fear contacting the police due to immigration status and discrimination concerns, leading to underreporting of issues.
- **Pedestrian Safety:** There's no crosswalk near the site, forcing people to cross a busy highway, increasing the risk of accidents.
- **Overflow Shelter Risk:** There is a concern that the building could be used as an overflow shelter for Denver's homeless, which is not permitted under current zoning.

Sincerely, _____

Phone Number ~~985~~ - 720 - 989-8234

Zip Code 80524


Carta de oposición al refugio FCRM en North College

Yo, [Rosa Gutierrez], me opongo a la construcción del refugio en North College debido a importantes preocupaciones relacionadas con la justicia social, la equidad, la compatibilidad, la transparencia y la exclusión de los directamente afectados. En concreto:

- **Representación desequilibrada del comité:** el comité de selección del sitio estuvo dominado por proveedores de servicios, con poca participación de los vecindarios afectados, lo que llevó a recomendaciones que no reflejan las preocupaciones de la comunidad.
- **Selección de sitio predeterminado:** El sitio de la Bohemian Foundation probablemente fue preseleccionado antes de que comenzara la participación pública, lo que genera dudas sobre la imparcialidad del proceso.
- **Desconsideración por el impacto social:** El área de North College, ya vulnerable debido a la alta pobreza y las poblaciones inmigrantes, fue seleccionada sin una evaluación de impacto social exhaustiva, lo que potencialmente empeora las desigualdades existentes.
- **Participación excluyente y riesgos legales:** El proceso de participación excluyó a los residentes que no hablaban inglés y desalentó la comunicación con los miembros del Concejo, lo que generó posibles reclamos legales relacionados con violaciones de los derechos civiles.
- **Irregularidades y falta de transparencia:** El proceso de toma de decisiones no fue transparente y hubo entidades poderosas que influyeron en los resultados, lo que generó preocupaciones sobre su integridad.

En relación a cuestiones de compatibilidad más específicas relacionadas con el Código de Uso del Suelo, me opongo porque...

- **Estacionamiento inadecuado:** el estacionamiento propuesto es insuficiente, con un estudio de estacionamiento defectuoso y sin un plan de cumplimiento claro para acampar con automóviles y vehículos recreativos.
- **Incompatibilidad con el vecindario:** el funcionamiento las 24 horas del día, los 7 días de la semana y las grandes instalaciones no se corresponden con el vecindario, que consta de viviendas y comercios más pequeños. El refugio podría abrumar la zona.
- **Preocupaciones de zonificación y seguridad:** La zonificación de conservación alrededor de los parques de casas móviles hace que el área sea incompatible con el tamaño del refugio. Los residentes, particularmente en Hickory Village, temen comunicarse con la policía debido a su estatus migratorio y preocupaciones por discriminación, lo que lleva a que no se denuncien los problemas.
- **Seguridad de los peatones:** No hay un cruce de peatones cerca del sitio, lo que obliga a las personas a cruzar una carretera muy transitada, lo que aumenta el riesgo de accidentes.
- **Riesgo de desbordamiento de refugio:** existe la preocupación de que el edificio pueda usarse como refugio para las personas sin hogar de Denver, lo que no está permitido según la zonificación actual.

Sinceramente  Telefono 970 402 1913

Codigo postal 80524

Aug. 27, 2024

Dear Planning and Zoning Commission,

Concerning the hybrid public hearing on August 28, 2024, for the proposed homeless shelter in a north Fort Collins neighborhood, here's some pertinent information.

The only information that is known of this homeless shelter is that it will cost the taxpayers many millions of dollars that will house 250 unknown homeless men.

The Shelter for the homeless Trademark name is Fort Collins Rescue Mission, and the Registrant name is the Denver Rescue Mission.

Shelters are nonprofit segments that reaps big revenue for the agents.

Chronic homelessness causes strain and financial hardship on businesses, neighborhoods, hospitals, criminal justice system and increased danger of abuse and violence.

Once 250 homeless men are free to roam the city and neighborhoods - not if but when a child is kidnapped, women raped, and businesses are robbed, there will be lawsuits.

Considering the liability and who will be responsible when the business owners and family members file a lawsuit.

Fort Collins Rescue Mission and Denver Rescue Mission will be responsible along with its directors and officers and the high paid agents because they are the ones housing the 250 homeless men.

The nonprofit shelter has liability insurance coverage hopefully with at least a 50-million-dollar umbrella and a molestation endorsement. According to insurance policy's anyone that is named on the policy including certificate holders such as the City of Fort Collins, the Planning and Zoning Commission and City Council Members will possibly be named in the lawsuit.

Could agents of the Shelter and the members of the Planning and Zoning Commission and City Council Members be sued personally? Do the Shelter Agents, PZC and CCM carry personal umbrellas when making such decisions for 250 dangerous homeless men to wander and meander the city? According to the attorney's they agree all involved could be accountable.

Just one claim and the nonprofit could lose their liability coverage then that claim may result in very high insurance premiums or not being able to have insurance at all.

The families and businesses will be informed that they have the right to sue everyone that is involved when they become the victims from such a devastating decision.

Those that make the decision to provide the housing will be 100% responsible for the liability and harmful destruction to the Families and Business Owners in the City of Fort Collins. With or without insurance there will be lawsuits.

CC Attorneys

Swarby, Charlie Mesalian

From: [Dave Lund](#)
To: [Development Review Comments](#)
Cc: [Josh Stone](#); [Clark Mapes](#)
Subject: [EXTERNAL] Question for Wednesday's meeting
Date: Monday, August 26, 2024 4:56:37 PM
Attachments: [Rescue Mission Notice off College and Hickory.pdf](#)

Em,

Good evening! My name is Dave Lund. I'm contacting you on behalf of the mobile home park at 1303 N College. CC'ed on this email is Josh Stone, our PM for the site and Clark Mapes since he signed the letter and is familiar with my concerns. I can't attend Wednesday's meeting so I was wondering if you could ask 2 questions for me:

1. While great effort was made to protect the MHP/neighborhoods to the West, little concern was put towards our residents who are very concerned and in the direct path that many of the future residents of the homeless shelter will use. **What guarantees can you grant that individuals using the shelter will not cross through 1303 N College?** I'm sure the development plan includes a footpath/pedestrian path/plan via Hibdon Drive to North College yet the quickest path is one that cuts through 1303 N College esp when individuals are coming from the south. When surveyed, the number one concern of my residents is the negative effect of residents of the homeless shelter once they are offsite.

2. Will the developer assist in building a fence on the west boundary of 1303 to prevent foot traffic from going through 1303?

Overall, I can be an advocate for the center as long as it does not impact my residents quality of life. In the words of one of my residents, she realizes she is a low income individual yet does not want the negative effects of transient homeless individuals to affect a place that she's called home for 20+ years.

Thank you for your time and consideration.

Dave Lund
970-420-3021

From: [Jon Geller](#)
To: [Development Review Comments](#); [Jeni Arndt](#); [Susan Gutowsky](#)
Subject: [EXTERNAL] Re: Proposed Fort Collins Men's Homeless Shelter
Date: Thursday, August 22, 2024 2:07:31 PM

Hello Em,

Thanks for responding to my email. I believe there still could be an option to require that the shelter be pet-friendly, I am copying Jeni Arndt and Susan Gutowsky, who I have worked with before, in hopes of finding out if the city can request updates to the design.

Approximately 15-20% of unhoused people in the United States have pets, and this is true in Ft. Collins as well. By denying pets access, (except service dogs, which are few and far between,) we would be, in effect, denying access to housing to 15-20% of unhoused men in Ft. Collins. I am sure this is not compliant with the goals of setting up the shelter. One option is to expand the scope of pets allowed to include Emotional Support Animals (ESA's). Currently the medical team that is part of SDC is able to provide this service, as could anyone at Summitstone.

When I met with the design team at Murphy Center, they indicated that retrofitting the shelter to allow pets could happen in the future. Now is the time to make these changes. Retrofitting will be much more expensive.

Thanks for considering,
 Jon

On Wed, Aug 21, 2024 at 9:27 AM Development Review Comments
 <devreviewcomments@fcgov.com> wrote:

Good morning Jon,

Thank you very much for your comment on the Rescue Mission shelter proposal. I will save it to be included in the packet which the Planning and Zoning Commisison will see before the hearing on August 28.

I will also forward it to the Rescue Mission staff. The City will likely not be able to require that the shelter be open to pets, but perhaps the Rescue Mission will be interested in your offer to support that kind of service. Is it okay if I pass along your contact information to them?

Before this job, I worked at NoCo Humane, so this issue is near and dear to my heart as well. Thank you for offering these services for the Murphy Center!

Respectfully,

Em Myler
 Neighborhood Development Liaison

From: Jon Geller <jongeller6@gmail.com>
Sent: Tuesday, August 20, 2024 3:33 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Proposed Fort Collins Men's Homeless Shelter

Hello,

This is Dr. Jon Geller, Founder of The Street Dog Coalition. We work on a weekly basis with unhoused pet owners at the Murphy Center, and other Northern Colorado locations. I know that the new proposed homeless shelter is being designed and built by Rescue Mission, but at a preliminary meeting with the design team they indicated the shelter would not be 'pet-friendly'. Based on the number of unhoused men that have pets, and the importance of these pets in their lives, I strongly recommend that the city require a design update that allows for pets to stay at the proposed shelter with their owners. It would be difficult and costly to retrofit this change at a later time.

The Street Dog Coalition would potentially be able to provide intake, screening and basic preventive veterinary care as needed. Please feel free to contact me with any questions.

Sincerely,
Jon Geller

--

Jon Geller, DVM, (CSU '95), ABVP Diplomate *emeritus*, MPH (UMN '24)
Cell 970 219-1959
Founder, The Street Dog Coalition
Faculty, Colorado School of Public Health
Distinguished Fellow, National Academy of Practice
thestreetdogcoalition.org

--

Jon Geller, DVM, (CSU '95), ABVP Diplomate *emeritus*, MPH (UMN '24)
Cell 970 219-1959
Founder, The Street Dog Coalition
Faculty, Colorado School of Public Health
Distinguished Fellow, National Academy of Practice
thestreetdogcoalition.org

From: [HickoryVillageRes](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Research Supporting Concerns About Compatibility of Proposed Homeless Shelter
Date: Tuesday, August 27, 2024 2:05:48 PM

Dear Members of the Planning and Zoning Commission,

Good evening, we are writing to express our deep concerns regarding the proposed homeless shelter site in the North College area, particularly in relation to issues of compatibility with the surrounding neighborhood and the broader social impact.

The North College Community has repeatedly requested that City staff and representatives from the Fort Collins Rescue Mission conduct a comprehensive Social Impact Assessment to better understand the potential implications of this project on one of the most historically marginalized parts of our town. Unfortunately, we were informed that there was never a commitment to conduct such an assessment, and representatives from the Fort Collins Rescue Mission even stated that they were unfamiliar with what a Social Impact Assessment entails. As a result, we took it upon ourselves to explore existing research on the impact of shelters on surrounding communities, with findings that raise significant concerns about the compatibility of the proposed site.

Several studies highlight the risks associated with concentrating social services, particularly in low-income areas. For example, research by MacDonald et al. underscores how housing developments that concentrate poor residents, particularly in areas with inadequate public safety investments, can lead to increased crime and neighborhood decline. This is particularly relevant to the North College area, where the proposed shelter could exacerbate existing social vulnerabilities rather than contribute to community stability.

Moreover, research by Faraji et al. found that the presence of emergency winter homeless shelters led to a significant increase in property crime within close proximity to the shelters. This finding is alarming, especially when considering the high-density, low-income residential nature of the three mobile homes surrounding the proposed

location. Placing a large-scale shelter in this area risks amplifying crime rates and further straining an already vulnerable community.

The studies also emphasize the importance of considering neighborhood-specific conditions before deciding on shelter locations. For instance, Ee and Zhang's research highlights how placing a shelter in a low-income area can exacerbate existing social and structural challenges, worsening crime rates and community safety. This directly ties into our concerns around compatibility, as the North College area, with its unique socio-economic profile, may not be well-suited for such a development without significant mitigation strategies in place.

Furthermore, the exclusion of Spanish-speaking community members from meaningful participation in the engagement process has compounded these concerns. The lack of inclusive outreach and communication effectively silenced a significant portion of the neighborhood's residents, many of whom are already marginalized. This exclusion is not only incompatible with the City's commitment to equity but also undermines the legitimacy of the decision-making process itself.

Given the findings from our community's research and the glaring issues of compatibility with the surrounding neighborhood, we urge the Planning and Zoning Commission to reconsider the proposed shelter location. It is crucial that any development in the North College area aligns with the community's needs, safeguards its residents, and contributes to the overall well-being of the neighborhoods rather than exacerbating existing challenges.

Thank you for your time and consideration of these concerns. We hope that the Commission will take these points into serious account as you deliberate on this important matter.

Below is more information on the research mentioned:

- **MacDonald, J. *Community Design and Crime: The Impact of Housing and the Built Environment*. DOI: <https://doi.org/10.1086/681558>**
Concentration of Poverty: The research highlights that housing developments

that concentrate poor residents, particularly in areas with inadequate investment in maintenance and public safety, can increase crime. This indicates a potential negative impact on the surrounding neighborhoods when such developments are poorly managed or overly concentrated.

Design and Maintenance: Poor design and lack of maintenance in low-income housing can lead to neglect, blight, and increased crime, further affecting the surrounding areas

- **Faraji, SL., Ridgeway, G. & Wu, Y. Effect of emergency winter homeless shelters on property crime. *J Exp Criminol* 14, 129–140 (2018).**

<https://doi.org/10.1007/s11292-017-9320-4>

The study evaluates the impact of emergency winter homeless shelters on property crime in Vancouver, Canada. The findings indicate that the presence of shelters led to a 56% increase in property crime within 100 meters of the shelters, particularly thefts from vehicles, other thefts, and vandalism. However, there was also a 34% decrease in commercial break-ins near the shelters. The effects were most significant within 400 meters of the shelters and dissipated beyond that range.

- **Markowitz, F. E. (2006). *Psychiatric Hospital Capacity, Homelessness, and Crime and Arrest Rates*. First published: 07 February 2006. DOI:**

<https://doi.org/10.1111/j.1745-9125.2006.00042.x>

The study suggests that when public psychiatric services, like hospitals, are reduced, it can lead to an increase in homelessness, which in turn may elevate crime rates in surrounding areas, particularly low-income neighborhoods. This is because individuals who might otherwise receive inpatient care end up on the streets, where their presence and behavior can increase pressures on local law enforcement and contribute to social disorder. The lack of adequate services, including shelters, can thus negatively impact both homeless individuals and the communities they are placed in

- **Ee, M., & Zhang, Y. (Year). *Homelessness and Crime in Neighborhoods. Criminology, Volume 70, Issue 8*. DOI:**

<https://doi.org/10.1177/00111287221140835>

The study emphasizes that homelessness can lead to increased crime, but this impact varies across different neighborhoods. Placing a shelter in a low-income area could exacerbate existing social and structural challenges, potentially worsening crime rates and community safety issues. Instead, it's crucial to assess the specific conditions of each neighborhood before deciding on shelter locations. Tailoring solutions to the unique needs of each area, rather than applying a blanket approach, would be more effective in addressing both homelessness and related crime

- **Galster, G., Pettit, K., Santiago, A., & Tatian, P. (2016). *The Impact of Supportive Housing on Neighborhood Crime Rates. Journal of Urban Affairs, Pages 289-315*. Published online: 02 December 2016. DOI:**

<https://doi.org/10.1111/1467-9906.00128>

The study observed that large supportive housing facilities with 53 or more residents in Denver were associated with increased crime within a 500-foot radius. This was likely due to the facility's presence attracting potential criminals and weakening neighborhood social cohesion, rather than the residents themselves causing the crime. This suggests that placing a large shelter in a low-income area could exacerbate existing challenges, potentially making the area less safe

- Jones, M. E. (Year). ***Homeless Encampments on Railroad Property and Their Effect on Crime Rates: A Multiple Methods Analysis***. Saint John's University, Jamaica, New York. The study discusses the significant increase in crime within a 500-meter perimeter around homeless encampments, particularly property crimes such as motor vehicle theft. It highlights that these encampments, often located near transportation routes or transitional urban spaces, contribute to higher crime rates due to their position at urban "edges," where different land uses converge. This finding suggests that placing shelters or encampments near low-income areas could exacerbate crime, making it important to carefully consider location and urban design in shelter placement decisions
- Yoo, Y., & Wheeler, A. P. (2019). ***Using Risk Terrain Modeling to Predict Homeless-Related Crime in Los Angeles, California***. *Applied Geography*. DOI: <https://doi.org/10.1016/j.apgeog.2019.102039>
The study suggests that homeless individuals are highly vulnerable to crime and that traditional policing may not effectively address these risks. Placing a shelter in a low-income area could exacerbate the challenges both for the homeless and the community by increasing victimization risks. Effective strategies should focus on reducing crime risks in targeted areas rather than relying solely on enforcement. This highlights the need for careful consideration of shelter locations to avoid further straining already vulnerable neighborhoods
- Bartelt, D., Eyrich-Garg, K. M., & Lockwood, B. (2017). ***The Relationships Between Community Context and Entry into a Homeless Shelter System***. *Journal of Urban Affairs*, 39(5), 675–690. DOI: <https://doi.org/10.1080/07352166.2016.1271616>
The study highlights that neighborhoods with high crime rates, poverty, and vacant housing are more likely to have residents entering the homeless shelter system. It raises questions about the placement of shelters in such areas, suggesting that these locations might be chosen due to their socio-economic and racial profiles, or because of other institutional uses like drug treatment centers. This could lead to further social and spatial exclusion of homeless individuals, potentially exacerbating the challenges faced by both the homeless and the surrounding community.
- Haberman, C. P., Groff, E. R., & Taylor, R. B. (2011). ***The Variable Impacts of Public Housing Community Proximity on Nearby Street Robberies***. *Journal of Research in Crime and Delinquency*, Volume 50, Issue 2. DOI: <https://doi.org/10.1177/0022427811426335> The study discusses how proximity to public housing and nearby facilities like homeless shelters can impact robbery rates. It finds that when facilities such as shelters are located close to public housing, street robbery rates tend to increase. This suggests that placing shelters in or near low-income areas with public housing could exacerbate crime, particularly robberies. The findings highlight the need for strategic urban planning to avoid clustering such facilities too close together, as this can create hotspots for crime, negatively affecting both residents and the surrounding community.

Sincerely, Hickory Village Resident Association

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] In Support of the Proposed Fort Collins Rescue Mission Shelter
Date: Tuesday, August 27, 2024 12:53:08 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: MARY KOLTZE <mcklky@comcast.net>
Sent: Tuesday, August 27, 2024 12:47:54 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] In Support of the Proposed Fort Collins Rescue Mission Shelter

I am writing to express my support for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. Homelessness is a pressing issue that is affecting people in Fort Collins. Building a shelter which includes shelter and all the supportive services necessary to help get the homeless on their feet and an independent track is essential in addressing this issue.

I urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter. By doing so, you will be taking a significant step toward addressing homelessness in our community and demonstrating our collective commitment to supporting those in need.

Thank you for your consideration.

Sincerely,
Mary Koltze
2721 McKenzie Drive
Loveland, CO. 80537

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Please support the Fort Collins Rescue Mission development
Date: Tuesday, August 27, 2024 6:48:47 AM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: danny feig-sandoval <dfeigsandoval@gmail.com>
Sent: Monday, August 26, 2024 10:10:25 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Please support the Fort Collins Rescue Mission development

To All Members of the Fort Collins Planning and Zoning Commission,

Thank you for your service and all you do to make Fort Collins such a great city in which to live. Currently, Fort Collins, like most cities and towns around the country, faces a homeless crisis with very few long term solutions. Fortunately, we have an opportunity to create a long term solution to address a large portion of our unhoused community.

The Homeless Advisory Committee has come up with an excellent concept for the development of the property at 1311 N. College Ave. to create a campus like atmosphere that will not only house 250 men, but will provide some of the many services needed to hopefully move them in the direction of living productive lives.

I understand there is some opposition to this concept, but if this project is well managed, I believe it will set an example for our city, state, and country as a way to address homelessness. I understand that the request being put before you meets all the zoning and building code requirements. Therefore I hope you will support the zoning request that was approved by the Homeless Advisory Committee as well as the city staff that will allow for this project to move forward.

Thank you for your attention to this request.

Danny Feig-Sandoval
806 W. Magnolia St.
Fort Collins, Co. 80521
404-791-8497
dfeigsandoval@gmail.com

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Re: Personal Letter of Support: FC Rescue Mission
Date: Tuesday, August 27, 2024 6:26:11 PM
Attachments: [Outlook-ljuxcvrd.png](#)
[Outlook-ljuxcvrd.png](#)

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: JOE ROWAN <joerowan63@gmail.com>
Sent: Tuesday, August 27, 2024 2:23:28 PM
To: Ann Hutchison <ahutchison@fcchamber.org>
Cc: Sharlene Manno <smanno@fcgov.com>; Seth Forwood - Community Contact <sforwood@denrescue.org>
Subject: [EXTERNAL] Re: Personal Letter of Support: FC Rescue Mission

Sorry we didn't get to chat this morning.

What else do I need to do earn your trust as a content provider? Hard to not feel insulted by recurring delays.

On Tue, Aug 27, 2024, 08:51 Ann Hutchison <ahutchison@fcchamber.org> wrote:

Attached for consideration at the 08-28-24 Planning and Zoning Commission meeting.

Ann Hutchison, CAE
President & CEO
Fort Collins Area Chamber of Commerce
ahutchison@fcchamber.org
o: (970) 482-3746
m: (970) 218-2268
web: www.FortCollinsChamber.com
[Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Rescue Mission
Date: Tuesday, August 27, 2024 6:25:45 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: rebekah knight <rjkbaughman@yahoo.com>
Sent: Tuesday, August 27, 2024 5:24:23 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Rescue Mission

Hello,

I am writing in support of the zoning for the shelter for the unhoused.

Thank you for your consideration.

R. Knight-Baughman, Ph.D.

[Sent from Yahoo Mail for iPhone](#)

Julie Merlino
2842 Edinburgh Ct.
Fort Collins, CO 80525
jamer64@msn.com
970-412-0129

8/22/24

Dear Members of the Planning & Zoning Commission,

Subject: Support for the Proposed Fort Collins Rescue Mission Shelter

I am writing to express my support for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. Homelessness is a pressing issue that is affecting people in Fort Collins. Building a new shelter can help address the immediate needs of individuals experiencing homelessness. This support can be pivotal in helping people transition to stable housing and regain independence.

As a resident of Fort Collins, I believe that this project will contribute positively to our city by addressing an existing need by providing 24/7 shelter and a safe place for homeless people. This reduces the number of unhoused people sleeping in public spaces.

I work as a Social Worker at a local hospital. My team is responsible for discharging patients back to the community. It is always challenging to create a safe discharge plan for persons experiencing homelessness. A new facility, which has a day shelter and easy access to food, water, bathrooms, and a clean environment will allow these patients to have a safe and humane location to recover from their hospitalization. It will also allow these patients to receive Home Healthcare services, if needed. Currently, Home Healthcare cannot be arranged because there is no "home" location to provide these services. These patients are at high risk for readmission to the hospital which is a huge avoidable cost to taxpayers.

In addition to supporting our community and fulfilling an important need for unhoused individuals, Fort Collins Rescue Mission Shelter complies with all applicable code criteria and aligns with the vision of the Housing Strategic Plan, as well as the principals in the City's comp plan. The proposed building and location are compatible with the surrounding area and existing buildings by situating the outdoor amenity space near the rear of the building to limit visibility from the street.

We are in desperate need of this new facility. I urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter. By doing so, you will be taking a significant step toward addressing homelessness in our community and demonstrating our collective commitment to supporting those in need.

Thank you for your consideration.

Sincerely,

 Julie Merlino, LCSW

August 26, 2024

VIA EMAIL AND U.S. MAIL

Planning Commission Chair
Julie Stackhouse
c/o: Caryn Champine
City of Fort Collins
PO Box 580, Fort Collins, CO 80522-0580

VIA EMAIL TO: cchampine@fcgov.com,
smanno@fcgov.com

Re: Notice of Proposed Charter School Location- 2601 and 2609
Riverbend Court, 1901 Sharp Point Drive, and 2600 Canton Court ("Lake Center"), and 1825
Sharp Point Drive ("Sharp Point"), Fort Collins, CO 80525

City of Fort Collins Planning Commission:

On behalf of Liberty Common School ("LCS"), a non-profit corporation and public charter school authorized through the Poudre School District. This letter is being sent at the request, and on behalf of the Board of Directors. LCS is an existing K-12th grade charter school currently operating in separate facilities in Fort Collins. One of these facilities is directly contiguous to the proposed location has housed LCS since 1998. LCS has established itself in the community with a highly successful curriculum and more information can be found at www.libertycommon.org.

Pursuant to C.R.S. § 22-32-124 (1.5)(a), LCS hereby formally submits this notice together with its site plan for the proposed location and the adjacent lot for your review. LCS is planning on acquiring the proposed locations to house current and future students through a renovation and expansion project. The larger site plan was submitted to staff for a CRT in mid-July. The site plan showing the green area is what will be the first phase. It is for a tenant finish remodel of the first building. Nothing will change to the building exterior, parking lots or drainage. As a Colorado governmental entity and public school, LCS is subject to the same state school facility laws as other public schools and may have its safety and building codes reviewed and approved by the appropriate personnel in the division of fire safety in the office of preparedness, security, and fire safety in the department of public safety (the "division"), in accordance with the statute referenced above.

We look forward to receiving your comments regarding the proposed property. Additionally, we would be happy to schedule a meeting with the appropriate personnel to discuss further. Please forward any comments or questions to the undersigned.

Sincerely,



CC: LCS Board of Directors

Section D, Item 1.

ED JUNIOR HIGH SCHOOL

68,500 sq. ft.
 4,000 + 6,000 + 8,000 + 11,000 = 29,000 sq. ft.
 38,820 sq. ft.
 13,000 sq. ft.
 111 spaces (immediately adjacent to school, for school use, additional parking remains for existing buildings to remain, not included in 111 space count)

Enrollment / Staff:
 7th and 8th grade students only
 Max. enrollment: 394 students
 Staff: 30 - 35 staff

Project Scope:
 A Private School District Charter School is considering purchase of the property between March Court and Canton Court southwest of Sharp Point Drive, including the 5 buildings indicated here.

Project scope to include change of occupancy of 1825 Sharp Point and 1901 Sharp Point from B to E occupancy. Renovation of both 1825 and 1901 Sharp Point to accommodate classroom, administration and support spaces.

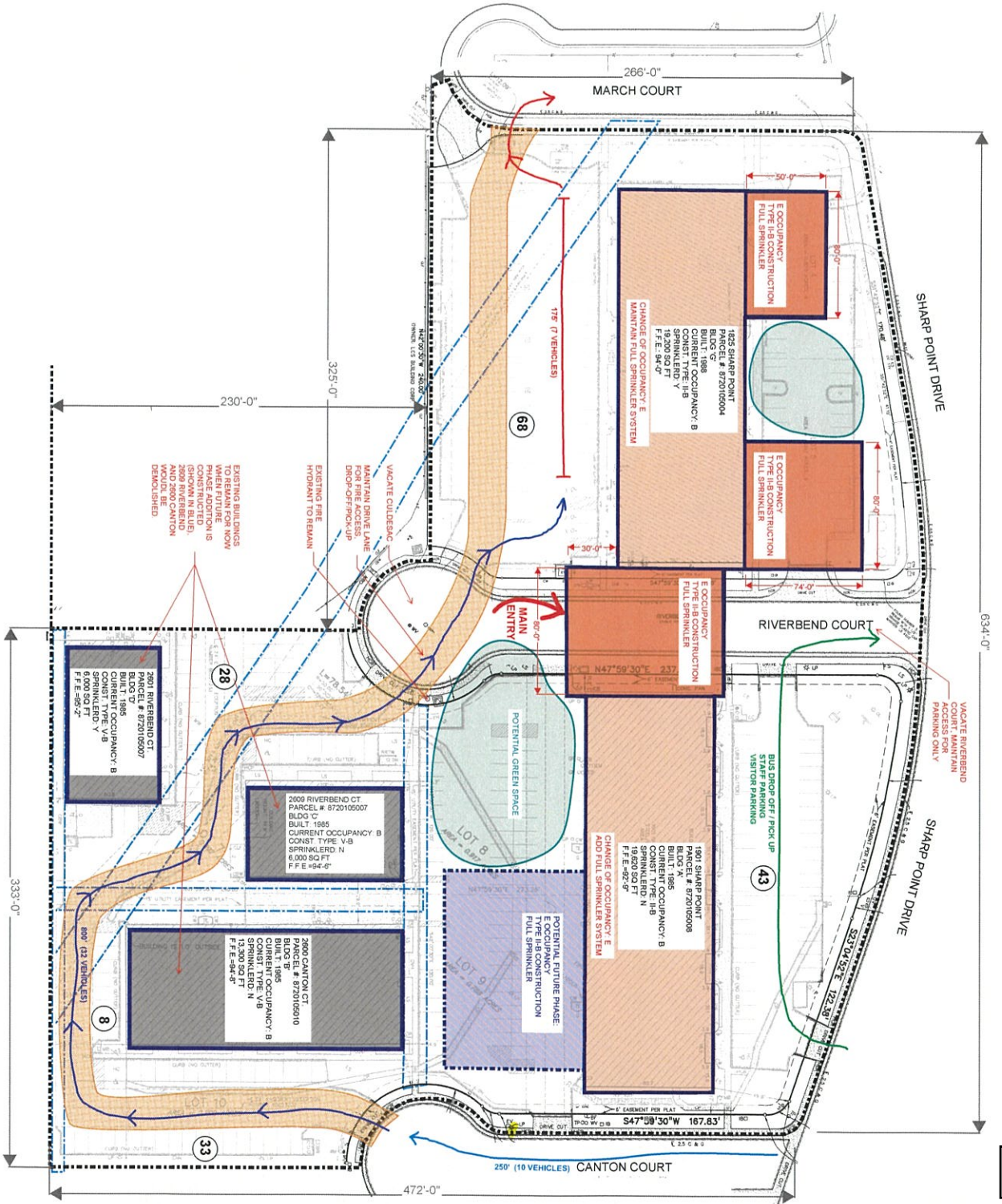
This project would have phased construction. The immediate phase would include renovations of 1825 Sharp Point for start of school in Fall 2025. The second phase would include the change of occupancy at 1901 Sharp Point as well as the construction of the three additions shown in red.

As the leases expire on the remaining three buildings: 2609 Riverbend and 2600 Canton would be demolished to accommodate another addition (shown in light blue).

CONFIRMED NOT IN A FEMA OR MUNICIPAL FLOOD PLAIN

LEGEND

- Area of renovation
- Area of addition
- Area of possible future addition
- Existing buildings to remain
- Outdoor play / new landscape area
- Proposed Access / Fire Lane
- Proposed Drop Off / Pick Up (175'-0", 7 vehicles)
- Proposed Queuing (800'-0", 32 vehicles)
- Proposed Queuing Overflow (250'-0", 10 vehicles)
- Property Line
- Utility Easement



CONCEPTUAL SITE PLAN - PROPOSED JUNIOR HIGH SCHOOL

Scale: 1" = 30'-0"

NEEMAN



07.18.2024

Section D, Item 1.

PR ED JUNIOR HIGH SCHOOL

182 192,200 Sq. ft.
 Part of parcel 182,200 Sq. ft. (immediately adjacent to school, additional parking remains for existing buildings to remain, not included in 111 space count)

Enrollment / Staff:
 7th and 8th grade students only
 Enrollment: 239 students
 Staff: 20 - 25 staff







Project Scope:
 A Poudre School District Charter School is considering purchase of the property between March Court and Canton Court southwest of Sharp Point Drive, including the 5 buildings indicated here.

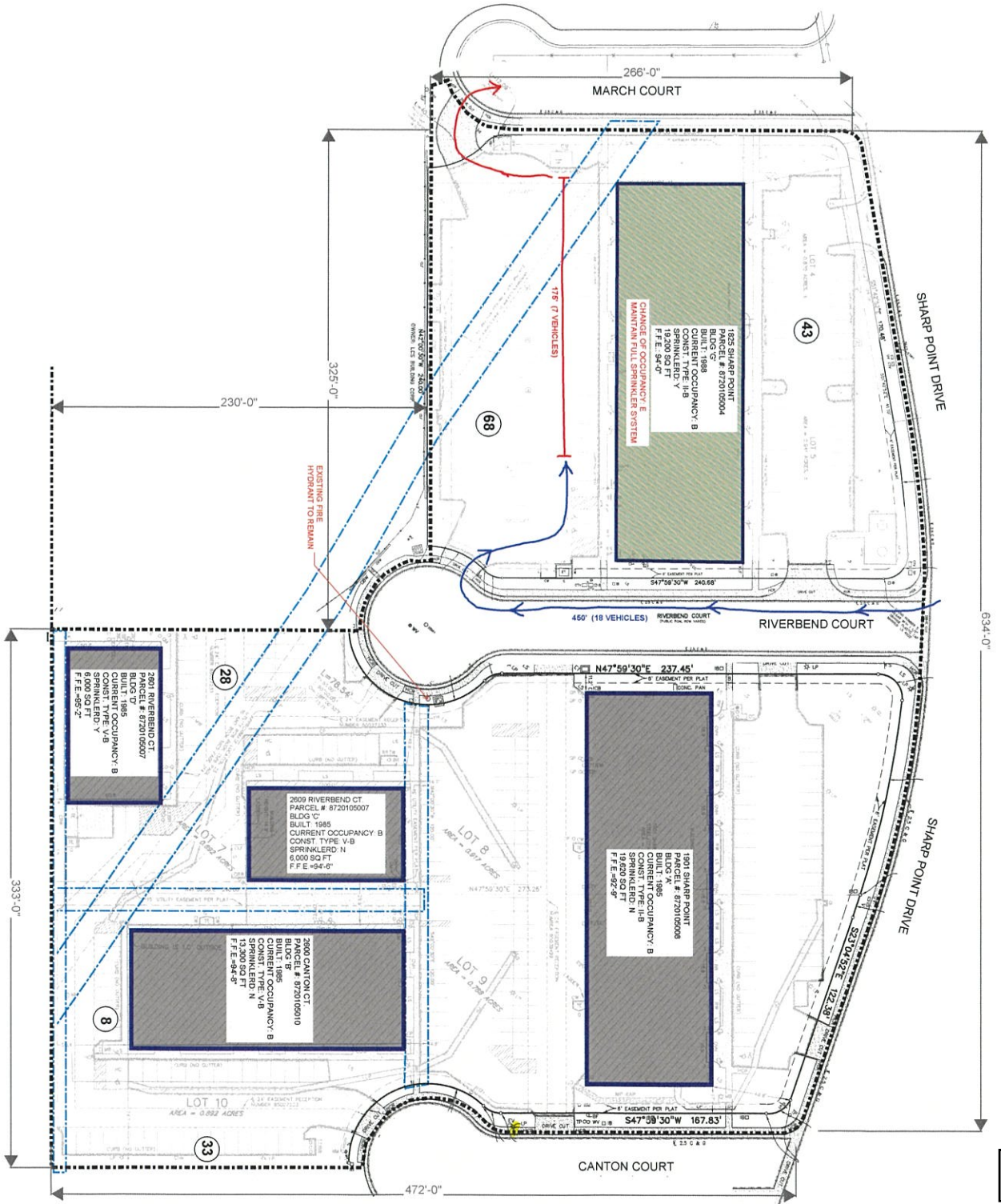
Project scope to include change of occupancy of 1825 Sharp Point from B to E occupancy, and tenant finish to accommodate classrooms, administration and support spaces. There are no site grading or drainage modifications, no landscape modifications, no changes to the facade and no utility modifications as part of this project.

Change of occupancy and renovations of 1825 Sharp Point to be complete for start of school, Fall 2025.

*CONFIRMED NOT IN A FEMA OR MUNICIPAL FLOOD PLAN

LEGEND

-  Area of renovation
-  Existing buildings to remain
-  Proposed Drop Off / Pick Up (175'-0", 7 vehicles)
-  Proposed Queuing (450'-0", 18 vehicles)
-  Property Line
-  Utility Easement



From: [Clark Mapes](#)
To: [David Garner](#); [Development Review Comments](#)
Subject: RE: [EXTERNAL] Overall Development Plan (ODP) and street design for North Mason St.
Date: Friday, May 12, 2023 10:58:31 AM

Just to answer your questions, that is exactly and precisely what the Infrastructure plan will resolve. I do know that the drainage system on the west side is indeed intended to serve the whole west side now and into the future

Clark Mapes
City of Fort Collins
Planning
970-221-6225

-----Original Message-----

From: David Garner <dgarner@fb2online.com>
Sent: Friday, May 12, 2023 10:05 AM
To: Development Review Comments <devreviewcomments@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>
Subject: [EXTERNAL] Overall Development Plan (ODP) and street design for North Mason St.

Hi Clark and Em,

You were right, there still is an outfall from the retention pond. It is hard to see based on the huge cotton wood and the elm growing on top of the pipe. Would you forward these pictures and questions to the appropriate city processes and the applicant?

1. Will the applicant be addressing clearing the outfall of the existing retention pond when they plan to increase the retention pond size?
2. Will the new retention pond be city owned property or transfer to the applicant during this process?
3. Will the new retention pond be expanded enough to allow it to be used for development in the other undeveloped lots near the subject property? If so, how is this documented so future developers can use this new resource as they plan? (I'm asking this because their seemed to be confusion on who built the existing retention pond.) This could be a great benefit to the city's adjacent land bank parcel and other potential projects surrounding the lots.
4. Will the storm drainage from the curb and gutter on the east side of the ODP drain into the pond or connect to the North College Storm drain?
5. Currently, the access road is not plowed by the city. Will the city be plowing this section of mason in the future? The current practice to store some of the snow from the access road on the corner of hibdon and the Mason access road.

Best of luck!

Thanks,
Dave

David Garner MBA
Fb2
dgarner@fb2online.com
970.846.4113

From: [Em Myler](#)
To: [JC Ward](#); [Development Review Comments](#)
Cc: [Marcy Yoder](#)
Subject: Re: Rescue Mission Dev Rev Comments
Date: Tuesday, March 7, 2023 9:34:53 AM
Attachments: [image001.png](#)

Thank you JC, I will send these comments to the applicants and save them for P&Z

From: JC Ward <jcward@fcgov.com>
Sent: Monday, March 6, 2023 10:10 PM
To: Em Myler <emyler@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>
Cc: Marcy Yoder <MYoder@fcgov.com>
Subject: Rescue Mission Dev Rev Comments

Hi Em,

I had a few people speak with me after the Rescue Mission neighborhood meeting who we did not get to during the Q&A. These were the comments that members of the public and residents of the area mobile home parks wanted included in the comments on the project to the decision-makers:

- The current design with the outdoor camping needs a building to separate the camping area from the view of Hickory Village Mobile Home Park. Right now, the residents of Hickory Village would only have their chain link fence and a fence the shelter installs separating them from shelter guests who camp. There are concerns that with the camping area being tucked behind the shelter’s buildings, guests might be problematic and would not have frequent enough security patrols. The request is a shift of the buildings/site plan so the areas that face residential neighborhoods have a visual barrier between “tent city” camping areas and the existing neighborhoods.
- Some neighbors requested a fence around the shelter (particularly the parts of the shelter that do not face College Ave. and face the more residential areas) 8 feet or greater and something more sturdy than chain link.
- Mobile Home Park residents with close proximity to the shelter are interested in getting funding for mitigation efforts, like repairing or upgrading the existing chain link fencing around their neighborhoods for security purposes. They did not say the developer or Rescue Mission should be responsible for paying for this, but asked that if the City approves this location, that someone provide some money to solve problems that come up because of the shelter’s guests and other people experiencing homelessness that might be attracted to the area because of the new facility.

Thank you,
JC

.....
JC Ward
Pronouns: she/her/hers

Senior City Planner - Neighborhoods
Neighborhood Services
970-224-6047 office
JCWard@fcgov.com



www.fcgov.com/neighborhoodservices/



PH: (970) 494-4200
FX: (844) 270-1824

4856 INNOVATION
FORT COLLINS, CO 80525

Section D, Item 1.

June 25, 2024

Dear Planning and Zoning Commission:

SummitStone Health Partners, Larimer County’s largest behavioral health provider, supports the building of a day and overnight shelter at 1311 North College Ave for our community members who are experiencing homelessness. This resource will provide a much-needed location where these community members will more easily access food, shelter, and other essential resources that will ultimately allow them to gain housing. Its proximity to other services allows for a community team approach to care which will not only help participants have easier access but will also leverage services for successful outcomes. The Rescue Mission has a history of being responsive to and has the experience to mitigate any community concerns.

Please approve this needed shelter.

Sincerely,

DocuSigned by:

Michael G. Allen, MBA, LCSW, CAS

31388A10563B40A
Michael G. Allen, MBA, LCSW, CAS
Chief Executive Officer
SummitStone Health Partners



Christine Cerbana
 345 Riva Ridge Dr., A-203
 Fort Collins, CO 80526
ccerbana@gmail.com
 (970) 227-5602

Aug. 27, 2024

Dear Members of the Planning & Zoning Commission,

Subject: Support for the Proposed Fort Collins Rescue Mission Shelter

I am writing to express my support as a resident of Fort Collins and as a member of Together Colorado Larimer County for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. Together Colorado is a nonpartisan, multiracial, and multifaith community organization. We value, uplift and protect the humanity and human dignity of every person, no matter the color of their skin, where they come from, or what they believe in. Our statewide organization comprises hundreds of faith leaders, congregations, and institutions across the state.

Homelessness is a pressing issue we care deeply about which is affecting people in Fort Collins. Building a new shelter can help address the immediate needs of individuals experiencing homelessness. This support can be pivotal in helping people transition to stable housing and regain independence.

I believe that this project will contribute positively to our city by:

- Creating a designated location for 24/7 shelter while nudging people into housing or treatment, serves to make the city hospitable to all residents. But it also reduces harm and puts unhoused individuals on a path to a better life.
- Addressing an existing and important need by providing 24/7 shelter and a safe place for homeless people, thus reducing the number of unhoused people sleeping in public spaces.
- Providing essential services and programs including job training as a comprehensive resource center designed to help individuals achieve stability and move towards a situation where homelessness is rare, short-lived, and non-recurring.
- Locating the shelter near other services and resources.
- is a permitted use in the Service Commercial (CS) zone district.
- complies with all applicable code criteria and aligns with the vision of the Housing Strategic Plan, as well as the principles in the City's comprehensive plan.

I urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter. By doing so, you will be taking a significant step toward addressing homelessness in our community and demonstrating our collective commitment to supporting those in need. We can create a more compassionate and inclusive society for all, **together**.

Thank you for your consideration.

Sincerely,

Christine Cerbana

From: [Sharlene Manno](#)
To: [Development Review Comments](#); [Melissa Matsunaka](#)
Subject: FW: support for rescue mission's planned shelter - public comment
Date: Wednesday, August 21, 2024 4:47:35 PM
Attachments: [image002.png](#)

Shar Manno
Administration Services Manager
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Birnbaum, Bernard <Bernard.Birnbaum@uchealth.org>
Sent: Wednesday, August 21, 2024 4:09 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] support for rescue mission's planned shelter - public comment

Dear Planning and Zoning Committee:

As a local Family Physician who provides care to the unhoused community, public health specialist and medical educator, I am writing to express my strongest support for Fort Collins Rescue Mission Shelter located at 1311 North College. This shelter will provide essential safety and care for our unhoused population and will offer services that are currently in terribly short supply. Lack of shelter increases emergency department visits and ambulance transports, police calls, and most importantly injury. Lack of shelter ensures bad outcomes for those on the street. Lack of a day shelter ensures that our unhoused population has to spend their time seeking safety and places to escape the elements in the community setting rather than having time to seek the medical or mental health treatment that they often need. People fending for themselves on the street cannot seek work, vocational rehab, or connection with others. They cannot leave their belongings and expect to still have them when they return. The location of the shelter on North College will place this vulnerable population in proximity to other city and county services that meet their needs and allow them to more successfully seek employment and permanent housing opportunity. For the most vulnerable it will enable a place to interact with care management teams that have clearly been shown to increase the likelihood of finding housing and healthcare.

I have reviewed the plans submitted by the Fort Collins Rescue Mission. They are proposing a facility that will be aesthetically pleasing. It will honor the lives of the clients they hope to serve and the neighborhood in which they'll be located. Moreover, it is a large enough facility to meet the needs of the population that is currently forced to make do outside. There will be improved nutrition services, space for people to safely rest during the day, and place to store gear and belongings. I'm sure you will have complaints from local neighbors. Review of the plans reveals that the Rescue Mission planners have taken this into account and designed a building to minimize impact.

Our community needs this. Please approve the project and allow it to move forward!

Bernie

Bernard Birnbaum, MD (He/Him)

Associate Residency Director, Fort Collins Family Medicine Residency Program
Assistant Clinical Professor of Family Medicine, CU School of Medicine
Board Member, Larimer County Department of Health and Environment
1025 Pennock Place
Fort Collins, CO 80524
○ 970-495-8800

F 970-495-8820
Bernard.birnbaum@uchealth.org
uchealth.org



From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: FW: 24/7 shelter
Date: Monday, August 26, 2024 10:00:38 AM

Shar Manno
Administration Services Manager
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Van Buren, Mary <Mary.VanBuren@ColoState.EDU>
Sent: Monday, August 26, 2024 9:19 AM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] 24/7 shelter

Dear Zoning Commission,

I am writing in support of the 24/7 shelter proposed by the Fort Collins Rescue Mission. We desperately need a facility like this to provide services for our unhoused population which is currently underserved despite the best efforts of local NGOs. Since I moved here in 1990 our unhoused population has grown, and the facilities needed to care for them have not kept pace.

People complain about unsheltered individuals being in public spaces and then complain about a facility being constructed in their neighborhood. Just where are people supposed to go? NIMBYism is universal and understandable. However, everybody's needs should be met by the community, not just those who already have a place to live,

Sincerely,

Mary Van Buren
605 Peterson St.
Fort Collins, CO 80524

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Rescue Mission's new homeless shelter
Date: Sunday, August 25, 2024 4:29:15 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ann Corran <anncorran@gmail.com>
Sent: Friday, August 23, 2024 5:15:01 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Rescue Mission's new homeless shelter

Hello,

We would like to voice our support for the proposed new Fort Collins Rescue Mission's homeless shelter in North Fort Collins.

We can all benefit from a 24/7 shelter to keep our streets safe and to give men a path to employment and housing.

Thank you for your time and consideration to this important matter.

Kind regards,

Ann and Peter Corran
1121 Akin Ave, Fort Collins, CO 80521

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Support for the Proposed Fort Collins Rescue Mission Shelter
Date: Tuesday, August 27, 2024 9:17:57 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Terry <mstnolan@gmail.com>
Sent: Tuesday, August 27, 2024 9:16:48 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Support for the Proposed Fort Collins Rescue Mission Shelter

Dear Members of the Planning & Zoning Commission,

I am writing to express my heartfelt support for the proposed Rescue Mission Shelter at 1311 North College. This thoughtful, community-enhancing proposal is our opportunity to take action around the values we profess.

I am a resident of Fort Collins, and I believe this particular project benefits both our city and its members who have nowhere to go.

It is situated near other services necessary for vulnerable members of our community to transition to independence, placed where such a purpose is clearly allowed, and employs thoughtful design elements such as architecture compatible with the surroundings, adequate parking, and outdoor gathering space away from the street. It includes landscaping and lot placement that provides privacy and a buffer between the shelter and surrounding neighborhoods. Its details serve to enhance the area while providing much needed space for people otherwise sleeping in public spaces.

Please approve this exceptional opportunity for our community that reflects the commitment to support those in need.

This is the time, this is the plan, this is the place.

Sincerely,

Terry Nolan
2118 Sandbur Dr.
Fort Collins, CO 80525

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: Fwd: [EXTERNAL] Yes to the Rescue Mission
Date: Tuesday, August 27, 2024 6:48:34 AM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Lori Feig-Sandoval <lfeigsandoval@gmail.com>
Sent: Monday, August 26, 2024 10:23:15 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Yes to the Rescue Mission

Dear Planning & Zoning Commission Members,

Please vote to approve the construction of the 24/7 shelter proposed at 1311 N College for the people in our community who need our support as they experience homelessness, hopelessness, rejection, and perhaps even resentment towards those in positions to help them but who refuse to do so.

The application by the Rescue Mission meets all of the zoning and building code criteria, has an excellent building design with many aesthetic improvements to the area, and has an excellent track record of moving men into housing from homelessness. Please ask yourselves why would we not go forward with it?

This is Fort Collins' chance to do our absolute best to show compassion for our fellow citizens, and live the City's talk of equity and inclusion for all.

More importantly it's the best way to give the least of us a path towards work and towards thriving lives. This in turn will benefit our businesses.

Some business owners say that homeless people congregate and deter business at their storefronts; so... let's keep them from congregating on the street. Let's welcome them into a shelter where they receive services, and that way, it's a win win for them and for businesses.

We desperately need this shelter; the Rescue Mission at the corner of Jefferson and Linden Street is beyond crowded, and in the first six months of 2023 had more than 1200 turn-aways; it simply isn't big enough and there's not enough room there to sufficiently expand.

The proposed North College site will have the necessary capacity to help these people become contributing Fort Collins residents.

Please make sure we capitalize on the gift of this land, and on the momentum and support we have from the community at large. Please be a light for these fellow citizens, and see how it will illuminate our city and our future.

Thank you for all your work, and for your time in reading this.

Lori Feig-Sandoval

970 568-8481, landline

404 583-3196, cell

From: [Sharlene Manno](#)
To: [Development Review Comments](#)
Subject: FW: [EXTERNAL] Support for the Fort Collins Rescue Mission Expansion
Date: Thursday, August 22, 2024 12:33:33 PM

Shar Manno
Administration Services Manager
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Dr. Lefty Rogers <dr.lefty.rogers@gmail.com>
Sent: Thursday, August 22, 2024 12:26 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Support for the Fort Collins Rescue Mission Expansion

I will not be able to attend the City Council meeting when you discuss the expansion to the Fort Collins Rescue mission, but I want to express my full support for this project! I am truly excited at the prospect of expanding the mission to provide badly needed resources. The folks there, along with the Homeward Alliance, do amazing work with limited resources. The very least we can do is lend our support.

Best,
Mark Rogers
Fort Collins

Bob Pawlikowski
307 Bowline Ct.
Fort Collins, CO 80525

bobpawlikowski@gmail.com
970-590-4507
8/26/2024

Dear Members of the Planning & Zoning Commission,

Subject: Support for the Proposed Fort Collins Rescue Mission Shelter

I am writing to express my support for the proposed Fort Collins Rescue Mission Shelter located at 1311 North College. Homelessness is a pressing issue that is affecting people in Fort Collins. Building a new shelter can help address the immediate needs of individuals experiencing homelessness. This support can be pivotal in helping people transition to stable housing and regain independence.

As a resident of Fort Collins, I believe that this project will contribute positively to our city by:

- addressing an existing need by providing 24/7 shelter and a safe place for homeless people. This reduces the number of unhoused people sleeping in public spaces.
- supporting our most vulnerable community members, by providing essential services and access to programs including job training.
- locating the shelter in close proximity to other services and resources.
- enhancing the aesthetics of the area with compatible architecture, landscaping and public improvements.

My understand is that in addition to supporting our community and fulfilling an important need for unhoused individuals, Fort Collins Rescue Mission Shelter:

- is a permitted use in the Service Commercial (CS) zone district.
- will be compatible with the surrounding area and existing buildings by:
 - proposing a building with 2 wings that reduces the overall massing of individuals.
 - proposing putting the outdoor amenity space near the rear of the building to limit visibility from the street.
 - providing adequate parking on the property for all staff and visitors.
 - proposing putting the building close to Mason Street (away from the western property line), which provides a buffer between the existing neighborhood to the west across the future regional stormwater management facility.
 - incorporating landscaping along the north property line to promote privacy
- complies with all applicable code criteria and aligns with the vision of the Housing Strategic Plan, as well as the principals in the City's comp plan.

I urge the Planning & Zoning Commission to approve the proposed Fort Collins Rescue Mission Shelter. By doing so, you will be taking a significant step toward addressing homelessness in our community and demonstrating our collective commitment to supporting those in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'BP', with a long horizontal line extending to the right.

Bob Pawlikowski

From: [Jon Geller](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Proposed Fort Collins Men's Homeless Shelter
Date: Tuesday, August 20, 2024 3:35:21 PM

Hello,

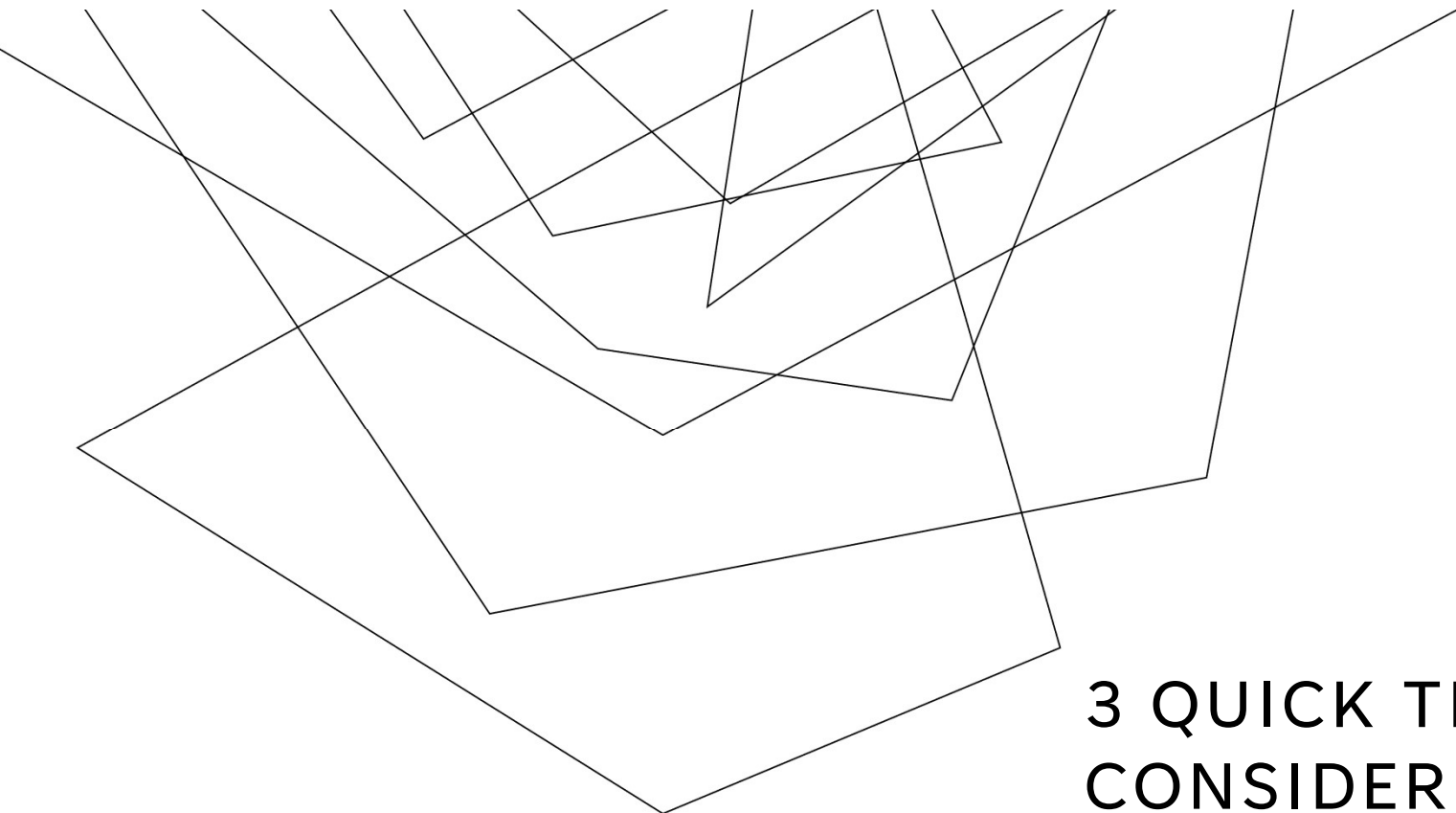
This is Dr. Jon Geller, Founder of The Street Dog Coalition. We work on a weekly basis with unhoused pet owners at the Murphy Center, and other Northern Colorado locations. I know that the new proposed homeless shelter is being designed and built by Rescue Mission, but at a preliminary meeting with the design team they indicated the shelter would not be 'pet-friendly'. Based on the number of unhoused men that have pets, and the importance of these pets in their lives, I strongly recommend that the city require a design update that allows for pets to stay at the proposed shelter with their owners. It would be difficult and costly to retrofit this change at a later time.

The Street Dog Coalition would potentially be able to provide intake, screening and basic preventive veterinary care as needed. Please feel free to contact me with any questions.

Sincerely,
Jon Geller

--

Jon Geller, DVM, (CSU '95), ABVP Diplomate *emeritus*, MPH (UMN '24)
Cell 970 219-1959
Founder, The Street Dog Coalition
Faculty, Colorado School of Public Health
Distinguished Fellow, National Academy of Practice
thestreetdogcoalition.org



3 QUICK THINGS TO CONSIDER ABOUT THE PROPOSED HOMELESS SHELTER

CONSIDERATION # 1

3.5.1(A) refers to
“OPERATIONAL
CHARACTERISTICS”
needing to be
“COMPATIBLE” (which is
a defined term in the LUC)

41-BEDS vs.
200-BEDS vs.
250-BEDS

ALL HAVE VERY
DIFFERENT

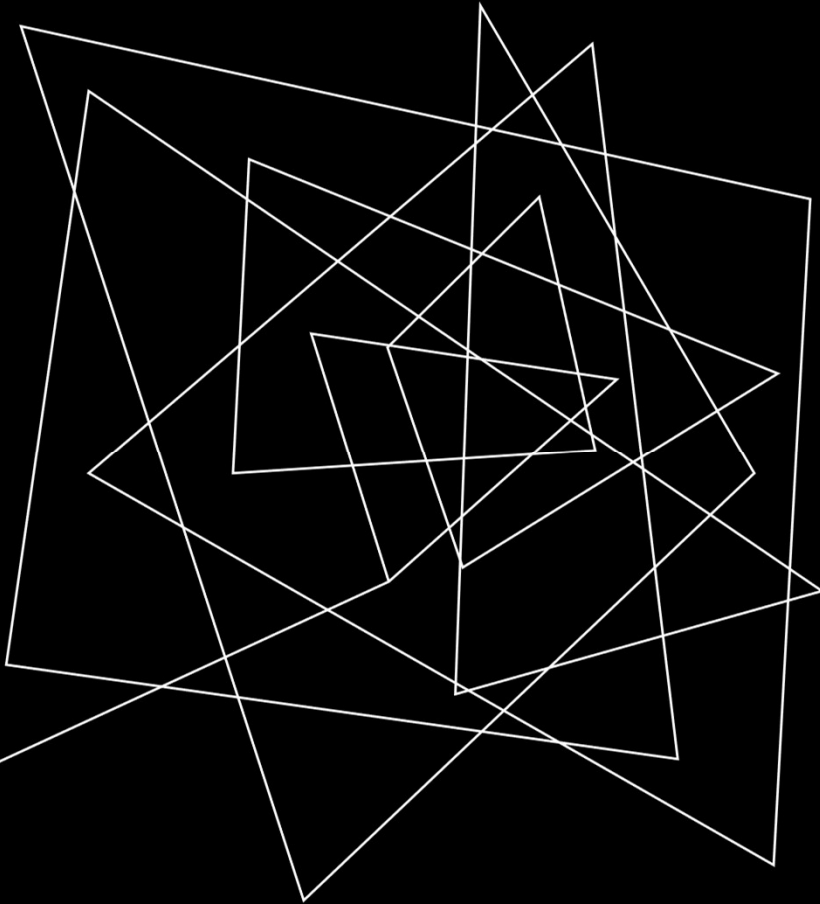
**“OPERATIONAL
CHARACTERISTICS”**

CONSIDERATION #2

Pages 20 of the **North College Corridor Plan**

The section is titled **“NEGATIVE EFFECTS OF CONCENTRATING SOCIAL SERVICE AND TAX-EXEMPT USES IN THE CORRIDOR.”**

Please read this, and the entire context of the chapter this section is within!



CONSIDERATION #3

THE STATE GRANT
APPLICATION FOR THIS
PROJECT STATED

“200-BEDS,”

NOT 250-BEDS



AGENDA

August 22, 2023

1:00 p.m.		Call to Order	Anthea Martin
1:00 p.m.		Introduction	Andrew Paredes
1:10 p.m.		Transformational Homelessness Response Grant Program NOFA Final Set of Awards	Nellie Stagg
	<u>Project #</u>	<u>Application Review</u>	<u>Presenters</u>
1:20 p.m.	33214	Irving at Mile High	Wayne McClary Aaron Miripol Sarah Batt
1:30 p.m.	33225	Response Shelter TAHG	Pammela Gibson Shannon Meyer
1:40 p.m.	33238	Fort Collins Rescue Mission TAHG	Natalie Wowk Seth Forwood
1:50 p.m.	33258	Bridge House Ready to Work Englewood TAHG	Wayne McClary Melissa Green William Sweeney
2:00 p.m.	33276	Mountain View Flats TAHG	Demetra English James Ginsburg Zoe LeBeau
2:10 p.m.	33335	Delta Shelter TAHG	Olivia Cook Elyse Ackerman- Casselberry Meganne Robinson

Reasonable accommodation provided upon request for persons with disabilities. If you are a person with a disability and require an accommodation, please notify Laura Caine at laura.caine@state.co.us by August 17, 2023. The Department of Local Affairs TDD/TTY Number is 303.864.7758.

Recordings of the meetings are available at <https://cdola.colorado.gov/state-housing-board>. They are unaltered from the meetings as held. A copy of the Board votes are in the transcripts attached to the event.

cc: Rick M. Garcia Alison George State Housing Board Members OFHS





MEMORANDUM

To: Members of the State Housing Board
From: Kristin Toombs, Director, Office of Homeless Initiatives; Nellie Stagg, Transformational Homelessness Response Manager, Office of Homeless Initiatives
CC: Alison George, Director, Division of Housing; Andy Phelps, Governor's Office
Date: August 4, 2023
Re: Transformational Homelessness Response Grant Program NOFA Final Set of Awards

Overview:

This memo regarding the Transformational Homelessness Response Grant Program Notice of Funding Availability (Homelessness Response NOFA), requests approval of the DOH Staff Review & Recommendations for the second and final set of awards from the NOFA.

Background:

The Colorado Department of Local Affairs (DOLA), through its Division of Housing (DOH) Office of Housing Finance and Sustainability (OHFS) and Office of Homeless Initiatives (OHI), created two separate but related programs, both of which were created by Colorado House Bill 2022 1304 (HB22-1304) (\$138,000,000) and Colorado House Bill 2022 1377 (HB22-1377) (\$105,000,000): (1) the Transformational Affordable Housing, Homeownership, and Workforce Housing Grant Program (TAHG) and (2) the Transformational Homelessness Response Grant Program.

The aim of the Transformational Homelessness Response Grant Program NOFA is to create a future where homelessness is rare and brief when it occurs, and no one gets left behind. The NOFA achieves this aim by advancing and implementing proven solutions and program models that reduce homelessness in a holistic and sustainable way. Any project and all activities proposed within a project must have the primary aim of preventing or ending participants' homelessness as efficiently and effectively as possible. Requested funding for eligible activities in the NOFA should be for costs that are not funded or reimbursable by Medicaid, other insurance, or other funding sources, as applicable for activities that are eligible under other potential funding sources, to ensure that these funds have as large of a transformational effect as possible on Colorado's homeless response system. Finally, each applicant must also demonstrate how the funds will be fully expended by December 31, 2026.

Eligible uses for NOFA funds include:

- (a) Program Models and Activities: Street Outreach; Emergency Shelter; Transitional Housing; Bridge Housing; Eviction and Homelessness Prevention; Rapid Re-Housing; and/or Supportive Housing
- (b) Systems Improvement Activities: Data Collection, Management, Analysis, and System Integration; Coordination; and/or Resource Utilization Acceleration

Application Reviews:

The NOFA has two rounds of applications, with the first round of applications due on February 15, 2023 and the second round of applications due on June 15, 2023. Some of the projects also requested funds through the TAHG NOFA.

DOH received 77 applications requesting over \$212M for the first round, and the State Housing Board has previously approved \$33,075,614 for the first round of funding on May 9, 2023; with an additional \$180,000 addendum on July 25th, 2023.

DOH received an additional 32 applications requesting over \$49M for the second round of funding, and considered these proposals alongside the deferred round one THR applications and remaining 15 homelessness focused TAHG applications requesting over \$100M in funds. In total there were \$304M in funding requests considered for this second and final round of THR grant awards.

Applications were evaluated in following ways:

- 1) **Scoring:** Each application was scored by two reviewers based on the criteria noted in the NOFA: Program Design informed through Lived Expertise; Services Capacity and Experience; Services Standards; Safety and Security Planning; Outcomes; Homeless Management Information Systems (HMIS); Commitment to Quality; Housing-Focused; Transformational; Greatest Impact and Intended Targeted Population(s); Proof of Concept; Collaborative; Sustainability; Local Match; Transportation/Connectivity; and Low Barrier to Entry.
- 2) **Activity and Timing Accuracy:** Each application was reviewed to confirm eligibility and accuracy to the requested activity. For example, if an application included a request for Bridge Housing, the review team reviewed to confirm it was aligned with Bridge Housing model, per DOH’s Program Model Comparison.
- 3) **Reasonableness:** Application budgets were reviewed for reasonableness in amounts and types of expenses and recommendations were adjusted accordingly.
- 4) **Geographic Distribution / Duplication:** Applications were reviewed to ensure geographic distribution across the state as much as possible and reduce duplication where possible.
- 5) **Requests to Both NOFAs:** For applications that requested funds from both Transformational NOFAs, funding recommendations were made in partnership between OHI and OHFS, considering alignment with both the programmatic priorities as well as financial viability.
- 6) **Prevention Requests:** OHI staff reviewed the over \$75M in funding for Eviction/Homelessness Prevention (EHP) and Rapid Re-housing (RRH) requests. In conjunction with a Subject Matter Expert, staff prioritized funding applications seeking to provide services that future Prop 123 funded grant programs may not be able to cover such as Rapid Re-housing and EHP for populations potentially not covered such as individuals without a court summons. To maximize the impact and accessibility of these resources to Coloradans throughout the state, priority was given to projects that served statewide, or larger regional focus areas instead of to a specific municipality or county.

DOH Staff Recommendation:

DOH staff recommends SHB’s approval of the Review Team’s funding recommendations to the following 26 applications, for a total of \$64,354,458.51:

Activities Legend:
SO = Street Outreach
EHP = Eviction/Homelessness Prevention
TH = Transitional Housing
BH = Bridge Housing
ES = Emergency Shelter
RRH = Rapid Rehousing
SI = Systems Improvement

Projects recommended for funding

TRANSFORMATIONAL HOMELESSNESS RESPONSE JUNE APPLICATIONS

Project #	Applicant Name	Project Name	Proposed Service Area	Activities	Amount Requested	Funded Recommended 1377	Funded Recommended 1304	Total Funding Recommended
24-205	City of Arvada		City of Arvada	SO, ES & BH	\$1,914,000.00	\$1,914,000.00		\$1,914,000.00
24-206	City of Greeley		Weld County (Greeley)	SO, BH & RRH	\$3,421,400.00	\$1,272,000.00	\$2,149,400.00	\$3,421,400.00
24-207	City of Loveland	Loveland_Outreach	City of Loveland	SO	\$595,000.00	\$595,000.00		\$595,000.00
24-210	CNDC dba Outreach Fort Collins		Larimer County	SO	\$250,000.00	\$250,000.00		\$250,000.00
24-212	Community Investment Alliance	CIA_The Alliance	La Plata County	BH	\$1,029,500.00	\$1,029,500.00		\$1,029,500.00
24-215	Hilltop Health Services Corp.		Montrose & Delta counties	SO, EHP, RRH, Data & SI	\$842,429.88	\$163,500.00	\$678,929.88	\$842,429.88
24-216	Homeward Alliance, Inc	HWA_The Collaborative	Statewide	Data & SI	\$273,125.00	\$273,125.00		\$273,125.00
24-217	Homeward Alliance, Inc	HWA_MC&SV	Larimer County	ES & PSH	\$1,350,000.00	\$1,350,000.00		\$1,350,000.00
24-219	Housing Solutions for the Southwest		Archuleta, Dolores, La Plata, Montezuma & San Juan counties	EHP & SI	\$1,455,537.00	\$172,200.00	\$1,283,337.00	\$1,455,537.00
24-221	Manna - The Durango Soup Kitchen	Manna_SW CO	La Plata & San Juan counties	SO, BH, EHP, RRH & SI	\$1,696,000.00	\$853,400.00	\$842,600.00	\$1,696,000.00
24-223	Metro Denver Homeless Initiative, Inc.	MDHI_Data	Denver Metro	Data	\$631,580.00	\$631,580.00		\$631,580.00
24-225	Second Chance Center, Inc		Adams, Arapahoe & Denver counties	TH, BH & SI	\$3,317,149.00	\$3,317,149.25		\$3,317,149.25
24-230	United Way of Morgan County	Morgan County Action Team	Morgan County	SO, BH, RRH, & SI	\$3,566,044.38	\$1,423,969.26	\$2,142,075.12	\$3,566,044.38
					\$20,341,765.26	\$13,245,423.51	\$7,096,342.00	\$20,341,765.51

TRANSFORMATIONAL HOMELESSNESS RESPONSE FEBRUARY APPLICATIONS

Project #	Applicant Name	Project Name	Proposed Service Area	Activities	Amount Requested	Funded Recommended 1377	Funded Recommended 1304	Total Funding Recommended
23-122	CEDP RRH Request RRH / EHP	CEDP_RRH	Statewide	EHP/RRH	*\$31,215,332.40	\$0	\$13,729,518	\$13,729,518
23-134	Denver Housing Stability	DH_Family Campus-RRH	City & County of Denver	RRH	\$5,000,000.00	\$0	\$2,000,000	\$2,000,000
23-149	La Puente Home, Inc.	La Puente_Housing Stability	Alamosa, Conejos, Costilla, Rio Grande & Saguache counties	EHP/RRH	\$870,000.00	\$0	\$870,000	\$870,000
23-151	Lake County	Advocates_Lake County	Lake County	SO	\$1,502,250.00	\$500,000	\$0	\$500,000
23-166	The Pinon Project Family Resource Center	Pinon Project_Cortez&Montezuma	Montezuma County	RRH	\$1,026,043.20	\$0	\$45,000	\$45,000
23-173	United Way of Weld County - EHP	UWWC_HNC	Weld County	EHP	\$2,327,028.00	\$0	\$82,500	\$82,500
23-176	West Mountain Regional Health Alliance	WMRHA_Valley Alliance	Eagle, Garfield & Pitkin counties	EHP/RRH	\$5,000,000.00	\$0	\$1,313,640	\$1,313,640
23-144	HomewardBound of the Grand Valley	HBGV_Shelter	Mesa County	SO	\$2,811,018.00	\$494,386	\$0	\$494,386
					\$44,751,671.60	\$994,386.00	\$18,040,658.00	\$19,035,044
					<i>*Reflects CEDP cumulative grant request totals</i>			

TAHG/THR CO-APPLICATIONS

Project #	Applicant Name	Project Name	Proposed Service Area	Activities	Amount Requested	Funded Recommended 1377	Funded Recommended 1304	Total Funding Recommended
23-164	Response	Response_Roaring Fork Valley	Pitkin, western Eagle & Garfield counties	TH, RRH	\$4,750,000	\$4,337,000	\$363,000	\$4,700,000
23-105	Bridge House	Ready to Work Englewood	Tri-Cities: Sheridan, Littleton & Englewood	TH	\$7,022,360	\$4,287,337	\$0	\$4,287,337
23-163	Recovery Works	Mountain View Flats	Jefferson County	ES, BH	\$15,426,050	\$7,809,000	\$0	\$7,809,000
23-111	City of Delta	Delta_Shelter	Delta	ES, SO	\$2,681,312	\$2,681,312	\$0	\$2,681,312
23-135	Denver Rescue Mission	Ft. Collins Shelter (Hibdon Court)	Larimer & Weld counties	ES	\$13,000,000	\$1,000,000	\$4,500,000	\$5,500,000
					\$42,879,722	\$20,114,649.00	\$4,863,000.00	\$24,977,649

PROJECT DEVELOPMENT APPLICATIONS



Project Name:	The Irving at Mile High Vista	DOH Application # 33214
Applicant:	Urban Land Conservancy	Housing Development Specialist: Wayne McClary Asset Manager: Jamie Barnett-Whaley Underwriter: DeNina Washington
Developer:	Urban Land Conservancy	
Contact For Applicant		
Name:	Aaron Miripol	Organization: Urban Land Conservancy
Title:	President and CEO	Email: aaron@urbanlandc.org



Overview

Project County:	Denver
Project Address:	3270 W Colfax Ave, Denver , CO 80204
Project Type:	Rental
Project Activity:	New Construction
Type of Housing:	Multi-family Apartments

Population Served:	Family
# Stories in tallest building	7
# Elevators	2
Energy Efficiency Program/Certification	National Green Building Standard (NGBS)
Affordable units created/preserved:	102

Requested Funding Amount:	\$5,000,000.00
Staff Recommended Funding Amount:	\$4,080,000.00
Proposed Funding Source:	HDG
Proposed Funding Activities:	Construction Costs

Project Description

Urban Land Conservancy (ULC) is requesting \$5,000,000 for new construction of the Irving at Mile High Vista (the Irving), a proposed 102 apartment development with studios to three bedroom units at 20-80% AMI. Urban Land Conservancy has been working in the West Colfax community for 15 years and the Irving will be the last parcel at Mile High Vista to be developed within a zone lot that includes Rodolfo "Corky" Gonzales Library and the Avondale Apartments. ULC has been instrumental in the success of the development of the Library and Avondale Apartments. Nearly a quarter of the units (25) will be restricted at or below 30% AMI.

The building floor plan is an "L" that efficiently utilizes the parcel configuration to maximize parking and number of units. The building will be seven stories with a concrete podium including approximately 32 covered parking spaces and an additional two uncovered parking spaces. The main entry will be from Colfax Ave and with additional entry from the resident parking area. The ground floor will include leasing offices, a flexible community room and a large bike storage area. Above the podium, there will be six levels of residential floors using a double-loaded corridor configuration serviced by two elevators and two stairs. In order to encourage residents to use the stairs, promoting wellness, the stairs will be bright, colorful and filled with natural light. Shared laundry rooms will be located on alternating residential floors. Both stairs and the elevators will extend to the roof to a 1200 square foot roof terrace with views spanning Pikes Peak, the Front Range, and downtown. The roof amenity will include outdoor seating and shading structures.

The Irving apartments will be designed utilizing universal design so that people with disabilities can easily maneuver through the homes. Each home will have electric appliances including electric ranges with exhaust ducted to the outdoors. The units will be heated and cooled via wall PTAC units with heat pump heating. The common spaces will be heated and cooled with a combination of electric unit heaters at the base and two split heat pumps located at level 3 and 7. Domestic hot water systems will be provided by a central air source heat pump system located at the rooftop. This building will be all electric with the exception of a diesel generator that will be utilized for emergency power as required by life safety for the fire pump, elevators, and emergency egress lighting.

The site is adjacent to the Rudolfo "Corky" Gonzales Library, which has significant resources available for the residents including a digital arts and media studio, computer lab, meeting rooms and an Idea Lab with sewing/ quilting machines, embroidery machine & digitization software, 3D printer, a wide variety of tools (power, hand and jewelry). The Irving is across the street from Cheltenham Elementary School, Girls Inc and the Boys & Girls Club all serving children from ages 5-18. The #16 bus stop is less than a block away and two light rail stops on the West line are less than a ½ mile away. Paco Sanchez Park, a community park 1.5 blocks southwest of the development, has a children's playground, a skate park, picnic areas and other amenities. The Rude Park and Recreation Center is 0.3 miles to the southeast and has ball fields, children's play equipment, trails, picnic areas and a creek while the recreation center has a gymnasium, exercise room, indoor swimming pool, and multi-purpose room. The nearby Lakewood Gulch that connects to the extensive Denver bike trail system.

Unit Mix

Unit Type	0-BR	1-BR	2-BR	3-BR	4-BR	Total	Income Limit
HDG-Assisted	2	14	3	2		21	30% AMI
Other Affordable	0	3	1	0		4	30% AMI
Other Affordable	1	23	3	2		29	50% AMI
Other Affordable	1	13	2	1		17	60% AMI
Other Affordable	2	25	3	1		31	80% AMI
Total	6	78	12	6		102	

Visitable units: 102

Accessible units: 6

Accessible units - sensory impairment: 6

Affordability Period

HUD Affordability Period (Years): 0

Additional DOH Affordability Period (Years): 30

Project Budget

Sources	Amount	Status/Notes
DOH HDG request	\$4,080,000	
Wells Fargo Permanent Loan	\$9,150,000	Committed
4% LIHTC Proceeds	\$18,615,233	Committed
State Tax Credit Proceeds	\$4,740,000	Committed
City of Denver non-federal loan	\$4,080,000	Pending
Capital Magnet Fund - IDF loan	\$652,000	Pending
Energy Efficiency Grant	\$100,000	Committed
Solar Tax Credit	\$22,596	Committed
Energy Tax Credit	\$44,000	Committed
Deferred Development Fee	\$1,754,197	Committed
Total:	\$43,238,026	

Uses	Amount	Notes
Site Improvements	\$708,648	
Construction	\$31,981,444	
Professional Fees	\$1,557,890	
Construction Finance	\$2,677,994	
Permanent Finance & Syndication	\$582,250	

Soft Costs	\$837,300	
Developer Fee/Profit	\$4,227,500	
Reserves	\$665,000	
Total:	\$43,238,026	

DOH Eligible Activity(ies): Construction Costs

Matching Funds Liability Incurred (\$): \$4,080,000
Matching Funds Provided (\$): \$27,435,233
Source(s) of Local Match: LIHTC Proceeds \$23,533,233
City of Denver \$4,080,000

Project Assessment

Management Capacity

1. Urban Land Conservancy is the developer. The President and & CEO, Aaron Miripol has been with ULC since 2007. To date ULC has invested in 47 properties, including over 3,000 permanently affordable homes, totaling \$177 million and leveraging over \$1.2 billion in development.
2. Sarah Batt is the consultant. She has been a consultant since 2006. Sarah has managed all aspects of affordable housing development for multiple clients in the Metro Denver area. This includes all aspects of due diligence necessary for closing acquisition/rehab and new construction projects.
3. The property manager, Syringa Property Management, Inc. has provided rent-up services to over thirty new construction Low Income Housing Tax Credit properties.
4. Pinkard Construction will be the general contractor. Pinkard has constructed more than 78 affordable housing projects across the Colorado Front Range.
5. Studio Completiva, the architect, has experience with planning and design of mixed-use, multi-residential projects, including market-rate, mixed income, affordable, and senior housing.

Previous DOH funding received by the Applicant, Sponsor, or Developer:

32784 ULC - AHIF \$10,000,000
31721 ULC Johnson and Wales Acquisition - HDG \$2,500,000

Public/Private Commitment

1. Wells Fargo has provided an LOI for the permanent loan dated 5/30/2023 with a loan amount of \$9,150,000, interest rate of 5.75%, loan term 18 years, and the amortization is 40 years. Chase Bank has provided LOI for the permanent loan dated 6/28/2023 with a loan amount of \$9,150,000, interest rate of 5.43%, loan term 17 years, and the amortization is 40 years.
2. Wells Fargo has provided an LOI dated 5/23/2023 for 4% LIHTC Equity totaling \$19,831,403 (\$0.90 per credit); CO State Tax Credit Equity of \$4,259,148 (\$0.71 per credit); and Solar Tax Credits totaling \$21,596. US Bank has provided an LOI dated 7/20/2023 for 4% LIHTC Equity totaling \$19,180,838 (\$0.87 per credit); CO State Tax Credit Equity of \$4,739,052 (\$0.79 per credit); and Solar Tax Credits TBD at \$0.87 per credit.
3. The City of Denver has provided a letter of support for the project dated 7/21/2022, indicating the project is eligible to apply for a loan up to \$15,000 per unit to a maximum of \$2,225,000 with any request

exceeding these limits considered on a case-by-case basis. DOH staff conversations with Denver indicate they are likely to award \$4,080,000.

4. Denver’s office of Climate Action, Sustainability & Resiliency has awarded \$100,000 to enable the transition to the all-electric design.
5. The developer is deferring \$1,754,197 of developer fee.

Project-Based Voucher Details:

Type	Source	Number	Status
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None

Market Demand

Prior & Associates provided a market study dated 6/21/2022:

1. The existing 20%, 30%, 50%, 60% and 80% AMI units in the PMA provide shelter for 9.0% of the PMA’s income- and size-qualified renters.
2. Completion of the subject and all other LIHTC projects in the development pipeline will increase the PMA’s required LIHTC capture rate to 12.0%, including 0.3% at 20% AMI, 5.2% at 30% AMI, 20.1% at 50% AMI, 23.3% at 60% AMI and 2.8% at 80% AMI.
3. The surveyed income-restricted units were 1.9% vacant, all LIHTC projects had high historical occupancy rates.
4. The subject’s proposed rents are at 90% or the maximums, are attainable and at least 6% lower than the weighted average Class B market-rate effective rents, providing a very good value.

Project Metrics

Metric	Project Data	Range
Total Development Cost per Sq. Ft.	\$400.75	Up to \$470
Hard Cost per Sq. Ft.	\$308.03	Up to \$320
Soft Cost per Sq. Ft.	\$99.39	Up to \$110
Land Cost per Sq. Ft.	\$0.00	Up to \$40
Total Development Cost per Unit	\$405,925	Up to \$470,000
Hard Cost per Unit	\$320,491	Up to \$320,000
Soft Cost per Unit	\$103,411	Up to \$110,000
Land Cost per Unit	\$0.00	Up to \$40,000
Developer Fee as % of total costs:	10.18%	12%-15%
DOH Subsidy per Unit:	\$40,000	Urban: Up to \$40,000 Rural: Up to \$50,000 Supportive Housing: Up to \$50,000
DOH funds in the project as % of total budget:	9.0%	

Rental Metrics

Metric	Project Data	Range
Annual Operating Expense per Unit	\$6,739	Up to \$7,000
Replacement Reserve per Unit	\$300	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.15	1.15 - 1.30, not to exceed lender/investor requirement
Operating Reserve (months of expenses + debt)	5.9	4-6 month debt & operating costs, per lender or investor requirement
Deferred Developer Fee (%)	44.9%	
Deferred Developer Fee projected payback Year (of TC Partnership)	14	

Variations from DOH Ranges

None

Funding Recommendation

Staff Recommendation:

Funding Amount: \$4,080,000
 Source: HDG
 Type of Award: Cash Flow Loan

Conditions to Funding:

- Availability of HDG funds.
- All other funding sources have been committed.
- A minimum of 20% of the developer fee must be used as a project source (the “deferred developer fee”). If prior to the tax credit partnership closing, the deferred developer fee falls below this amount, DOH reserves the right to reduce its award.
- The HDG loan shall be a cash flow loan.
- Receipt of documentation verifying final tax credit pricing for federal and state tax credits. DOH award may be modified if there is tax credit equity in excess of that identified in the DOH application.
- Documentation of site plan approval.

Housing Development & Preservation Application **Income + Expenses**
Project Name: Irving at Mile High
Date: 08/14/2023
Applicant: Urban Land Conservancy
Spreadsheet Version: 07/25/2023
County: Denver



STABILIZED FIRST YEAR INCOME					EXPENSES				
Type of Unit (Bd/Bath)	Income Level (% AMI)	# of units	Unit Size (Sq. Ft.)	Monthly Rent	Total Annual Rent	Max Rent	Administrative Expenses		
0 Bed 1 Bath	20%	1	468	380	4,560	\$380	Management Fee	80,536	5.50%
0 Bed 1 Bath	30%	1	468	597	6,948	\$597	Salaries	92,000	1.50 # FTE
0 Bed 1 Bath	50%	1	468	1,032	12,384	\$1,032	Benefits	0	
0 Bed 1 Bath	60%	1	468	1,249	14,988	\$1,249	Legal	12,500	
0 Bed 1 Bath	80%	2	468	1,510	36,240	\$1,684	Accounting	15,000	
1 Bed 1 Bath	20%	2	636	386	9,264	\$386	Advertising	10,000	
1 Bed 1 Bath	30%	15	636	619	111,420	\$619	Office Supplies	5,000	
1 Bed 1 Bath	50%	23	636	1,084	299,184	\$1,084	Telephone	10,000	
1 Bed 1 Bath	60%	13	636	1,317	205,452	\$1,317	Audit	0	
1 Bed 1 Bath	80%	25	636	1,597	479,100	\$1,783	Leased Equipment	0	
2 Bed 2 Bath	20%	1	891	454	5,448	\$454	contingency	20,600	
2 Bed 2 Bath	30%	3	891	733	26,388	\$733	Other (specify)	0	
2 Bed 2 Bath	50%	3	891	1,292	46,512	\$1,292	Total Administrative	\$245,636	
2 Bed 2 Bath	60%	2	891	1,571	37,704	\$1,571	Operating Expenses		
2 Bed 2 Bath	80%	3	891	1,907	68,652	\$2,130	Fuel (Heat/Water)	10,000	PUPM Utilities:
3 Bed 2 Bath	20%	1	1,040	516	6,192	\$516	Electricity	10,000	\$40.85
3 Bed 2 Bath	30%	1	1,040	839	10,068	\$839	Water	15,000	
3 Bed 2 Bath	50%	2	1,040	1,484	35,616	\$1,484	Sewer	15,000	
3 Bed 2 Bath	60%	1	1,040	1,807	21,684	\$1,807	Gas	0	PUPM Parking & Laundry:
3 Bed 2 Bath	80%	1	1,040	2,195	26,340	\$2,453	Trash Removal	10,000	\$ 8.17
							Security	0	
							Cable	0	
							Resident Transportation	0	
							Wifi	0	
							Other (specify)	0	
							Other (specify)	0	
							Total Operating	\$60,000	
							Maintenance Expenses		
							Maintenance Supplies	17,500	
							Maint. Salaries	67,000	
							Repairs	20,000	
							Maint. Contracts	18,000	
							Extermination	12,000	
							Grounds	12,800	
							Snow Removal	7,000	
							Elevator	12,000	
							Other (specify)	19,500	
							Other (specify)	0	
							Total Maintenance	\$185,800	
							Other Expenses		
							Real Estate Taxes	0	
							Payment in Lieu of Taxes	0	
							Property Insurance	102,000	
							Replacement Reserve	30,600	unit avg. = 300
							Other (specify)	63,300	
							Total Other	\$195,900	
							TOTAL ANNUAL EXPENSES	\$687,336	(Ann. Exp. w/out RR) 656,736
							NET OPERATING INCOME	\$683,618	
							P.U.P.A. Expenses*	\$6,739	Exp Ratio 50.1%
							*P.U.P.A. = Per Unit Per Annum Expenses		
DEBT SERVICE									
							1st Mortgage	(592,693)	
							2nd Mortgage	0	
							3rd Mortgage	0	
							TOTAL DEBT SERVICE	(592,693)	
							Break Even Point	93.37%	
							Poss D/S @ 1.15 DCR	\$594,450	
							Project Debt Coverage Ratio	1.15	
Utilities									
Tenant Paid Utilities:					Owner Paid Utilities:				
Gas Electricity Cable					Water Sewer Trash				
Utility Allowances:									
0 Bed*				\$54					
1 Bed*				\$79					
2 Bed*				\$104					
3 Bed*				\$129					
4 Bed*				\$0					

Housing Development & Preservation Application Operating Proforma

Project Name: Irving at Mile High
Date: 08/14/2023
Applicant: Urban Land Conservancy [Link to Amortization Schedule](#)
Spreadsheet Version: 07/25/2023



COLORADO
Department of Local Affairs
 Division of Housing

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 2%)	2%	\$1,464,144	\$1,493,427	\$1,523,295	\$1,553,761	\$1,584,837	\$1,616,533	\$1,648,864	\$1,681,841	\$1,715,478	\$1,749,788
Other Income (increasing by 2%)	2%	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717	\$11,951
Less Vacancy	7%	(\$103,190)	(\$105,254)	(\$107,359)	(\$109,506)	(\$111,696)	(\$113,930)	(\$116,209)	(\$118,533)	(\$120,904)	(\$123,322)
Eff. Gross Income		\$1,370,954	\$1,398,373	\$1,426,340	\$1,454,867	\$1,483,965	\$1,513,644	\$1,543,917	\$1,574,795	\$1,606,291	\$1,638,417
Total Annual Expenses (increasing by 3.00%)	3%	(\$687,336)	(\$707,956)	(\$729,195)	(\$751,071)	(\$773,603)	(\$796,811)	(\$820,715)	(\$845,337)	(\$870,697)	(\$896,818)
NET OPERATING INCOME		\$683,618	\$690,417	\$697,146	\$703,797	\$710,362	\$716,833	\$723,202	\$729,459	\$735,594	\$741,599
Total Debt Service		(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$90,925	\$97,724	\$104,452	\$111,103	\$117,669	\$124,140	\$130,508	\$136,765	\$142,901	\$148,906
Debt Coverage Ratio		1.15	1.16	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829
Deferred Developer Fees		\$84,925	\$91,544	\$98,087	\$104,547	\$110,916	\$117,184	\$123,344	\$129,386	\$135,300	\$141,077
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Deferred Developer Fee Totals		
Rent Income (increasing by 2.00%)	2%	\$1,784,783	\$1,820,479	\$1,856,889	\$1,894,026	\$1,931,907	\$1,970,545	\$2,009,956	Yrs. 1-10	Yrs. 11-15	Total
Other Income (increasing by 2.00%)	2%	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$1,136,310	\$617,887	\$1,754,197
Less Vacancy	7%	(\$125,788)	(\$128,304)	(\$130,870)	(\$133,487)	(\$136,157)	(\$138,880)	(\$141,658)			
Eff. Gross Income		\$1,671,185	\$1,704,609	\$1,738,701	\$1,773,475	\$1,808,945	\$1,845,123	\$1,882,026	DOH CF Loan \$4,080,000		
Total Annual Expenses - inc. by	3%	(\$923,722)	(\$951,434)	(\$979,977)	(\$1,009,376)	(\$1,039,657)	(\$1,070,847)	(\$1,102,973)	Yrs. 1-10	Yrs. 11-17	Total
NET OPERATING INCOME		\$747,463	\$753,175	\$758,724	\$764,099	\$769,287	\$774,276	\$779,053	\$0	\$85,205	\$85,205
Total Debt Service		(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	(\$592,693)	25.00% Selected		
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Cash flow Available		\$154,770	\$160,482	\$166,031	\$171,406	\$176,594	\$181,583	\$186,360	Cash Flow Loan #2 \$4,080,000		
Debt Coverage Ratio		1.26	1.27	1.28	1.29	1.30	1.31	1.31	Yrs. 1-10	Yrs. 11-17	Total
									\$0	\$85,205	\$85,205
									25.00% Selected		
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)		\$8,063	\$8,305	\$8,555	\$8,811	\$9,076	\$9,348	\$9,628			
Deferred Developer Fees		\$146,706	\$152,176	\$157,476	\$161,528	\$0	\$0	\$176,732	Cash Flow Loan #3 \$0		
Payment from DOH CF Loan		\$0	\$0	\$0	\$267	\$41,880	\$43,059	\$0			
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$267	\$41,880	\$43,059	\$0			
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	Yrs. 1-10	Yrs. 11-17	Total
Available Cash after Payments		\$0	\$0	\$0	\$533	\$83,759	\$86,118	\$0	\$0	\$0	\$0
									0.00% Selected		

TAHG PROJECT DEVELOPMENT APPLICATIONS



Project Name:	Response Domestic Abuse Center	DOH Application # 33225
Applicant:	Response	Underwriter: Pamela Gibson Asset Manager: Kelly Whitcombe
Developer:	Response	
Contact For Applicant		
Name:	Shannon Meyer	Organization: Response
Title:	Executive Director	Email: shannon@responsehelps.org



Overview

Project County:	Pitkin County
Project Address:	325 Cody Lane, Basalt, CO 81621
Project Type:	Shelter
Project Activity:	New Construction
Type of Housing:	Other: Domestic Abuse Shelter with individual efficiency units and communal living spaces
Population Served:	Other: Survivors of Domestic and Sexual Abuse
# Stories in tallest building	2
# Elevators	1
Energy Efficiency Program/Certification	Zero Energy Ready Home (ZERH)
Affordable units/beds created/preserved:	24 shelter beds

Requested Funding Amount:	\$4,000,000.00
Staff Recommended Funding Amount:	\$4,000,000.00
Proposed Funding Source:	HB22-1377
Proposed Funding Activities:	Construction Costs

Project Description

Response will build a domestic abuse center in Basalt that will serve as the first shelter for residents living in the upper Roaring Fork Valley, as well as provide an office for delivery of services to abuse victims. The shelter will have 24 beds and house up to nine adult survivors and fifteen children at a time for up to three months. There will be five family efficiency units with beds for a survivor and three children, and two rooms with two beds each to serve one or two adults, depending upon the need for extra capacity. Each room will have its own bathroom and kitchenette, and access to a communal kitchen and living area. The office will have client meeting rooms, staff offices, a conference room, and a food/clothing pantry. Response anticipates housing 40-50 survivors and serving 200 clients from the center each year. Currently, the average length of a shelter stay is 1.6 months. There is no maximum length of stay while shelter staff works with clients to secure more permanent housing. Due to its nature as an emergency shelter, residents will not be paying rent nor income-qualifying for housing.

Emergency shelters serve a crucial need for survivors fleeing abusive homes, particularly survivors with minimal resources. Fear of losing safe and affordable housing is one of the top reasons that victims do not leave their abuser. Domestic abuse is also one of the leading causes of homelessness in women and children. Having a safe and secure place to go can make all the difference for whether a survivor will have the courage to leave or not – especially if they have children. Survivors seeking a more permanent home to live in, rent, or buy face additional challenges given the low inventory and high cost of attainable homes in the Upper Roaring Fork Valley. In 2022, Response had to turn away 15 survivors due to lack of availability for shelter units.

The development budget amounts to approximately \$7,500,000 including land acquisition. Aside from their application to the Division of Housing for \$4,000,000 in Transformational Affordable Housing Grant funds, Response is making up the balance of the gap with \$3,646,750 in grants from foundations, private funds, and local municipalities.

The center will be a two-story (approximately 8,050 square foot) building. Of this square footage, 5,050 will be utilized for the shelter (entry area, business center, seven efficiency rooms, a common room, and communal kitchen). One elevator will provide access to all the facilities on both floors for all residents. The office will encompass 2,200 square feet on the first floor. The 800 square foot carport will have an 800 square foot "caretaker" unit above it to serve as a residence for a Response staff person who will supervise the shelter. Alternatively, it could be used as additional shelter space for clients, dependent upon future needs.

The center will be built using wood framed construction that utilizes prefabricated elements such as pre-cut studs and trusses to reduce material waste, speed up construction, and increase energy efficiency. Construction will meet or exceed all local building and sustainability codes and regulations. Although the project is not required to meet energy efficiency standards, Response plans to build to Zero Energy Ready Home standards and to have photovoltaic panels on the building's roof. The site is located within the 100-year flood plain, and therefore a portion of the structure will be set on piers to mitigate any potential flood impacts to downstream properties.

Currently, Response spends about \$70,000 per year to rent three apartments that are used to provide emergency shelter housing for survivors. Response will no longer be using this model once the shelter is built; instead, these dollars will go towards shelter operations. Response has been fundraising for operational dollars and has received a recommendation from the Office of Homeless Initiatives for \$700,000 in Transitional Housing and Rapid Re-Housing dollars.

Response's profit v. loss budget and actual statements show positive net income year after year: 2019 (\$117,861), 2020 (\$192,789), 2021 (\$443,369), and 2022 (\$2,333,269).

TAHG Project Thresholds and Requirements

Applicant

The applicant is Response. The applicant has an IRS Determination form documenting 501.c.3. status as a non-profit; therefore, they are an eligible applicant.

Proposed Project or Program Use

The application is for gap funds for Construction, which is an eligible use of TAHG funds.

Timeline

Per the TAHG NOFA, the project or program must execute a contract/grant agreement by December 31, 2024 and that the project or program will be completed and funds expended by December 31, 2026. *The project is estimated to begin construction October 1, 2023. The project estimates construction to be complete by October 1, 2024.*

Energy Efficiency

Per the TAHG NOFA, Pitkin County is designated as "Rural Resort." New Construction projects with 20 units or more must provide evidence they receive green building certification. *Exempt from TAHG NOFA energy efficiency requirements, as a shelter.*

Accessibility Requirements

Emergency shelters, assisted with federal funding, would be subject to Section 504 as a "facility"; they would also be subject to ADA accessibility.

Geographic Classification and Maximum AMI Limits

Pitkin County is designated as "Rural Resort", per the TAHG NOFA. The maximum AMI for rental projects in Rural Resort designated counties is 170% AMI. This project proposes all units as shelter beds. Therefore, this standard is met.

Mixed Use

Per the TAHG NOFA, at least 50% of a project must be designated as residential use. Response proposes one residential structure with some community and office space within the structure. *The residential use is more than 50% of the total structure. Therefore, this standard is met.*

Leveraged Funds

Per the TAHG NOFA, a minimum of 25% of total project sources must come from the applicant or another third party. *Response proposes \$3,485,105 (46.5% of total development costs) in third party funding. Therefore, this standard is met.*

TAHG Priorities

Transformational

Response's domestic abuse center and shelter will fundamentally change the landscape of housing for survivors in the Roaring Fork Valley. There are currently very few options for survivors who are unhoused or at risk of homelessness because of their victimization. The closest domestic violence shelter to the proposed Response site is Advocate Safehouse Project's four room/eight bed shelter in Glenwood Springs, which is 24 miles from Response's Basalt location. Bright Future Foundation operates a shelter in Gypsum for Eagle County residents (49 miles away) and Hilltop Family Resource Center operates a shelter in Grand Junction for Mesa County residents (110 miles

away). At this time, Response has to turn away between 15-20 survivors a year because of lack of available short term housing. This shelter would allow them to house people that would previously have been without a viable housing option.

Response's shelter will use the clustered site model, a trauma-informed approach to housing survivors. Each survivor/family will have their own space with a bathroom and kitchenette if they desire privacy. It will also have a communal kitchen, living space, and play space to foster communal healing among residents. The shelter will be 'public facing' rather than the confidential 'safe house' model that has been common in the past. Most domestic violence agencies that are building new facilities are using the public facing model today. It is nearly impossible to maintain a confidential shelter in the age of tracking devices. It is particularly difficult in small communities like the Roaring Fork Valley. Instead, it is actually safer to have a shelter that is known to the community so that neighbors and law enforcement can help keep residents safe through their awareness of the shelter. Perpetrators of abuse are much more likely to try to approach their former partner in a place that is known to them – kids' school, grocery store, victim's place of work – than a public shelter where they do not know what kind of security and personnel are in place. The building has been designed with security in mind. There will only be two exterior doors to the shelter, one of which is to the secure children's play yard. Exterior doors, including the office door, will be controlled with keypad entry systems and monitored with cameras accessible to Response staff through a phone app. There will also be a secure gated parking area for four client vehicles under the carport. There will be additional cameras around the property for surveillance. There will also be panic buttons in the office and main shelter spaces that connect with local law enforcement.

Inclusivity, Diversity, Equity, and Accessibility

Response's shelter will be trauma-informed and will promote inclusivity, diversity, equity and accessibility. We will strive for a warm, welcoming, inclusive atmosphere throughout the design and decoration process. The shelter will be open to all genders, gender identities and sexual orientations. Because of the clustered shelter model, individual rooms and bathrooms will provide privacy for all shelter residents. All of Response's services are offered in English and Spanish and the shelter will be no exception. An elevator will allow survivors with mobility issues access to all public spaces within the building.

Response is dedicated to utilizing the national Accessible, Culturally Responsive Trauma-Informed (ACRTI) model for serving survivors of domestic and sexual abuse. This approach is grounded in domestic and sexual violence advocacy; incorporates an understanding of trauma and its effects; creates accessible environments for healing; recognizes the centrality of culture; attends to the well-being of staff, organizations, and communities; and is committed to social justice and human rights. The core principles of ACRTI work - physical and emotional safety, hope and resilience, relationship and connection, and a survivor-defined approach - provide a foundation for creating services that are welcoming and inclusive, attuned to the range of people's experiences, and relevant to the people and communities we serve (National Center on Domestic Violence, Trauma and Mental Health).

Response is also committed to the Housing First philosophy of housing survivors at risk of homelessness because of their victimization. This approach focuses on getting survivors of domestic violence into safe and stable housing as quickly as possible and then providing the necessary support as they rebuild their lives. Key components of the housing first approach include survivor-driven, trauma-informed, mobile advocacy and flexible financial assistance.

Unit Mix

The property's use will be restricted as emergency shelter, with maximum occupancy of 24 shelter beds.

Affordability Period

Treasury Affordability Period (Years): 20
 Additional DOH Affordability Period (Years): 10

Project Budget

Sources	Amount	Status/Notes
DOH TAHG Grant	\$4,000,000.00	Pending
Diane and Bruce Halle Fndn Grant	\$2,300,000.00	Committed
Capital Campaign (grants and donations)	\$755,105.00	Committed
Local Governments	\$430,000.00	Committed
Total	\$7,485,105.00	

Uses	Amount	Notes
Acquisition Costs	\$1,200,000.00	
Site Improvements	\$471,042.00	
Construction	\$5,207,787.00	
Professional Fees	\$386,576.00	
Construction Finance	\$35,000.00	
Permanent Finance & Syndication	\$0.00	
Soft Costs	\$184,700.00	
Developer Fee / Profit	\$0.00	
Reserves	\$0.00	
Total	\$7,485,105.00	

DOH Eligible Activity(ies): Construction Costs

Project Assessment

Management Capacity

Pros

1. Response works with their communities to end domestic and sexual abuse and to support survivors in achieving safety and empowerment. They have been in business for 40 years, since 1983, offering emergency housing for survivors in three master-leased apartments and one single family home, a 24-hour helpline and crisis intervention, court accompaniment and legal advocacy, health and medical accompaniment, immigration assistance for survivors, and community and school-based education programs. The organization is overseen by a Board of Directors.
2. 2757 design is an architecture, design, and build studio based in Carbondale that has been in existence since 2015. Their team has more than 35 years of experience in the field. For custom projects, such as the shelter, they help identify and select contractors or potential prefab sources. They started in the Roaring Fork Valley and expanded to other mountain towns. They are also experienced in school district employee housing, workforce housing, and multifamily housing.
3. Chris Bendon of BendonAdams is the planning consultant on the project team. Along with their two planners, the firm has 50 years of experience in city planning, historic preservation, strategic thinking, and community engagement. Prior to co-founding BendonAdams, Chris spent 11 years as the City of Aspen's Community Development Director.
4. Don Carpenter with Project Resource Company, LLC will provide construction management services. PRC has been consulting on development projects in the Roaring Fork Valley since 2010. Collectively, their members have more than 50 years of experience in the development and construction industries.

Concerns

None.

Previous DOH funding received by the Applicant, Sponsor, or Developer:

None.

Public/Private Commitment

Pros

1. Diane and Bruce Halle Foundation, a charity based in Scottsdale, Arizona, has donated \$2,300,000 to the project.
2. A capital campaign received grants and donations in the amount of \$755,105.
3. The Town of Snowmass, Town of Aspen, and Pitkin County have committed \$430,000 in the form of Tobacco Tax Funds, county general fees, and other sources of local funds.

Concerns

None.

Project-Based Voucher Details:

Type	Source	Number	Status
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None.

Market Demand

This needs assessment for the Upper Roaring Fork Valley Domestic and Abuse Shelter was prepared by Response and contains the following market information:

Pros

1. Response serves survivors of domestic violence and sexual abuse, stalking and sexual harassment that live in, work in, or visit western Eagle and Pitkin County.
2. Over the lifespan of the program, Response has provided housing assistance to 190 survivors and 150 children. Each year, the program has grown as they have added more resources and as demand has increased. In 2021, the program provided housing assistance to 53 clients and 42 children and in 2022, they provided assistance to 77 clients and 62 children.
3. In 2021, Response received 312 calls to their 24-hour crisis helpline, with 285 calls in 2022.
4. In 2022, Response had to turn away 15 survivors due to lack of availability for emergency housing .
5. Emergency shelter serves a crucial need for survivors fleeing abusive homes, particularly survivors with minimal resources. Fear of losing safe and affordable housing is one of the top reasons that a victim does not leave their abuser. Domestic abuse is also one of the leading causes of homelessness in women and children. Having a safe and secure place to go can make all the difference for whether a survivor will have the courage to leave or not, especially if they have children.
6. Survivors seeking a more permanent home to live in, rent, or buy face additional challenges given the low inventory of attainable homes in the Upper Roaring Fork Valley. According to the Greater Roaring Fork Regional Housing Study prepared on April 1, 2019, the region has a 2,100-unit shortfall in housing for households at or below 60% of the Area Median Income (AMI). Basalt currently has a 1,000 unit shortfall (for households under 80% AMI) which is projected to widen to approximately 1,600 at 120% AMI or below. The Aspen to Snowmass area currently has a 3,000 unit shortfall, which is projected to increase to 3,400 by 2027. As expected in such a high-priced market, the shortfall is spread across the entire affordability spectrum (except for above 160% AMI, which contains an excess of 1,000 units). Collectively, the area has a 4,000-unit shortfall for households under 160% AMI, and by 2027, that shortfall is projected to increase to 5,200 units.
7. Through a partnership with local law enforcement agencies called Advocate Initiated Referral, or “AIR”, law enforcement passes along a domestic violence or sexual abuse victim’s contact information to Response for follow up. They received 90 law enforcement referrals in 2022 and 95 in 2021. Survivors are also referred to Response from partner agencies, medical providers, employers, or by self-referral.
8. The closest domestic violence shelter is run by Advocate Safehouse Project and is in Glenwood Springs, 24 miles from Response’s Basalt location (which could result in 7 hours of driving time should roads be blocked by fallen trucks or snow). This shelter has four bedrooms with a total of eight beds. Beyond the Glenwood shelter, Bright Future Foundation operates a shelter in Gypsum for Eagle County residents (49 miles away from

Basalt) and Hilltop Family Resource Center operates a shelter in Grand Junction for Mesa County residents (110 miles away).

Concerns

None.

Project Metrics

Metric	Project Data	Range
Total Development Cost per Sq. Ft.	\$926.23	Up to \$465
Hard Cost per Sq. Ft.	\$705.44	Up to \$320
Soft Cost per Sq. Ft.	\$75.31	Up to \$110
Land Cost per Sq. Ft.	\$149.07	Up to \$40
Total Development Cost per Bed	\$310,674.00	Up to \$465,000
Hard Cost per Bed	\$236,678.00	Up to \$350,000
Soft Cost per Bed	\$25,262.00	Up to \$110,000
Land Cost per Bed	\$50,000.00	Up to \$40,000
Developer Fee as % of total costs:	0.00 %	12%-15%
DOH Subsidy per Bed:	\$166,667.00	Urban: Up to \$40,000 Rural: Up to \$50,000 Supportive Housing: Up to \$50,000
DOH funds in the project as % of total budget:	53.4 %	

Rental Metrics

Metric	Project Data	Range
Annual Operating Expense per Bed	\$12,091.00	Up to \$7,000
Replacement Reserve per Bed	\$0.00	\$300 (\$250 for seniors)
Debt Coverage Ratio	N/A	1.15 - 1.30, not to exceed lender/investor requirement
Operating Reserve (months of expenses + debt)	N/A	4-6 month debt & operating costs, per lender or investor requirement
Deferred Developer Fee (%)	N/A	
Deferred Developer Fee projected payback Year (of TC Partnership)	N/A	

Variations from DOH Ranges

Total development cost per sq. ft. at \$929 is almost double the top of the range of \$465, with hard costs of \$706 at more than twice the range max of \$320. Small room sizes contribute to this higher cost. Land cost per bed at \$50,000 is \$10,000 over the \$40,000 max. Land cost per sq. ft. at \$149 is 3.5 times greater than the \$40 max. These costs reflect the high cost of land in Pitkin County. Per Unit (Bed) Per Annum expenses (PUPA) is \$12,091, which is approximately 70% higher than the \$7,000 max. This would be attributed to the expected turnover of each unit four times per year, serving closer to 96 units, which brings down the PUPA to approximately \$3,000.

Strengths

1. Response has been in business for 40 years.
2. Response has requested Rapid Re-Housing and Emergency Shelter dollars from the Office of Homeless Initiatives (OHI).
3. The Needs Assessment shows a great demand for this type of shelter serving the greater Basalt area. There are only two shelters within an hour's drive of Basalt: one in Glenwood Springs and one in Gypsum. A survivor that is able to remain in their community can maintain attachments to existing support systems, employment, and children's schools. One complicating factor in the mountains is the probability that the most direct routes could be inaccessible due to traffic accidents, which could turn a half-hour drive into a seven-hour journey.
4. The need for secure emergency housing and services is increasing through partnerships with local law enforcement agencies.
5. The construction of a shelter increases efficiency of resources as previously homes for survivors were scattered around the valley. Annual rental costs of approx. \$70,000 per year paid by the shelter to homeowners and motels will be directed toward shelter operations.
6. Sources include funds raised from local governments, individuals, private foundations, and the Response organization.
7. Response has secured a loan of up to \$1,173,000 to cover any unforeseen budget shortfalls due to timing.
8. Response is raising money from public and private sources for the \$800,000 operating budget. The capital campaign brings in an influx of donors, who are likely to become annual donors.
9. This application represents a one-time funding proposal to the state and contributes to the overall well-being and professional and recreational needs of the local workforce and population.
10. The shelter is located on a bus line.

Weaknesses

None.

Notes

1. Response paid \$1,200,000 for land, which is over the appraised value of \$1,020,000. They are not requesting any funding from DOH for land acquisition.

Funding Recommendation

Staff Recommendation: Staff recommends full funding of a Transformational Affordable Housing Grant of \$4,000,000.00.

Funding Amount: \$4,000,000.00
Source: HB22-1377
Type of Award: Grant

Conditions to Funding:

- Availability of TAHG funds.
- All other funding sources have been committed.

Project Name:	Fort Collins Rescue Mission Shelter	DOH Application # 33238
Applicant:	Denver Rescue Mission	Underwriter: Natalie Wowk Asset Manager: Kelly Whitcombe
Developer:	Denver Rescue Mission	
Contact For Applicant		
Name:	Brad Meuli	Organization: Denver Rescue Mission
Title:	President/CEO	Email: bmeuli@denrescue.org



Overview

Project County:	Larimer
Project Address:	Hibdon Court, Fort Collins, CO 80524-2835
Project Type:	Shelter
Project Activity:	New Construction
Type of Housing:	Other New-Construction Homeless Shelter
Population Served:	Homeless Individuals
# Stories in tallest building	2
# Elevators	3
Energy Efficiency Program/Certification	National Green Building Standard (NGBS)
Affordable units created/preserved:	200

Requested Funding Amount:	\$10,000,000.00
Staff Recommended Funding Amount:	\$4,500,000.00
Proposed Funding Source:	HB22-1304
Proposed Funding Activities:	Construction Costs

Project Description

The Denver Rescue Mission (RM) is requesting \$10,000,000 for the construction of the Fort Collins Rescue Mission in Fort Collins. This project will construct a new, trauma-informed facility for individuals experiencing homelessness. The ground-up 24/7 shelter will contain a day-use area and an overnight shelter. The Denver Rescue Mission has partnered with Shopworks, a national leader in trauma-informed design and research. The current proposal includes 200 beds, a kitchen and dining area for guests, a large outdoor greenspace and amenities, laundry facilities, and administrative offices for staff and volunteers. The property is currently zoned as Service Commercial, and no change to the zoning is proposed.

The building itself is separated into two wings, one in the north and the other to the south, around a vestibule entry area. The southern wing will function as a day-use area with a cafeteria, administrative offices, and designated areas for volunteers and storage. The day-use area will serve single adult men in a congregate setting, a program model that was selected by the Fort Collins Homelessness Advisory Committee. The northern wing will house the overnight shelter. Both north and south wings are slab on grade construction with fully sprinklered, partial 2-story with elevator access provided.

The Bohemian Foundation owns the property. Just south of this Bohemian-owned parcel, on the West side of Mason Street, there is a City of Fort Collins owned parcel earmarked for a future storm water retention project. Bohemian Foundation and City of Fort Collins are actively pursuing a partial land swap which will result in Bohemian acquiring the full frontage on the West side of Mason Street, from Hibdon to the North and the Valley Steel and Wire property to the South. This land swap will allow the city's planned retention pond to act as a natural buffer between the shelter and an existing neighborhood to the West. Once the land swap is finalized, Bohemian will lease it to RM for the construction of and operation of the Building at no cost to RM. The term of the Lease will be 99 years.

TAHG Project Thresholds and Requirements

Applicant

The applicant is Denver Rescue Mission. The applicant has an IRS Determination form documenting 501.c.3. status as a non-profit; therefore, they are an eligible applicant.

Proposed Project or Program Use

The application is for gap funds of shelter construction, which is an eligible use of TAHG funds.

Timeline

Per the TAHG NOFA, the project or program must execute a contract/grant agreement by December 31, 2024 and that the project or program will be completed and funds expended by December 31, 2026. *The project is estimated to begin construction in the first quarter of 2024, with a construction period of approximately nine months.*

Energy Efficiency

Per the TAHG NOFA, Larimer County is designated as "Urban". New construction projects in "Urban" counties with 20 units or more must provide evidence projects receive green building certification through one of the following: 2020 Enterprise Green Communities (EGC), Leadership in Energy and Environmental Design LEED v.4.1 (LEED), National Green Building Standards NGBS ICC-700-2020 (NGBS), or Zero Energy Ready Homes standard (US DOE). Per RM, "The team will pursue National Green Building Standards, items include energy efficient mechanical equipment, water sensitive plumbing fixture, high performance fenestrations and enhanced insulation for envelope. The building will be Electrification ready. We will also perform whole Building Air Barrier Verification and Testing to ensure building envelope performance." This standard is met.

Accessibility Requirements

The building public areas such as the day-use area with a cafeteria, administrative offices, overnight shelter, and restrooms will be fully accessible per International Building Code (IBC) and ICC A117.1 Accessible and Usable Buildings and Facilities (ANSI). Emergency shelters, assisted with federal funding, would be subject to Section 504 as a "facility;" they'd also be subject to ADA accessibility. *The applicant confirmed that the architect plan accounts for Section 504 and ADA accessibility and does meet these requirements. This standard is met.*

Geographic Classification and Maximum AMI Limits

This is a homelessness response project. Therefore, this standard is met.

Mixed Use

Per the TAHG NOFA, at least 50% of a project must be designated as residential use. *RM proposes two residential structures with some community space exclusively for residents. The residential use is more than 50% of the total structure. Therefore, this standard is met.*

Leveraged Funds

Per the TAHG NOFA, a minimum of 25% of total project sources must come from the applicant or another third party. *This project proposes over \$23M (70% of total development costs) in third party funding. Therefore, this standard is met.*

TAHG Priorities

Transformational

“The Denver Rescue Mission helps restore the lives of people experiencing homelessness and addiction through emergency services, rehabilitation, transitional programs, and community outreach, changing their lives for the long term. This project will be truly transformational as it addresses the need for additional shelter beds in the City of Fort Collins as well as providing support services for guests. This facility will incorporate trauma-informed design that will provide a holistic approach to homelessness, helping people assess the root cause of homelessness. This new construction shelter will address the regional demand for 24/7 low barrier shelter and be the first step on the Housing First spectrum. By removing the barrier to accessing safe sheltering, this project would ensure more people are service connected, enrolled into Coordinated Entry, and provided necessary housing navigation services. It will not only provide life-saving resources but is also designed to streamline unhoused neighbors into permanent, stable Housing.”

Inclusivity, Diversity, Equity, and Accessibility

“The Denver Rescue Mission (DRM) is developing a low barrier shelter to foster assistance that minimizes bias and recognizes and addresses systemic inequities, which, if unaddressed, create disadvantage for certain individuals or groups. The Denver Rescue Mission provides services to everyone in the community seeking help and does not turn anyone away. It is the goal of the DRM to provide accessible, inclusive, and equitable access to shelter and services, while embracing the diversity of its guests.”

Unit Mix

The property's use will be restricted as emergency shelter, with maximum occupancy of 200 shelter beds.

Affordability Period

Treasury Affordability Period (Years): 20

Additional DOH Affordability Period (Years): 10

Project Budget

Sources	Amount	Status/Notes
City of Fort Collins ARPA-SLFRF Grant	\$1,000,000.00	Committed
Larimer County ARPA-SLFRF	\$1,500,000.00	Committed
Bohemian Foundation PRI Loan	\$5,000,000.00	Committed
Sale of Jefferson Property	\$620,000.00	Pending
DRM Equity/Capital Campaign	\$9,743,793.00	Committed
DOH TAHG	\$4,500,000.00	Pending
Bohemian Foundation Grant	\$2,000,000.00	Committed
Deferred Developer Fee	\$550,000.00	Committed
Total:	\$24,913,793.00	

Uses	Amount	Notes
Acquisition Costs	\$0.00	
Site Improvements	\$2,594,474.00	
Construction	\$18,748,339.00	
Professional Fees	\$1,374,900.00	
Construction Finance	\$632,520.00	
Permanent Finance & Syndication	\$50,000.00	
Soft Costs	\$746,060.00	
Developer Fee/Profit	\$767,500.00	
Total:	\$24,913,793.00	

DOH Eligible Activity(ies): Construction Costs

Project Assessment

Management Capacity

Pro

1. The Rescue Mission is the oldest Evangelical full-service Christian charity serving the poor and needy in the Rocky Mountain West, having been established in 1892. The Rescue Mission has a budget of over \$35,000,000 and 340 employees.
2. RM is working with architecture firm Shopworks, who is well versed in trauma-informed design.
3. JHL Constructors will be the general contractor.
4. Anser Advisory is acting as consultant.

Concern

DRM has various historical and current monitoring findings including but not limited to: failure to properly document and calculate income and assets, and using incorrect rent amounts.

Previous DOH funding received by the Applicant, Sponsor, or Developer:

05-042 The Crossing: \$5,006,196 HOME funds awarded April 15, 2005

Public/Private Commitment

Pro

1. The City of Fort Collins is considering a \$1M contribution to this project.
2. Larimer County is considering a \$1.5M contribution to this project.
3. The Bohemian Foundation is providing \$5M in the form of a forgivable loan.
4. The Bohemian Foundation is providing up to \$2M in the form of a grant for site improvements.
5. RM is contributing approximately \$620,000 in proceeds from the sale of 316 Jefferson St.

Concern

None.

Market Demand

According to the 2022 Northern Colorado Continuum of Care Point in Time & Housing Inventory Count,

- 284 people were experiencing sheltered homelessness and 84 were unsheltered, for a total of 368 people experiencing homelessness on the night of January 25, 2022 in Fort Collins. “Fort Collins counted the largest overall number of people experiencing homelessness and had the highest percentage of sheltered people. This is most likely due to the larger number of emergency shelter programs that operate in the city compared to the other two cities (pg.7).”
- There were a total of 283 unsheltered people counted in Northern Colorado (Fort Collins, Greeley, and Loveland).

Project Metrics

Metric	Project Data	Range (PSH)
Total Development Cost per Sq. Ft.	\$495.64	Up to \$540
Hard Cost per Sq. Ft.	\$424.60	Up to \$350
Soft Cost per Sq. Ft.	\$71.04	Up to \$150
Land Cost per Sq. Ft.	\$0.00	Up to \$40
Developer Fee as % of total costs:	2.28 %	12%-15%
DOH funds in the project as % of total budget:	18.1 %	

Variations from DOH Ranges

Exceeds the DOH ranges established for Permanent Supportive Housing on Hard Costs per sq ft. DOH does not have formal assessment ranges for shelters.

Strengths and Weaknesses

This project addresses two TAHG NOFA priorities:

1. Leverage capital and operating subsidies from various public and private sources.
2. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population.

Funding Recommendation

Staff Recommendation:

Staff recommends partial funding of a Transformational Affordable Housing Grant of up to \$4,500,000.00.

Funding Amount: \$4,500,000.00
 Source: HB22-1304
 Type of Award: Grant

Conditions to Funding:

- Availability of TAHG funds.
- All other funding sources have been committed.

Project Name:	Ready to Work Englewood	DOH Application # 33258
Applicant:	Bridge House	Housing Development Specialist: Wayne McClary Asset Manager: Kelly Whitcombe Underwriter: Andrew Kaczka
Developer:	Bridge House	
Contact For Applicant		
Name:	Melissa Green	Organization: Bridge House
Title:	CEO	Email: melissa@bhrtw.org



Overview

Project County:	Arapahoe
Project Address:	4675 South Windermere St, Englewood, CO 80110
Project Type:	Transitional Housing
Project Activity:	Rehabilitation
Type of Housing:	Other Transitional Housing - Dormitory
Population Served:	Chronically Homeless Individuals
# Stories in tallest building	2
# Elevators	0
Energy Efficiency Program/Certification	National Green Building Standard (NGBS)
Affordable beds created/preserved:	50

Requested Funding Amount:	\$3,000,000.00
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Staff Recommended Funding Amount:	\$3,000,000.00
Proposed Funding Source:	HB22-1377
Proposed Funding Activities:	Construction Costs, Site Improvements

Project Description

Bridge House is seeking a \$3,000,000.00 grant for the Ready to Work Englewood (RTWE) Program. These HB22-1304 funds will be used to support site improvements and rehabilitation of the building being purchased by Bridge House. In August 2022, Bridge House purchased a vacant former light-industrial and commercial building at 4675 S. Windermere Street to be renovated into a 50-bed dormitory and program/training facility to extend the Ready to Work program already operating in similar size facilities in Boulder and Aurora.

The plan is to complete the rehab and become operational by late 2023. This location has been vacant for more than six months and will primarily serve clients who are experiencing homelessness or are at risk of homelessness in the Tri-Cities area of Denver (Englewood, Sheridan and Littleton) and also serve individuals exiting the judicial system into homelessness. The targeted AMI for this population will be generally at or below 30% AMI. The program participants are income verified at intake. The Tri-Cities area currently has limited shelter and service options for adults experiencing homelessness. Arapahoe County and the Tri-Cities policy group have identified the opening of RTWE as a priority in this area.

RTWE incorporates three main elements within each program:

- 1) Dormitory-style housing in their RTWE House. Room and board for each participant is based on 30% of the gross earned wage for each participant, up to a maximum of \$250 in each 2-week period. This amount is calculated every 2 weeks by Bridge House as part of the payroll calculations. Participants are encouraged to open checking and savings accounts based on a portion of their earned wages after garnishments, fees, taxes, etc. Participants will work based upon their program plan which determines their availability and the availability of actual paid work.
- 2) Paid employment and job training opportunities in a Bridge House-owned social enterprise.
- 3) Case management support services, including addiction recovery and employment/housing counseling.

RTWE will house and serve up to 50 trainees at any given time. Trainees graduate the program after they achieve full-time employment. The Bridge House model has successfully transitioned individuals between homelessness or incarceration into permanent housing since 2012 in Boulder and since 2018 in Aurora.

RTWE will use congregate housing with each person having a living cubicle. The building will have 8 pods each containing 6-7 cubicles. Every cubicle will include a bed, night table, and a closet for storage. The program participants will share 3 bathrooms and eating areas. The facility will also have a primary kitchen area, capable of mass cooking and dining allowing for hot and cold service. Sobriety of participants is required, but participants that fail sobriety or relapse are not necessarily kicked out of the program. Program participants are required to sign a Participation Agreement for the Bridge House program.

Bridge House has contacted agencies with similar programs throughout the country. These include: Doe Fund Ready Willing & Able (New York), RWA Philadelphia, Georgia Works (Atlanta and Hall County, GA), and Ready, Willing & Working (Washington, DC). In some, but not all, of the program models, program participants

are charged a fee which is applied to business expenses related to program operations. In no case is such a fee characterized as rental, though it may be characterized as offsetting, for example, training expenses as contrasted with room and board operating expenses. There are a range of funding models and Bridge House has not found any examples of a funder substantially pushing back on a program model on account of a fee structure.

The Office of Homeless Initiatives (OHI) will provide a total of \$600,000 to fund two separate years for operations of transitional housing through the Transformational Homelessness Response Grant NOFA (HB22-1377). The total amount of OHI operations funding will be \$1,200,000.

The Conditional Use permit for the facility in a light-industrial zone has been approved and renovation designs are nearing completion.

The existing building will be substantially stripped of its interior structures and finishes and renovated to a modern living and training facility. The construction is slab-on-grade.

The renovation will be completed in conformance with the Englewood adoption of the International Building Code and the National Green Building Standard. The all-electric and solar-ready building is designed for a twenty-year useful life, and all building mechanical systems will be replaced or upgraded. Among the upgrades to the building will be a full suite of alarm systems and the installation of sprinklers.

TAHG Project Thresholds and Requirements

Applicant

The applicant is Bridge House-RTW Englewood (RTWE). The applicant has an IRS Determination form documenting 501.c.3. status as a non-profit; therefore, they are an eligible applicant.

Proposed Project or Program Use

The application is for gap funds for Rehabilitation and Site Improvements, which are eligible uses of TAHG funds.

Timeline

Per the TAHG NOFA, the project or program must execute a contract/grant agreement by December 31, 2024 and that the project or program will be completed and funds expended by December 31, 2026.

The project is estimated to begin construction on 09/01/2023. The project estimates construction to be complete by 09/01/2024.

Energy Efficiency

Per the TAHG NOFA, Arapahoe County is designated as “Urban”. Rehabilitation projects in “Urban” counties with 20 beds or more must provide evidence projects receive green building certification through one of the following: 2020 Enterprise Green Communities (EGC), Leadership in Energy and Environmental Design LEED v.4.1 (LEED), National Green Building Standards NGBS ICC-700-2020 (NGBS), or Zero Energy Ready Homes standard (US DOE).

The Bridge House RTW Project will not be new construction. However, the renovation will be completed in conformance with the Englewood adoption of the International Building Code and the National Green Building Standard. We are designing for a twenty-year useful life, and all building mechanical systems will be replaced or upgraded.

Bridge House building plans are being developed consistent with the following applicable codes and standards:

- 2018 International Building Code “IBC”
- 2018 International Fire Code “IFC”
- 2018 International Energy Conservation Code “IECC”
- 2020 National Electrical Code “NEC” (NFPA 70)
- ANSI/TIA/EIA-607, TIA grounding and bonding standard for commercial buildings.
- ICC/ANSI A117.1 Accessibility / 2010 ADA Standards for Accessible Design.
- Illuminating Engineering Society of North America (IESNA) Guidelines and Publications including the Lighting Handbook 10th Edition.

In order to obtain a desirable energy efficient design, the selection and layout of lighting fixtures throughout the facility will minimize excess wattage by utilizing proper lamp selections, light levels, and control strategies. In general, LED sources will be utilized for all fixtures to minimize the overall lighting watt/sf load as well as reducing maintenance costs. It is the intent of this design that no HID, Linear Fluorescent, Compact Fluorescent, or Incandescent sources will be used, only LED.

The lighting control systems will be designed to meet the code requirements of the 2018 International Energy Conservation Code (IECC). This lighting control system shall provide lighting power reduction in accordance with the requirements for Automatic Time Switch Control, Light Reduction Controls, and Daylight Zone Controls. The requirements of 2018 IECC shall only be applied to new construction areas only; all existing systems and controls shall remain.

50% of all parking spaces will be provided with Level 2 pre-wired (EV Capable) electric vehicle charging infrastructure. These will be 208 volt, 1-phase, 40 amp circuit breakers for each EV parking space. We will utilize dual-charging stations wherever possible and the requirement will include 40A/2P spare circuit breakers, 2#8, 1#10G, ¾”C to a junction box at the parking spaces. This is expected to include (1) parking space adjacent to the Bridge House building, and the other (6) at the remote parking lot.

Accessibility Requirements

Per the TAHG NOFA, all new construction and substantial rehabilitation of rental projects containing 5 or more beds, a minimum of ten percent (10%) or a minimum of two (2) of the beds (whichever is greater) must be made handicap accessible to persons with mobility disabilities or adaptable according to the Uniform Federal Accessibility Standards (UFAS) and at least an additional four percent (4%) of the beds or a minimum of two (2) of the beds (whichever is greater) in such a project shall be accessible for persons with hearing or vision impairments, and to the maximum extent feasible, these beds are to be evenly distributed throughout the project site and be of similar range of sizes when compared to other beds.

Bridge House RTW proposes 5 beds (10 %) accessible to those with mobility impairments and 2 (4 %) accessible to those with sensory impairments.

The building will be renovated to accommodate accessibility for clients who have mobility disabilities and those who have hearing or vision impairments. The renovated building will accommodate 50 persons. Therefore, 5 beds will accommodate clients who have mobility impairments and 2 will accommodate those who are hearing and vision impaired. Bathrooms and other shared spaces – e.g. lounge, dining areas and laundry facilities – will be built to Uniform Federal Accessibility Standards.

A small portion of the building has a second floor, which is accessible by stair and which will contain dormitory spaces which are duplicated on the main floor, where all of the accessible-designed spaces are located.

This standard for accessibility requirements has been met.

Geographic Classification and Maximum AMI Limits

Arapahoe County is designated “Urban”, per the TAHG NOFA. The maximum AMI for rental projects in Urban designated counties is 80% AMI.

This project proposes all beds at 30% AMI or available to individuals at risk of or experiencing homelessness. Therefore, this standard is met.

Mixed Use

Per the TAHG NOFA, at least 50% of a project must be designated as residential use.

Bridge House – RTW proposes one residential structure with some community space within the structure. The residential use is more than 50% of the total structure. Therefore, this standard is met.

Leveraged Funds

Per the TAHG NOFA, a minimum of 25% of total project sources must come from the applicant or another third party.

This project proposes \$4,295,000 (58.9% of total development costs) in third party funding. Therefore, this standard is met.

TAHG Priorities

Transformational

Ready to Work’s theory of change is that when adults experiencing homelessness who have the capacity to work and the desire to resolve their homelessness participate in the RTW program, they will then be able to re-enter the mainstream workforce, obtain permanent housing, and break the cycle of criminal recidivism, addiction, and any other barriers that have inhibited them from reaching self-sufficiency. The core of Ready to Work is employment in Bridge House’s two social enterprises.

Ready to Work’s methodology can be compared to a 3-legged stool. Each individual “leg” of the program stool represents a strong foundation for self-sufficiency: work, housing, and supportive services. Combined, the stability and comprehensive access to income, safe housing and support is a life changing structure. In Metro Denver, workforce development and homeless service agencies offer pieces of RTW that can be compared to one leg of the Ready to Work stool, such as housing or employment. RTW offers a balanced and effective program by offering all three elements within the same program, which ensures a comprehensive, cost-effective, and lasting intervention for the individual and the broader community.

According to the 2022 MDHI Point in Time Survey, homelessness in Arapahoe County has doubled in the last 2 years. Available shelter beds in Arapahoe County, particularly for single adults, are inadequate to serve the total number of clients. Unsanctioned encampments continue to be built across the city, but are subject to abatements and clean-ups. COVID continues to exacerbate the problem as individuals have limited places to seek assistance, shelter, or employment. Unemployment rates in Arapahoe County reached a record high of 12% in March 2020. Bridge House will provide immediate access to safe and COVID-free shelter in the RTW Englewood development.

RTW offers a cost-effective solution to homelessness and unemployment. The total community cost for an adult experiencing homelessness can average well above \$50,000 annually through use of hospitals, jails, and emergency services. However, the total one-time cost for each RTW participant is approximately \$43,000, approximately 50% of which goes to support the wages and work of trainees that are earned through social enterprise. After graduating, participants have more independence and are less likely to require additional community resources.

Bridge House estimates that each RTW graduate offers the economy a net gain per year of \$37,000 to the community through rent, taxes, and other economic impacts as a contributing member of society. Since the inception of RTW, over 400 participants have successfully graduated the program with permanent housing and employment and have learned skills to live independently. Approximately 80% of Bridge House graduates are still housed and employed 12 months post-graduation. For every year these graduates stay housed and employed, the community saves \$50,000 and gains \$37,000 at a minimum.

Inclusivity, Diversity, Equity, and Accessibility

People of color, people with histories of incarceration, and people unable to find employment or housing due to resulting societal barriers of unequal access based on race or class represent the majority of participants in RTW programs. Bridge House will serve their residents by providing program resources and the opportunity to learn from their experiences to affect greater change. Many clients are in situations that are direct causes of historical, systemic and societal barriers resulting in the inability to find employment and housing, which ultimately has led to homelessness.

Adults experiencing homelessness who come to Bridge House also frequently lack access to healthcare and the resources to find adequate services. Many struggle with addiction or mental illness. RTWE will help provide the stability and access to healthcare services necessary for residents to become healthier individuals and to successfully integrate back into their community.

Bridge House is mindful of the sources of referrals and applicants to ensure that services are available for clients of all ethnicities, races, genders, and sexual orientation.

Bridge House has recently added 8 new members to the Board of Directors, 6 of whom are female and 5 are persons of color. The Bridge House CEO is a female person of color which also signals organizational commitment to IDEA.

Over 75% of RTW staff and case managers have lived experiences with homelessness, addiction or incarceration. Most of the associated social enterprise supervisors have lived experiences with homelessness or are RTW program graduates.

Bridge House informally tracks lived experiences with addiction, mental illness, and incarceration. Although not documented, they estimate that approximately 60% of Bridge House staff have lived experience with addiction, incarceration, or mental illness.

For Bridge House clients:

- LGBTQ: 7% identify as LGBTQ, and 65% of them are persons of color
- Education Level: Only 35% of clients have a high school diploma or GED or above (a 5% decrease from 2020)
- Length of homelessness: 46% have been homeless for less than 1 year (an 11% increase from 2020)
- History of drug or alcohol addiction: 85%+ have substance abuse issues (a 6% increase from 2020)

The intersectionality of the factors above lead to even more obstacles in health equity or racial justice. In addition to racial diversity, Bridge House trainees and staff have varied religious views, sexual orientations, and gender identities, and many have lived experience with homelessness, incarceration, addiction, and disabilities. An increased appreciation of resident similarities and differences will ultimately create better teamwork among the staff and maintain a respectful workplace and environment in the RTW locations.

Unit Mix

Unit Type	Beds	1-BR	2-BR	3-BR	4-BR	Total	Income Limit
TAHG-Assisted	21	0	0	0	0	21	30% AMI or Experiencing Homelessness or at risk of Homelessness
Other Affordable	29	0	0	0	0	29	30% AMI or Experiencing Homelessness or at risk of Homelessness
Total	50	0	0	0	0	50	

Visitable : 50

Accessible Beds: 5

Accessible Beds - sensory impairment: 2

Treasury Affordability Period (Years): 20

Additional DOH Affordability Period (Years): 10

Project Budget

Sources	Amount	Status/Notes
DOH TAHG Grant	\$3,000,000.00	Pending
ARPA Passthrough Grant - City of Englewood (from SLFRF)	\$850,000.00	Committed
ARPA Passthrough Grant - Town of Sheridan (from SLFRF)	\$250,000.00	Committed
ARPA Passthrough Grant - Arapahoe County (from SLFRF)	\$1,000,000.00	Committed
ARPA Passthrough Grant - City of Littleton (from SLFRF)	\$500,000.00	Committed
Federal Omnibus Grant - (Congressman Crow) (from SLFRF)	\$1,500,000.00	Committed
Owner Equity - Ops Reserves	\$145,000.00	Committed

Owner Equity – Rehab	\$50,000	Committed
Total:	\$7,295,000.00	

Uses	Amount	Notes
Acquisition Costs	\$2,658,692.00	
Site Improvements	\$282,440.00	
Construction	\$3,713,868.00	
Professional Fees	\$290,000.00	
Construction Finance	\$60,000.00	
Soft Costs	\$145,000.00	
Developer Fee / Profit	\$0.00	
Reserves	\$145,000.00	
Total:	\$7,295,000.00	

DOH Eligible Activity(ies): Construction Costs, Site Improvements

Project Assessment

Management Capacity

Pro:

1. The organization now known as Bridge House was started in 1997 as a day shelter for individuals experiencing homelessness in Boulder. In 2004, the organization began operating a kitchen in partnership with a church in Boulder. In 2011, the name was changed to Bridge House. The group launched its resource center and Ready to Work program the following year.
2. Bridge House provides services, employment opportunities and housing to people experiencing homelessness in Boulder. The organization served 1,800 unduplicated clients in 2016 through case management, services, shelter, housing, and referrals.
3. The Ready to Work program provides a pathway to self-sufficiency through paid work and services, including case management in a transitional housing, congregate living setting. In-house management provides 24/7 staffing and oversees operations, cleaning, security, supervision of daily living-facility chores by program participants, and other daily-living details of the Ready to Work facility. The positions are paid living wages with benefits meeting or exceeding local standards and often include program graduates who have a long-term plan to make a career in social services or similar professions.
4. Since 2012, Bridge House has quadrupled the size of its organization and completed construction projects in Boulder and Aurora. The 44-bed Boulder project and the 50-bed Aurora project both serve the same population and provide the same services as the proposed Englewood project.

5. The Boulder Ready to Work project has been operational since August 2015. Bridge House raised \$4.5 million for this project (\$2 million from public sources and \$2.5 million from private foundations and donors. So far, 77% of trainees have successfully transitioned to independent housing and mainstream employment. The project received an Eagle Award in 2016 for innovation in housing.
6. Bridge House has owned and managed the properties in Boulder and Aurora since their inception. Bridge House conducts extensive fundraising to support continued operations at all of the properties while offering rents that are less than 30% of the program participants' monthly income.
7. Bridge House offers extensive supportive services to its residents (trainees). The trainees meet with dedicated case managers and participate in life-skills training, such as financial management and addiction recovery, to remove barriers to mainstream employment and housing. Trainees partake in many treatment groups without having to leave the RTW House. This allows them to build trust with case managers and support their fellow trainees in the treatment group. Case managers with requisite degrees and certifications, and oftentimes lived experience, lead evidence-based treatment groups using cognitive behavioral therapy practices, which are fundamental to the success of trainees. These clinical groups include Relapse Prevention, Early Recovery Skills, Seeking Safety, and Parents on a Mission. Additional community support groups available to trainees include Recovery in Christ, Life Ring, Alcoholics/Narcotics Anonymous, Mindfulness, and Life Skills.

Con:

None.

Previous DOH funding received by the Applicant, Sponsor, or Developer:

14-079 HDG Ready to Work Boulder - 2015

18-028 HDG Ready to Work Aurora - 2018

Public/Private Commitment

Pro:

1. In support of this project, RTWE has received ARPA passthrough grants from the following nearby counties and municipalities:
 - a. City of Englewood: \$850,000
 - b. Town of Sheridan: \$250,000
 - c. Arapahoe County: \$1,000,000
 - d. City of Littleton: \$500,000
2. As part of the FY2023 Federal Omnibus Spending Package, RTWE has received \$1,500,000 from Congressman Jason Crow's office in support of the Ready To Work program.
3. Bridge House is committing \$145,000 of owner equity to set up operating reserves for RTWE.
4. Bridge House has allocated an additional \$50,000 in owner equity for the rehab of the building.
5. The Bridge House Ready To Work model includes finding outside employment for its residents who are charged no more than \$250 biweekly for room and board. Based on the Boulder and Aurora programs currently in place, room and board will not exceed 35% of each resident's gross monthly income.
6. The DOH Office of Homeless Initiatives (OHI) has approved a total allocation of \$1,287,337 (spread over two years) of HB22-1377 funding to support the case management and supportive services for RTWE. These figures are listed in the Services Contribution tab of the DOH spreadsheet.
7. Since 2015, annual fundraising for Bridge House has averaged more than \$400,000 per year. Funding sources include a balance of public donations, philanthropic grants, and government grant contracts.

Cons:

1. As the project is grant based, and dependent on additional grants and donations for ongoing expenses, market conditions may/will affect the ongoing viability of the subject property. Bridge House has consistently demonstrated the ability to fund its operations through local and federal grants, as well as exceptional fundraising each year since its 2012 inception.

Project Based Vouchers: None.

Market Demand

1. According to the 2022 MDHI Point in Time Survey, homelessness in Arapahoe County has doubled in the last 2 years. Available shelter beds in Arapahoe County, particularly for single adults, are inadequate to serve the total number of clients. Unsanctioned encampments continue to be built across the city, but are subject to abatements and clean-ups.
2. Consequences associated with the pandemic continue to exacerbate the problem as individuals have limited places to seek assistance, shelter or employment. Unemployment rates in Arapahoe County reached a record high of 12% in March 2020. The RTW program will provide immediate access to a safe and COVID-free congregate facility in RTW Englewood House.
3. Referrals for housing opportunities with RTWE will be made through social enterprise organizations in Arapahoe County, Sheridan, and Englewood, as well as through the judicial system and local shelters.
4. The capacity of the Boulder and Aurora RTW facilities are 44 and 50, respectively. Since 2105, 400 individuals have graduated from the RTW transitional program.

Project Metrics

Metric	Project Data	Range
Total Development Cost per Sq. Ft.	\$540.37	Up to \$470
Hard Cost per Sq. Ft.	\$492.96	Up to \$320
Soft Cost per Sq. Ft.	\$47.41	Up to \$110
Land Cost per Sq. Ft.	\$0.00	Up to \$40
Total Development Cost per Bed	\$145,900.00	Up to \$470,000
Hard Cost per Bed	\$133,100.00	Up to \$320,000
Soft Cost per Bed	\$12,800.00	Up to \$110,000
Land Cost per Bed	\$0.00	Up to \$40,000
Developer Fee as % of total costs:	0.0%	12%-15%
DOH Subsidy per Bed:	\$60,000.00	Urban: Up to \$25,000 Rural: Up to \$35,000 Supportive Housing: Up to \$45,000
DOH funds in the project as % of total budget:	41.1 %	

Rental Metrics

Metric	Project Data	Range
Annual Operating Expense per Unit	\$8,412.00	Up to \$7,500
Replacement Reserve per Unit	\$300.00	\$300 (\$250 for seniors)
Debt Coverage Ratio	0.00	1.15 - 1.30, not to exceed lender/investor requirement
Operating Reserve (months of expenses + debt)	4.1	4-6 month debt & operating costs, per lender or investor requirement
Deferred Developer Fee (%)	\$0	
Deferred Developer Fee projected payback Year (of TC Partnership)	0	

Variances from DOH Ranges

1. The cost per square foot (\$540.37) and hard cost per square foot (492.96) both exceed the DOH limits of \$470 and \$320. This is primarily due to the acquisition cost of the building of \$2.658 million and the smaller than average unit sizes associated with congregate living.
2. There is no developer fee for this project. The development is being managed in-house by the non-profit organization with strict cost controls.
3. The lower than average tenant room and board charges increase the need for sustained fundraising by Bridge House. Historically, the organization has maintained adequate fundraising for operating its developments.

Strengths and Weaknesses

Strengths:

1. Bridge House has successfully developed, owned, and operated a 44-bed project in Boulder and a 50-bed project in Aurora that use the same supportive employment program model that will be used in Englewood.
2. The organization has demonstrated a strong commitment to transitioning individuals from homelessness and from the judicial system into steady employment and permanent housing.
3. Approximately 33% of the trainees have entered the RTW program through the judicial system with recidivism rates that are much better than averages for transitional housing programs.
4. The project is leveraging existing housing stock to create housing opportunities for persons exiting homelessness or the judicial system to homelessness.
5. The Bridge House supportive employment model sets up residents for increasing the probability of long-term stability and the ability to transition into permanent housing.
6. Bridge House has developed long term relationships with many local governments, shelters, mental health centers, service providers, and housing authorities in the Denver Metro Area, which have led to sustained community and financial support since 1997.
7. Bridge House has also developed long-term relationships to create sanitation and outdoor work social enterprises. Social enterprises also serve as a source of funding for the services provided by Bridge House.

Weaknesses:

1. Long-term operations are dependent on a large amount of annual fundraising. However, Bridge House has demonstrated the capacity for significant fundraising since 1997.

Funding Recommendation

Staff Recommendation:

Full funding of an HB22-1377 grant of \$3,000,000.

Funding Amount:	\$3,000,000
Source:	HB22-1377
Type of Award:	Grant

Conditions to Funding:

- Availability of TAHG funds.
- All other funding sources have been committed.

Housing Development & Preservation Application Income + Expenses

Project Name: Bridge House Ready to Work Englewood
Date: 08/10/2023
Applicant: Bridge House
Spreadsheet Version: 08/02/2023
County: Arapahoe



COLORADO
 Department of Local Affairs
 Division of Housing

STABILIZED FIRST YEAR INCOME						EXPENSES			
Type of Unit (Bd/Bath)	Income Level (% AMI)	# of units	Unit Size (Sq. Ft.)	Monthly Room & Board	Total Annual Room & Board	Max Rent	Administrative Expenses		
0 Bed 1 Bath	30%	50	200	\$500	\$300,000	#NAME?	Management Fee	\$0	
0						#NAME?	Salaries	\$200,000	
0						#NAME?	Benefits	\$40,000	
0						#NAME?	Legal	\$500	
0						#NAME?	Accounting	\$1,500	
0						#NAME?	Advertising	\$0	
0						#NAME?	Office Supplies	\$2,000	
0						#NAME?	Telephone	\$4,000	
0						#NAME?	Audit	\$1,000	
0						#NAME?	Leased Equipment		
0						#NAME?	contingency		
0						#NAME?	Other (specify)		
0						#NAME?	Total Administrative	\$249,000	
0						#NAME?	Operating Expenses		
0						#NAME?	Fuel (Heat/Water)	\$50,000	
0						#NAME?	Electricity	\$20,000	
0						#NAME?	Water	\$10,000	
0						#NAME?	Sewer	\$0	
0						#NAME?	Gas	\$0	
0						#NAME?	Trash Removal	\$6,000	
0						#NAME?	Security	\$3,000	
0						#NAME?	Cable	\$6,000	
0						#NAME?	Resident Transportation	\$7,000	
0						#NAME?	Wifi	\$1,000	
0						#NAME?	Other (specify)		
0						#NAME?	Other (specify)		
0						#NAME?	Total Operating	\$103,000	
0						#NAME?	Maintenance Expenses		
0						#NAME?	Maintenance Supplies	\$12,500	
0						#NAME?	Maint. Salaries	\$15,000	
0						#NAME?	Repairs	\$5,000	
0						#NAME?	Maint. Contracts	\$1,000	
0						#NAME?	Extermination	\$0	
0						#NAME?	Grounds	\$100	
0						#NAME?	Snow Removal	\$0	
0						#NAME?	Elevator	\$0	
0						#NAME?	Other(Fundraising)	\$250,000	
0						#NAME?	Other (specify)		
0						#NAME?	Other (specify)		
0						#NAME?	Total Maintenance	\$33,600	
0						#NAME?	Other Expenses		
0						#NAME?	Real Estate Taxes	\$0	
0						#NAME?	Payment in Lieu of Taxes	\$0	
0						#NAME?	Property Insurance	\$20,000	
0						#NAME?	Replacement Reserve	\$15,000	
0						#NAME?	Other (specify)		
0						#NAME?	Total Other	\$35,000	
0						#NAME?	TOTAL ANNUAL EXPENSES	\$420,600	
0						#NAME?	NET OPERATING INCOME	\$90,900	
0						#NAME?	P.U.P.A. Expenses*	\$8,412	
0						#NAME?	*P.U.P.A = Per Unit Per Annum Expenses		
Total units: 50 Total Rent Income \$300,000 Total rental sq ft: 10,000 Parking Income \$0 Avg. Affordability (% AMI): 30.0% Laundry Income \$0 Units at or Below 60% AMI: 50 Other(Fundraising) \$250,000 Total Income \$550,000 Vac. Rate 7.00% Less Vacancy -\$38,500 Effective Gross Income \$511,500						PUPM Utilities: \$133.33 unit avg.= 300 (Ann. Exp. w/out RR) 405,600 Exp Ratio 82.2%			
DEBT SERVICE									
1st Mortgage						\$0	Property Insurance		
2nd Mortgage						\$0	Replacement Reserve		
3rd Mortgage						\$0	Other (specify)		
TOTAL DEBT SERVICE						\$0	Total Other		
Break Even Point 82.23%						Poss D/S @ 1.15 DCR	\$79,043	TOTAL ANNUAL EXPENSES	\$420,600
Project Debt Coverage Ratio						#DIV/0!	NET OPERATING INCOME	\$90,900	
Utilities									
Tenant Paid Utilities:			Owner Paid Utilities:						
None			Gas Electric Water Sewer Trash						
Utility Allowances:									
0 Bed*									
1 Bed*									
2 Bed*									
3 Bed*									
4 Bed*									

Housing Development & Preservation Application Operating Proforma
Project Name: Bridge House Ready to Work Englewood
Date: 08/10/2023
Applicant: Bridge House
Spreadsheet Version: 08/02/2023



COLORADO
Department of Local Affairs
 Division of Housing

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 2%)	2%	\$300,000	\$306,000	\$312,120	\$318,362	\$324,730	\$331,224	\$337,849	\$344,606	\$351,498	\$358,528
Other Income (increasing by 2%)	2%	\$250,000	\$255,000	\$260,100	\$265,302	\$270,608	\$276,020	\$281,541	\$287,171	\$292,915	\$298,773
Less Vacancy	7%	(\$38,500)	(\$39,270)	(\$40,055)	(\$40,857)	(\$41,674)	(\$42,507)	(\$43,357)	(\$44,224)	(\$45,109)	(\$46,011)
Eff. Gross Income		\$511,500	\$521,730	\$532,165	\$542,808	\$553,664	\$564,737	\$576,032	\$587,553	\$599,304	\$611,290
Total Annual Expenses (increasing by 3.00%)	3%	(\$420,600)	(\$433,218)	(\$446,215)	(\$459,601)	(\$473,389)	(\$487,591)	(\$502,218)	(\$517,285)	(\$532,803)	(\$548,788)
NET OPERATING INCOME		\$90,900	\$88,512	\$85,950	\$83,207	\$80,275	\$77,147	\$73,814	\$70,268	\$66,500	\$62,502
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$90,900	\$88,512	\$85,950	\$83,207	\$80,275	\$77,147	\$73,814	\$70,268	\$66,500	\$62,502
Debt Coverage Ratio		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$90,900	\$88,512	\$85,950	\$83,207	\$80,275	\$77,147	\$73,814	\$70,268	\$66,500	\$62,502

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Deferred Developer Fee Totals			
Rent Income (increasing by 2.00%)	2%	\$365,698	\$373,012	\$380,473	\$388,082	\$395,844	\$403,761	\$411,836	Yrs. 1-10	Yrs. 11-15	Total	
Other Income (increasing by 2.00%)	2%	\$304,749	\$310,844	\$317,060	\$323,402	\$329,870	\$336,467	\$343,196	\$0	\$0	\$0	
Less Vacancy	7%	(\$46,931)	(\$47,870)	(\$48,827)	(\$49,804)	(\$50,800)	(\$51,816)	(\$52,852)				
Eff. Gross Income		\$623,516	\$635,986	\$648,706	\$661,680	\$674,913	\$688,412	\$702,180				
Total Annual Expenses - inc. by	3%	(\$565,251)	(\$582,209)	(\$599,675)	(\$617,665)	(\$636,195)	(\$655,281)	(\$674,940)	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
NET OPERATING INCOME		\$58,264	\$53,777	\$49,031	\$44,015	\$38,718	\$33,131	\$27,240	\$0	\$0	\$0	Selected
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Cash flow Available		\$58,264	\$53,777	\$49,031	\$44,015	\$38,718	\$33,131	\$27,240				
Debt Coverage Ratio		0.00	0.00	0.00	0.00	0.00	0.00	0.00	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
									\$0	\$0	\$0	Selected
Projected Payments from Cash flow												
Asset Management Fees (escalating at 3%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
Available Cash after Payments		\$58,264	\$53,777	\$49,031	\$44,015	\$38,718	\$33,131	\$27,240	\$0	\$0	\$0	0.00% Selected

TRANSITIONAL HOUSING (DOH REQUEST)		
Activity Expenditures	Total Being Requested	Description (Review Instructions in "Overview" Tab)
Supportive Services		
Wage, Fringe, and Personnel	\$568,921.73	wages/fringe for program director (1 FTE), case managers (5 FTE), other support staff (3.5 FTE total) plus 10% of overhead
Other Services Costs	\$84,260.00	includes program supplies, food cost, trainee transportation, incentives, aftercare and housing support plus 10% of overhead
Operations		
Wage, Fringe, and Personnel	\$436,941.43	wage/fringe for Manager of Housing Operations (1 FTE), Manager of Kitchen Operations (1 FTE), House Managers (5.325 FTE), Facility Mgrm (.75 FTE) plus 10% of overhead
Other Operations Costs	\$197,214.12	includes insurance, utilities, repairs/maintenance, equipment, building and office supplies, parking/mileage, IT expenses plus 10% of overhead
Grant Activities	\$0.00	
Educational, Vocational, and Work-Based Learning		
Wage, Fringe, and Personnel	\$672,958.86	wages/fringe for Director of Outdoor Operations (.15 FTE), Manager of Outdoor Operations (1 FTE), Outdoor Supervisors (4 FTE) and trainee wages/fringe plus 10% of overhead
Other Educational, Vocational, & Work-Based Costs	\$50,884.02	includes work supplies and vehicle expense (gas, maintenance, insurance) plus 10% of overhead
Recovery Care and Related Residential Programs		
Wage, Fringe, and Personnel	\$0.00	
Other Recovery Care Costs	\$0.00	
TOTAL TRANSITIONAL HOUSING REQUEST:	\$2,011,180.16	
TRANSITIONAL HOUSING (MATCH)		
Match Activity Expenditures	Total Being Provided	Description (Review Instructions in "Overview" Tab)
Social Enterprise - Earned Revenue	\$0.00	revenue earned through supplemental sanitation and outdoor work
Enter match activity	\$0.00	
Enter match activity	\$0.00	
TOTAL TRANSITIONAL HOUSING MATCH:	\$0.00	
TOTAL TRANSITIONAL HOUSING PROGRAM:	\$2,011,180.16	

Housing Development & Preservation - Projected Funding & Reserves for Supportive Services

Project Name: Englewood
 Date: 08/10/2023
 Applicant: Bridge House
 Spreadsheet Version: 08/02/2023



COLORADO
 Department of Local Affairs
 Division of Housing

Forecast of Expenses (Year 1 Taken from Budget)																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Totals	
Annual inflation factor of _3_% applied to Years 2-5	\$ 2,011,180	\$ 2,071,515	\$ 2,133,660	\$2,197,670	\$2,263,600	\$2,331,508	\$2,401,453	\$2,473,497	\$2,547,702	\$2,624,133	\$2,702,857	\$ 2,783,943	\$ 2,867,461	\$ 2,953,485	\$ 3,042,090	\$ 37,405,754	
	50	40,224	41,430	42,673	43,953	45,272	46,630	48,029	49,470	50,954	52,483	54,057	55,679	57,349	59,070	60,842	
Forecast of Sources																	
Name of Funder	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Totals
Developers Fee made available through PSH boost)	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOH THRG - HB22-1377		\$ 1,287,337															\$ 1,287,337
Social Enterprise Funds		\$ 703,913	\$ 725,030	\$ 746,781	\$ 769,185	\$ 792,260	\$ 816,028	\$ 840,509	\$ 865,724	\$ 891,696	\$ 918,447	\$ 946,000	\$ 974,380	\$ 1,003,611	\$ 1,033,720	\$ 1,064,732	\$ 13,092,014
Additional Fundraising		\$ 200,000	\$ 1,400,000	\$ 1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 22,300,000
																	\$ -
																	\$ -
																	\$ -
																	\$ -
																	\$ -
Sum of Services Sources		\$ 2,191,250	\$ 2,125,030	\$ 2,246,781	\$2,269,185	\$2,292,260	\$2,316,028	\$2,340,509	\$2,365,724	\$2,391,696	\$2,418,447	\$2,446,000	\$ 2,774,380	\$ 2,803,611	\$ 2,833,720	\$ 2,864,732	\$ 36,679,353
Services Contribution Needed from Cash Flow After Pmts		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,480	\$ 60,944	\$ 107,773	\$ 156,006	\$ 205,686	\$ 256,857	\$ 9,563	\$ 63,850	\$ 119,765	\$ 177,358	\$ 1,173,282
Available Cash Flow after Pmts		\$90,900	\$88,512	\$85,950	\$83,207	\$80,275	\$77,147	\$73,814	\$70,268	\$66,500	\$62,502	\$58,264	\$53,777	\$49,031	\$44,015	\$38,718	\$ 1,022,880
Surplus/Deficit by Year		\$ 270,970	\$ 142,027	\$ 199,071	\$ 154,722	\$ 108,935	\$ 61,667	\$ 12,870	\$ (37,505)	\$ (89,506)	\$ (143,184)	\$ (198,593)	\$ 44,214	\$ (14,819)	\$ (75,750)	\$ (138,640)	\$ 296,479
Net Cash Services Reserve		\$ -	\$ 270,970	\$ 412,997	\$ 612,068	\$ 766,790	\$ 875,725	\$ 937,392	\$ 950,261	\$ 912,756	\$ 823,250	\$ 680,067	\$ 481,474	\$ 525,688	\$ 510,869	\$ 435,118	\$ 296,479
(Trust Fund + CF Contribution)			4.5%	4.3%	4.0%	3.8%	3.5%	3.3%	3.1%	2.8%	2.6%	2.4%	2.2%	1.9%	1.7%	1.5%	1.3%
																	\$ -
																	\$ -

Project Name:	Mountain View Flats	DOH Application # 33276
Applicant:	RecoveryWorks	Housing Development Specialist: Demetra English Asset Manager: Kelly Whitcombe Underwriter: Elisa Blakeney
Developer:	RecoveryWorks	
Contact For Applicant		
Name:	James Ginsburg	Organization: RecoveryWorks
Title:	Executive Director	Email: jginsburg@recoveryworkstoday.org



Overview

Project County:	Jefferson
Project Address:	14825 West Colfax, Lakewood, CO 80401
Project Type:	Other – Bridge Housing
Project Activity:	Acquisition & Rehabilitation
Type of Housing:	Other Motel
Population Served:	Chronically Homeless Individuals, Justice-Involved
# Stories in tallest building	2
# Elevators	0
Energy Efficiency Program/Certification	Enterprise Green Communities
Affordable units created/preserved:	32

Requested Funding Amount:	\$4,000,000.00
Staff Recommended Funding Amount:	\$4,000,000.00

Proposed Funding Source:	HB22-1377
Proposed Funding Activities:	Acquisition Costs & Rehabilitation

Project Description

RecoveryWorks, a nonprofit, is formally requesting a TAHG Grant of \$4,000,000 to assist with the acquisition and non-substantial rehabilitation of Mountain View Flats Motel, located at 14825 West Colfax, Lakewood, CO 80401.

Mountain View Flats will be acquired as an existing motel in Lakewood, and 32 units will be turned into Bridge Housing in Jefferson County. One (1) unit will be used for an onsite manager. This project requires minor updates, to include painting, filling in an existing swimming pool, concrete repairs, an update to the community room, and fencing to enhance security. The acquisition cost is \$3.5 million. RecoveryWorks will be the owner and lead service provider and offer services using a trauma informed, low-barrier, and client-choice model. The motel has been maintained and will allow this project to immediately transition to Bridge Housing occupancy with the potential for future conversion to PSH and/or mixed affordable housing use. The project will target adults who have complex barriers to housing stability and need a bridge to end homelessness as quickly as possible.

Services at Mountain View Flats will be provided under the Housing First model, using Harm Reduction and Trauma Informed Care-approaches, with the staffing structure and model centered on lived expertise of homelessness, trauma, and behavioral-health care. The staff to guest ratio will be no less than 1:15 and will include a robust peer program that complements the case management and housing staff. Guests matched with a housing opportunity will have the choice to enter the Bridge housing community without arbitrary limits on length of stay. Sobriety, accepting services, or participating in programming will not be requirements for entry or to stay in housing.

The .98 acre site is a functioning motel built in 1964. The building has concrete joists and has been maintained. One area has 3 stories and one area is a single level with easy access to those with mobility challenges. Stairs are the only access to the upper levels. There is no elevator in this building. The rooms are SROs, studios, and one 1-Bedroom. There are updated furnishings in all of the units, including beds, night stands, small tables and chairs, mini-refrigerators, televisions, microwaves, bedding and towels. There is ample at-grade parking, multiple existing common areas and a large community space with a large community kitchen.

The motel is located close to shopping and bus routes and is within walking distance to parks. The location is at the entrance to the foothills supporting recreational activities for guests.

TAHG Project Thresholds and Requirements

Applicant

The applicant is RecoveryWorks. The applicant has an IRS Determination form documenting 501.c.3.status as a non-profit; therefore, they are an eligible applicant.

Proposed Project or Program Use

The application is for gap funds of Acquisition Costs, which is an eligible use of TAHG funds.

Timeline

Per the TAHG NOFA, the project or program must execute a contract/grant agreement by December 31, 2024 and that the project or program will be completed and funds expended by December 31, 2026.

The project is estimated to begin rehabilitation on September 1, 2023. The project estimates rehabilitation to be complete by 2024.

Energy Efficiency

Per the TAHG NOFA, Jefferson County is designated as “Urban”. Acquisition projects in “Urban” counties with 20 units or more must provide evidence projects receive green building certification through one of the following: 2020 Enterprise Green Communities (EGC), Leadership in Energy and Environmental Design LEED v.4.1 (LEED), National Green Building Standards NGBS ICC-700-2020 (NGBS), or Zero Energy Ready Homes standard (US DOE).

Mountain View Flats will pursue Enterprise Green Communities certification. This standard is met.

Accessibility Requirements

Per the TAHG NOFA, all new construction and substantial rehabilitation of rental projects containing 5 or more units, a minimum of ten percent (10%) or a minimum of two (2) of the units (whichever is greater) must be made handicap accessible to persons with mobility disabilities or adaptable according to the Uniform Federal Accessibility Standards (UFAS) and at least an additional four percent (4%) of the units or a minimum of two (2) of the units (whichever is greater) in such a project shall be accessible for persons with hearing or vision impairments, and to the maximum extent feasible, these units are to be evenly distributed throughout the project site and be of similar range of sizes when compared to other units.

Mountain View Flats is an acquisition for Bridge Housing and light rehabilitation; therefore, they are exempt from this standard.

Geographic Classification and Maximum AMI Limits

Jefferson County is designated “Urban”, per the TAHG NOFA. The maximum AMI for rental projects in Urban designated counties is 80% AMI.

This project proposes all units at 30% AMI. Therefore, this standard is met.

Mixed Use

Per the TAHG NOFA, at least 50% of a project must be designated as residential use.

Mountain View Flats proposes one residential structure with some community space within the structure. The residential use is more than 50% of the total structure. Therefore, this standard is met.

Leveraged Funds

Per the TAHG NOFA, a minimum of 25% of total project sources must come from the applicant or another third party.

This project proposes \$1,350,000.00 (25% of total development costs) in third party funding. Therefore, this standard is met.

TAHG Priorities

Applicant’s Response:

Transformational

This project will be the first 100% Bridge Housing project open this year in the City of Lakewood and will be a centerpiece of the transformational rehousing infrastructure being formulated in collaboration with local community

providers, Lakewood, and Jefferson County. The acquisition and repurposing of the Mt. View Inn will allow 33 chronically homeless and homeless and disabled persons from unsheltered homelessness to immediately move into Bridge Housing in an existing motel. Given that Lakewood has the largest concentration of unsheltered, unhoused persons - especially those "sleeping rough" along the West Colfax corridor - this critical resource will provide immediate relief to emergency services, business concerns, and, most importantly, begin to transform the lives of some of our most vulnerable neighbors. Jefferson County is so engaged in this project as a key component of its Strategic Action Plan that it has committed \$1,000,000 as a local match to the CDOH funds. This project will also act as a first in for the county, paving the way for the Jefferson Center and Family Tree PSH projects, which will be open in approximately 1-2 years respectively.

Inclusivity, Diversity, Equity, and Accessibility

Racial justice is the systematic fair treatment of people of all races, resulting in equitable opportunities and outcomes for all. Diversity is the representation of all our varied identities and differences, including race, ethnicity, gender, age, disability, sexual orientation, gender identity, national origin, tribe, socio-economic status, and thinking and communication styles. Equity is to seek to ensure fair treatment, equality of opportunity, and fairness in access to information and resources for everyone. Equity is necessarily built on respecting the inherent dignity of the human person. Inclusion must build a culture of belonging by actively engaging and inviting the contribution and participation of all persons. Every person's voice and perspective adds value and must move to create balance in the face of power differences. It's important that no one person should be called on to represent an entire community. Our first requirement as a service organization is to look honestly within our own inherent bias, privilege and propensity toward exclusion of "the other." Until we are conscious of that, we cannot begin to change, grow and challenge others. RecoveryWorks has done this by engaging and hiring staff from a variety of racial and cultural backgrounds and seeking feedback both from those within our "group" and from those who appear different from us. This includes utilizing a third party to facilitate client focus groups to better understand how to improve engagement and services to all persons. Additionally, as the ED, I have sought out articles, books and workshops in the areas of diversity, systemic racism, economic injustice, etc. As a staff, we are looking at the "white supremacy culture" document by Tema Okun to better understand how some/many of these damaging characteristics unconsciously show up in our organizational culture and day to day work and operation. These include dualistic thinking, perfectionism, defensiveness, quantity over quality, paternalism, power hoarding, fear of open conflict, individualism, and more. RecoveryWorks' staff, which includes 40% BIPOC, reflects the cultural backgrounds of our guests through lived experience of homelessness, substance misuse, and mental illness. Staff reflects the racial identity of guests served with 25% of leadership identifying as African American. RecoveryWorks is committed to IDEA through active recruitment of diverse staff and board members, in addition to engaging our guests in creating a just, equitable, diverse, and inclusive environment.

Unit Mix

Unit Type	SRO	0-BR	1-BR	2-BR	3-BR	4-BR	Total	Income Limit
TAHG-Assisted	16	9	1	0	0	0	26	30% AMI
Other Affordable	6	0	0	0	0	0	6	30% AMI
Employee Unit	0	0	1	0	0	0	1	
Total	22	9	2	0	0	0	33	

Visitable units: 2

Accessible units: N/A

Accessible units - sensory impairment: N/A

Affordability Period

Treasury Affordability Period (Years): 20

Additional DOH Affordability Period (Years): 10

Project Budget

Sources	Amount	Status/Notes
DOH Grant / Loan	\$4,000,000.00	Pending
Jefferson County HOME ARP	\$1,000,000.00	Committed
City of Lakewood Community Development Block Grant	\$100,000.00	Committed
The Recovery Foundation Grant	\$250,000.00	Committed
Total:	\$5,350,000.00	

Uses	Amount	Notes
Acquisition Costs	\$3,500,000.00	
Construction - Non-substantial Rehabilitation	\$821,388.00	
Professional Fees	\$60,000.00	
Permanent Finance and Syndication	\$0.00	
Soft Costs	\$123,300.00	

Developer Fee / Profit	\$700,000.00	
Reserves	\$145,312.00	
Total:	\$5,350,000.00	

DOH Eligible Activity(ies): Acquisition Costs and Rehabilitation

Project Assessment

Management Capacity

Pros:

1. RecoveryWorks,-501(c)3 non-profit, will be the 100% owner/developer and lead service provider on the project. While RecoveryWorks has not developed or owned real estate, the development team, including the Director of RecoveryWorks, has over 70 years of collective experience with developing/owning and managing supportive housing, shelter, affordable, and bridge housing. James Ginsburg was a Program Director at Colorado Coalition for the Homeless and has been involved in Housing First and developing and running programming in supportive, Bridge and transitional housing for 25 years.
2. Shopworks Architecture was formed in 2012 by Chad Holtzinger. Shopworks focuses on affordable and permanent supportive housing primarily supported by Low Income Housing Tax Credits. Shopworks has completed over forty (40) affordable housing project designs in Colorado, in addition to direct experience designing shelters.
3. Beauxsimone Consulting LLC,-the Development Consultants on the project, have collectively been involved in developing over 100 homeless housing and services projects across the country. In Colorado, over 1,280 units of supportive housing have been developed since 2014. Previous projects include St. Francis Apartments at Cathedral Square, Denver - Arroyo Village, Denver - Providence at the Heights in Aurora and Greenway Flats in Colorado Springs, to name just a few. Their resume lists 26 Colorado projects.
4. Resurrection Construction LLC was founded in 2007 and is a family-owned business that provides General Contracting and includes all phases of construction, including remodeling and rehabilitation. Crosswind Hope and Restoration Center in Aurora, Colorado is a recently-completed project.
5. Rocky Mountain Communities (RMC) will be the property management company. RMC currently does property management on 1,403 units, including 80 housing units across the state that serve formerly homeless families and individuals. They also manage a shelter as part of the award-winning Arroyo Village. This team is extremely strong and has evidence-based experience developing, managing and providing services in programs serving homeless populations across the state.

Concerns: None

Previous DOH funding received by the Applicant, Sponsor, or Developer:

None

Public/Private Commitment

Pros:

1. Jefferson County has committed \$1,000,000.00 in a HOME ARP Grant (LOI dated 1-31-2023).
2. The City of Lakewood has committed \$100,000.00 in a Community Development Block Grant (LOI dated 3-14-2023).
3. The Recovery Foundation has awarded a Grant for \$250,000.00 (LOI dated 3-21-2023).

Project-Based Voucher Details: None

Type	Source	Number	Status
None			

Market Demand

Pros:

Bridge Housing leverages access to housing and supportive services that foster participant choice and empower program participants to quickly exit homelessness or institutional settings to permanent housing. This approach is often essential for those who have complex barriers to housing stability, those who may not have lived in independent housing in the recent past, and/or those who have been unsuccessful in utilizing previous housing resources.

Data research provided by Point in Time 2022 and Point in Time Homelessness Dashboard 2017-2022:

- Homelessness for total persons increased by 11% (from 444 in 2020 to 493 people).
- Chronic Homelessness increased by 30% (from 154 to 200).
- First-Time Homelessness increased 257% (from 66 to 235).
- Older Adults Homelessness: Over 55 increased by 75% (from 76 to 133) and Over 65 increased by 73% (from 15 to 26).
- Disproportionately more BIPOC are experiencing homelessness.
- Mental Health concern - increased by 29% (from 146 to 188).
- Substance Use concern - increased by 19% (123 to 146).

Summary of Unmet Needs in Jefferson County:

In order to meet the current permanent supportive and bridge housing needs of unsheltered, chronically homeless households in Jefferson County, a minimum of 150-200 permanent units are needed immediately. In order to meet future demands, 60 additional permanent units are needed annually, in addition to the typical turnover that happens each year.

- Additional Units Needed to Address Chronic Homelessness Immediately = 150-200
- Annually Thereafter = 60

- Increase in Chronically Homeless from 2020 to 2022 = 30%
- Increase in Older Adult Homeless from 2020 to 2022 = 75% over 55 and 73% over 65
- Increase in First-Time Homeless from 2020 to 2022 = 275%

Concerns:

None

Project Metrics

Metric	Project Data	Range
DOH Subsidy per Unit:	\$125,000.00	
DOH funds in the project as % of total budget:	74.8 %	

Rental Metrics

Metric	Project Data	Range
Annual Operating Expense per Unit	\$8,207.00	Up to \$8,000
Replacement Reserve per Unit	\$300.00	\$300 (\$250 for seniors)
Operating Reserve (months of expenses + debt)	6	4-6 month debt & operating costs, per lender or investor requirement

Variances from DOH Ranges

1. The Per Unit Per Annum Expense of \$8,207 exceeds the DOH range of \$8,000 because Bridge Housing has higher operating costs with extended service hours and higher maintenance costs.

Strengths and Weaknesses

Strengths:

1. The RecoveryWorks management team has extensive experience managing shelter, supportive, affordable, and bridge housing. The project will serve people involved in the justice system and those who are chronically homeless.
2. Increases the supply of urban Bridge Housing by 32
3. Represents a one-time funding proposal to the state with no multi-year financial obligations
4. Serves the most vulnerable populations in need of Bridge Housing at 30% AMI
5. The acquisition will minimize cost fluctuations and supply immediate access to housing.

6. The project is supported by a Jefferson County grant.
7. Provides needed housing units as demonstrated in the Point in Time Study

Weaknesses:

None.

Funding Recommendation

Staff Recommendation: Staff recommends full funding of a Transformational Affordable Housing Grant of up to \$4,000,000.00

Funding Amount: \$4,000,000.00

Source: HB22-1377

Type of Award: Grant

Conditions to Funding:

- Availability of TAHG funds
- All other funding sources have been fully committed
- Proof of Flood Insurance
- Review and approval of a Phase II ESA and materials and maintenance plan

Housing Development & Preservation Application Spreadsheet



COLORADO
Department of Local Affairs
Division of Housing

Project Name: Mountain View Flats (TAHG)
Date: 8/14/2023
Applicant: RecoveryWorks
Spreadsheet Version: 8/14/2023
County: Jefferson

Development Budget	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land	\$851,760	25,811	75.58
Existing Structures*	\$2,648,240	80,250	235.00
SUBTOTAL	\$3,500,000	106,061	310.59
SITE IMPROVEMENTS*			
On-Site Infrastructure	\$0	0	0.00
Off-Site Infrastructure	\$0	0	0.00
Demolition	\$0	0	0.00
SUBTOTAL	\$0	0	0.00
CONSTRUCTION*			
New Construction		0	0.00
Rehabilitation	\$435,000	13,182	38.60
General Requirements	\$50,000	1,515	4.44
Contractor Overhead & Profit	\$62,250	1,886	5.52
Contractor Construction Contingency	\$50,000	1,515	4.44
Owner Hard Cost Contingency	\$50,000	1,515	4.44
FF&E	\$62,138	1,883	5.51
Building Permit Fees	\$6,000	182	0.53
Broadband	\$100,000	3,030	8.87
Builders Risk	\$6,000	182	0.53
SUBTOTAL	\$821,388	24,891	72.89
PROFESSIONAL FEES			
Architect Fees	\$10,000	303	0.89
Engineering Fees		0	0.00
Real Estate Attorney Fees	\$5,000	152	0.44
Surveys	\$5,000	152	0.44
Green Planning and Design Fees		0	0.00
Construction Management Fees	\$40,000	1,212	3.55
Construction Accounting		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$60,000	1,818	5.32
CONSTRUCTION FINANCE			
Construction Insurance (H&L, Builder's Risk)		0	0.00
Construction Performance & Payment Bonds		0	0.00
Construction Loan Orig. Fee		0	0.00
Construction Interest		0	0.00
Construction Lender Legal Fees		0	0.00
Title and Recording		0	0.00
Taxes During Construction		0	0.00
Insp. Fees (3rd party/Bank)		0	0.00
Power/Telecom Fees		0	0.00
SUBTOTAL	\$0	0	0.00
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses	\$0	0	0.00
Legal Fees		0	0.00
Title and Recording		0	0.00
Bond Cost of Issuance	\$0	0	0.00
Organization Costs	\$0	0	0.00
Tax Opinion	\$0	0	0.00
Syndication Legal Fees	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$0	0	0.00
SOFT COSTS			
Tap Fees (Water/Sewer)	\$0	0	0.00
Impact Fees	\$0	0	0.00
Appraisals	\$5,800	176	0.51
Market Study	\$0	0	0.00
Environmental Studies (Phase 1, Phase 2, Le...	\$12,000	364	1.06
Other Studies (traffic, wetlands, etc.)	\$0	0	0.00
Geotechnical/Soils Testing	\$0	0	0.00
Material Testing	\$0	0	0.00
Capital Needs Assessment	\$0	0	0.00
Temporary Relocation		0	0.00
Permanent Relocation	\$100,000	3,030	8.87
Tax Credit Fees	\$0	0	0.00
Marketing	\$0	0	0.00
Cost Certification	\$0	0	0.00
Green Certification Fees (LEED Certification, e...	\$0	0	0.00
Soft Cost Contingency		0	0.00
Legal Fees, Title and Recording	\$5,500	167	0.49
SUBTOTAL	\$123,300	3,736	10.94
DEVELOPER FEE / PROFIT			
Developer's Fee	\$350,000	10,606	31.06
PSH Developer Fee Boost		0	0.00
3rd Party Development Mgt / Owner's Rep		0	0.00
Consultants (PSH)	\$350,000	10,606	31.06
Other (Specify)		0	0.00
SUBTOTAL (i.e. - maximum developer fee)	\$700,000	21,212	62.12
RESERVES			
Operating Reserve	\$135,412	4,103	12.02
Debt Service Reserve		0	0.00
Lease-up Reserve		0	0.00
Replacement Reserve	\$9,900	300	0.88
Other (Specify)		0	0.00
SUBTOTAL	\$145,312	4,403	12.89
TOTAL DEVELOPMENT EXPENSES	\$5,350,000	\$162,121	\$474.75

Rentable Square Footage	10,100
Non Living Square Footage	1,169
Total Project Square Feet	11,269
Number of Units	33

% of Non-living SF	10.4%
--------------------	-------

8.20% % of construction
8.20% % of construction

0%

350,000
1,004,688
34.8%

34.84% % of Total (less Dev. Fee, Res., & Acq)
6.0 Months of expenses & debt
0.0 Months of debt

	per unit	per SF	
Hard Costs	\$105,140	\$72.89	64.9%
Soft Costs	\$31,170	\$326.28	19.2%
Land Costs	\$25,811	\$75.58	15.9%

*costs included in hard cost evaluation.

#N/A

Housing Development & Preservation Application
Project Name: Mountain View Flats (TAHG)
Date: 8/10/2023
Applicant: RecoveryWorks
Spreadsheet Version: 8/10/2023
County: Jefferson

Income + Expenses



COLORADO
Department of Local Affairs
 Division of Housing

STABILIZED FIRST YEAR INCOME					EXPENSES				
Type of Unit (Bd/Bath)	Income Level (% AMI)	# of units	Unit Size (Sq. Ft.)	Monthly Rent	Total Annual Rent	Max Rent	Administrative Expenses		
0 Bed 1 Bath (SRO)	Bridge Housing	22	300	\$0			Management Fee	\$32,500	
0 Bed 1 Bath	Bridge Housing	9	300	\$0			Salaries	\$52,500	9.42% Based on the annual income
1 Bed 1 Bath	Bridge Housing	1	400	\$0			Benefits	\$13,125	0.75 # FTE
1 Bed 1 Bath	Employee	1	400	\$0			Legal	\$1,000	
							Accounting	\$1,000	
							Advertising	\$0	
							Office Supplies	\$200	
							Telephone	\$1,200	
							Audit	\$500	
							Leased Equipment	\$150	
							Other (Misc expenses)	\$0	
							Other (specify)	\$0	
							Total Administrative	\$102,175	
							Operating Expenses		These are based on actual utilitie costs for this building
							Fuel (Heat/Water)	\$0	PUPM Utilities:
							Electricity	\$12,000	\$116.29
							Water	\$7,200	
							Sewer	\$14,850	
							Gas	\$12,000	
							Trash Removal	\$3,000	
							Security	\$6,000	
							Cable	\$0	
							Resident Transportation	\$0	
							Wifi	\$4,200	
							Other (specify)		
							Other (specify)		
0							Total Operating	\$59,250	
0							Maintenance Expenses		
0							Maintenance Supplies	\$20,000	
0							Maint. Salaries	\$30,000	
0							Repairs	\$5,000	
0							Maint. Contracts	\$5,000	
0							Extermination	\$3,000	
							Grounds	\$3,000	
							Snow Removal	\$500	
							Elevator	\$0	
							Other (specify)	\$0	
							Other (specify)	\$0	
							Total Maintenance	\$66,500	
							Other Expenses		
							Real Estate Taxes		We will approach MetroWest to be a limited partner to recieve property tax exempt
							Payment in Lieu of Taxes	\$0	
							Property Insurance	\$33,000	
							Replacement Reserve	\$9,900	unit avg.= 300
							Other (CHFA Issuer Fee)	\$0	
							Total Other	\$42,900	
							TOTAL ANNUAL EXPENSES	\$270,825	(Ann. Exp. w/out RR) 260,925
							NET OPERATING INCOME	\$56,956	
							P.U.P.A. Expenses*	\$8,207	Exp Ratio 82.6%
							*P.U.P.A = Per Unit Per Annum Expenses		
Utilities									
Tenant Paid Utilities:					Owner Paid Utilities:				
0							Owner will pay all utilities		
Utility Allowances:									
0 Bed*				\$0					
1 Bed*				\$0					
2 Bed*				\$0					
3 Bed*				\$0					
4 Bed*				\$0					

Our PUPA is slightly higher than the DOH 7,000 because this is a smaller project so much of our fixed costs are spread around a smaller number of units and because it's Bridge Housing we anticipate more PM time and slightly higher maintenance costs.

#N/A

Housing Development & Preservation Application **Operating Proforma**
Project Name: Mountain View Flats (TAHG)
Date: 8/10/2023
Applicant: RecoveryWorks
Spreadsheet Version: 8/10/2023



COLORADO
Department of Local Affairs
 Division of Housing

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 2%)	2%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income (increasing by 2%)	2%	\$345,033	\$351,934	\$358,972	\$366,152	\$373,475	\$380,944	\$388,563	\$396,334	\$404,261	\$412,346
Less Vacancy	5%	(\$17,252)	(\$17,597)	(\$17,949)	(\$18,308)	(\$18,674)	(\$19,047)	(\$19,428)	(\$19,817)	(\$20,213)	(\$20,617)
Eff. Gross Income		\$327,781	\$334,337	\$341,024	\$347,844	\$354,801	\$361,897	\$369,135	\$376,518	\$384,048	\$391,729
Total Annual Expenses (increasing by 3.00%)	3%	(\$270,825)	(\$278,950)	(\$287,318)	(\$295,938)	(\$304,816)	(\$313,960)	(\$323,379)	(\$333,081)	(\$343,073)	(\$353,365)
NET OPERATING INCOME		\$56,956	\$55,387	\$53,705	\$51,906	\$49,985	\$47,937	\$45,756	\$43,437	\$40,975	\$38,364
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$56,956	\$55,387	\$53,705	\$51,906	\$49,985	\$47,937	\$45,756	\$43,437	\$40,975	\$38,364
Debt Coverage Ratio		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Developer Fee Applied to Services		\$56,956	\$55,387	\$53,705	\$51,906	\$49,985	\$47,937	\$45,756	\$43,437	\$40,975	\$38,364
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$0	\$0	\$0	\$0	\$0	\$0	\$11,633	\$43,437	\$40,975	\$38,364

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Developer Fee Applied to Services			
Rent Income (increasing by 2.00%)	2%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Yrs. 1-10	Yrs. 11-15	Total	
Other Income (increasing by 2.00%)	2%	\$420,593	\$429,005	\$437,585	\$446,337	\$455,264	\$464,369	\$473,656	\$350,000	\$0	\$350,000	
Less Vacancy	5%	(\$21,030)	(\$21,450)	(\$21,879)	(\$22,317)	(\$22,763)	(\$23,218)	(\$23,683)				
Eff. Gross Income		\$399,564	\$407,555	\$415,706	\$424,020	\$432,501	\$441,151	\$449,974				
Total Annual Expenses - inc. by	3%	(\$363,966)	(\$374,885)	(\$386,132)	(\$397,716)	(\$409,647)	(\$421,937)	(\$434,595)	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
NET OPERATING INCOME		\$35,597	\$32,670	\$29,574	\$26,304	\$22,853	\$19,214	\$15,379	\$0	\$0	\$0	
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Cash flow Available		\$35,597	\$32,670	\$29,574	\$26,304	\$22,853	\$19,214	\$15,379				
Debt Coverage Ratio		0.00	0.00	0.00	0.00	0.00	0.00	0.00	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
Projected Payments from Cash flow												
Asset Management Fees (escalating at 3%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Developer Fee Applied to Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	Yrs. 1-10	Yrs. 11-17	Total	#DIV/0!
Available Cash after Payments		\$35,597	\$32,670	\$29,574	\$26,304	\$22,853	\$19,214	\$15,379	\$0	\$0	\$0	0.00%

Housing Development & Preservation - Projected Funding & Reserves for Supportive Services

Project Name: Mountain View Flats (TAHG)
 Date: 8/10/2023
 Applicant: RecoveryWorks
 Spreadsheet Version: 8/10/2023



COLORADO
 Department of Local Affairs
 Division of Housing

Forecast of Expenses (Year 1 Taken from Budget)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Totals	
Annual inflation factor of _3_% applied to Years 2-5	\$ 349,075	\$ 359,547	\$ 370,333	\$ 381,443	\$ 392,886	\$ 404,673	\$ 416,813	\$ 429,317	\$ 442,197	\$ 455,463	\$ 469,127	\$ 483,201	\$ 497,697	\$ 512,628	\$ 528,007	\$ 6,492,407	
	10,578	13,317	13,716	14,128	14,551	14,988	15,438	15,901	16,378	16,869	17,375	17,896	18,433	18,986	19,556		
Forecast of Sources																	
Name of Funder	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Totals
DOH-OHI THRG	\$689,000	\$ 229,667	\$ 229,667	\$ 229,667													\$ 689,000
Supportive Services, CM and Housing		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$ 525,000
Medicaid Behavioral Health Care-Jeffco		\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 29,325	\$ 439,875
Primary Health Care -Stride Community		\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 33,773	\$ 506,595
RW Supportive Services		\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ 1,020,000
Law Enforcement and Diversion (LEAD)		\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 2,700,000
Developer Fee Applied to Services		\$56,956	\$55,387	\$53,705	\$51,906	\$49,985	\$47,937	\$34,123									\$ 350,000
Fundraising					\$ 75,000	\$77,250	\$79,568	\$81,955	\$84,414	\$86,946	\$89,554	\$92,241	\$95,008	\$97,858	\$100,794	\$103,818	\$ 1,064,406
Expected Yr 4 DOH TSS \$154,000																	\$ -
Expected DOH PSH Vouchers for 32 units																	\$ -
																	\$ -
																	\$ -
Sum of Services Sources	\$ 632,721	\$ 631,152	\$ 629,470	\$ 473,004	\$ 473,333	\$ 473,603	\$ 462,176	\$ 430,512	\$ 433,044	\$ 435,652	\$ 438,339	\$ 441,106	\$ 443,956	\$ 446,892	\$ 449,916	\$ 7,294,876	
Services Contribution Needed from Cash Flow After Pmts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,153	\$ 19,811	\$ 30,788	\$ 42,095	\$ 53,741	\$ 65,736	\$ 78,091	\$ 299,415
Available Cash Flow after Pmts	\$0	\$0	\$0	\$0	\$0	\$0	\$11,633	\$43,437	\$40,975	\$38,364	\$35,597	\$32,670	\$29,574	\$26,304	\$22,853	\$19,409	\$ 281,409
Surplus/Deficit by Year	\$ 283,646	\$ 271,605	\$ 259,137	\$ 91,561	\$ 90,447	\$ 68,930	\$ 56,996	\$ 44,632	\$ 31,822	\$ 18,553	\$ 4,809	\$ (9,425)	\$ (24,167)	\$ (39,432)	\$ (55,238)	\$ (88,689)	\$ 1,083,878
Net Cash Services Reserve	\$ -	\$ 283,646	\$ 555,251	\$ 814,388	\$ 905,949	\$ 986,396	\$ 1,055,326	\$ 1,112,322	\$ 1,156,954	\$ 1,188,776	\$ 1,207,329	\$ 1,212,139	\$ 1,202,713	\$ 1,178,547	\$ 1,139,115	\$ 1,083,878	
Cash Flow % of Services Budget (Trust Fund + CF Contribution)		51.6%	50.1%	48.6%	47.2%	45.8%	44.5%	46.0%	52.0%	50.0%	47.9%	46.0%	44.0%	42.1%	40.2%	38.4%	\$ -
																	\$ -

Project Name:	Delta Day and Emergency Shelter	DOH Application # 33335
Applicant:	City of Delta	Underwriter: Olivia Cook Asset Manager: Kelly Whitcombe
Developer:		
Contact For Applicant		
Name:	Kevin Carlson	Organization: City of Delta
Title:	Mayor	Email: kevin@cityofdeltanet



Overview

Project County:	Delta
Project Address:	540 West 4th Street, Delta, CO 81416
Project Type:	Shelter
Project Activity:	Acquisition + Rehabilitation
Type of Housing:	Other Emergency Shelter, Daytime warming and cooling
Population Served:	Chronically Homeless Individuals
# Stories in tallest building	2
# Elevators	0
Energy Efficiency Program/Certification	N/A
Affordable units created/preserved:	N/A

Requested Funding Amount:	\$1,252,400.00
Staff Recommended Funding Amount:	\$1,252,400.00
Proposed Funding Source:	HB22-1377
Proposed Funding Activities:	Acquisition Costs / Site Improvements

Project Description

The City of Delta is requesting \$1,252,400.00 in TAHG funds to support the acquisition and rehabilitation of a building within City limits to create a year-round warming and cooling station to serve the community's unhoused population. During summer months, the City will also operate an emergency overnight shelter for unhoused individuals. It is estimated the overnight shelter will include approximately 50 cots for people to utilize. This will be complementary to the existing cold shelter in Delta, Abraham Connection. The Abraham Connection is owned by a non-profit organization and is operated by volunteers between November and April each year.

The building was previously used as the space for a work release program but that program has not been operated at this space in quite some time. Because of its previous use, the building is currently laid out in a way that lends itself to a space for emergency shelter which will help to reduce redevelopment cost. Acquisition of this property will not displace any residential or commercial occupant as the space is currently vacant. The property is currently owned by Delta County. The City is under contract to purchase the property from the County. Acquisition costs are based on the appraised value of \$390,000.00. The scope of rehabilitation is relatively minimal with the necessary renovations including new flooring, which includes asbestos abatement, updated restroom and shower facilities, the development of a gender neutral restroom, and accessibility updates.

The exterior of the building is siding, vinyl double-pane windows, gutters, and downspouts, all commensurate with the age of the building. Limited renovations are required to the exterior for functionality as an emergency shelter. In its current condition, the interior of the building can be described as similar to an open concept commercial space. There are two floors that total 7,208 sq. ft. which contain a reception area/conference room, commercial kitchen, a private office, holding room, 1 full bath, two half baths, and a large locker room style bathroom. There is no basement and all public utilities are available and in use. Renovation required will be asbestos and lead remediation; deep cleaning of entire facility; reconfiguration of the ground floor restroom to provide privacy and safety for users; the roughing out and completion of two gender neutral ground floor restroom and secured private rooms; the installation of multiple washer and dryer hookups; ADA improvements for accessibility; and reconfiguration of the upstairs restroom.

During day hours the space will function as a warming and cooling station for anyone who would like to use it. There will be a single point of entry that will be staffed to help ensure safety and knowledge of who is in the building. There will be open space in which anyone can rest while cooling down or warming up, and there will not be a limit on time of use. It is our intent to provide access to the kitchen and food, however specific details are not yet finalized. We intend to redevelop the current holding room into a calming room to provide space in which individuals can working with their case manager or have a conversation in private. This area will be monitored by staff to ensure it is not monopolized arbitrarily. The conference room space will function as a resource center in conjunction with the City of Delta Crisis Prevention Unit and its case managers.

In the evening during summer months (May through October) the City will also operate an emergency shelter for individuals in this space. Shelter space will be set up in dormitory style with males on the first floor and females on the second level. The two gender neutral and ADA spaces will be accessible on the ground floor to provide safe emergency shelter for anyone in need. The facility will be staffed the entire time it is in operation.

The property to be purchased and redeveloped is located at 540 W 4th Street Delta, CO 81416. Community amenities are located within the following proximities of this site: City Market 0.8 mile, Recreation Center 0.9 mile, Delta Public Library 0.7 mile, Human Services 0.5 mile, City Hall (Crisis Prevention Unit) 0.8 mile, and River Valley Family Health 1.1 miles , and the Abraham Connection 0.4 mile.

TAHG Project Thresholds and Requirements

Applicant

The applicant is the City of Delta. The applicant is a local government entity, therefore, they are an eligible applicant.

Proposed Project or Program Use

The application is for gap funds of acquisition and rehabilitation of a day and overnight congregate shelter, which is an eligible use of TAHG funds.

Timeline

Per the TAHG NOFA, the project or program must execute a contract/grant agreement by December 31, 2024 and that the project or program will be completed and funds expended by December 31, 2026. *The project is estimated to begin construction upon receipt of TAHG funds through contract execution with DOH. The City will close on the acquisition upon an executed contract and begin cleaning the site immediately. The City anticipates a construction start date of January 1, 2024, an end of construction date of July 1, 2024, and an opening date of July 1, 2024.*

Energy Efficiency

Per the TAHG NOFA, Delta County is designated as "Rural". Acquisition and rehabilitation projects in "Rural" counties are not required to meet energy efficiency standards.

Accessibility Requirements

Emergency shelters, assisted with federal funding, are subject to Section 504 as a "facility;" and are also subject to ADA accessibility.

The Delta Shelter will include accessibility requirements into the scope of renovations. The scope of work for renovations includes updating the structure with accessible space and restrooms. This standard is met.

Geographic Classification and Maximum AMI Limits

This is a homelessness response project. Therefore, this standard is met.

Mixed Use

Per the TAHG NOFA, at least 50% of a project must be designated as residential use. *The Delta Shelter proposes one building with community space within the structure. More than 50% of the building includes space for optional cots as needed during the months of mid-April through October when the shelter operates as an overnight facility. Therefore, this standard is met.*

Leveraged Funds

Per the TAHG NOFA, a minimum of 25% of total project sources must come from the applicant or another third party. *This project proposes \$457,466.00 (27% of total development costs) in third party funding. Therefore, this standard is met.*

TAHG Priorities

Transformational

Delta has been served by the Abraham Connection homeless shelter for many years providing emergency shelter from November through mid-April every year. Due to recent trends with our unhoused population we have identified the need for a year-round shelter. Delta has a year-round population of 25-30 individuals experiencing chronic homelessness with a connection to the community, Delta's core group. These are individuals that utilized

the City sanctioned homeless camp prior to the opening of the shelter for the 2022-2023 season and the camp's closure in November 2022. In addition, with the assistance of the Abraham Connection we have identified that at any given time Delta has an additional population of 20-25 individuals experiencing homelessness that generally seem to be more transient in nature. There is a lot of movement within this group, but there tend to be a mix of 20-25 more transient individuals in Delta in addition to the core group. The shelter to be established through this application is transformational because it will create access to a safe place to rest year-round in Delta that will complement and expand upon the great work Abraham Connection is doing and will continue to do. In addition to overnight shelter during summer months, the space to be created through this funding request will create a year-round safe place to rest during the day. Currently in Delta, there is not a place for individuals experiencing homelessness to warm up or cool down during extreme weather. This project will provide that safe place to rest during the day time.

Inclusivity, Diversity, Equity, and Accessibility

The two separate rooms to be constructed on the bottom floor will be gender neutral shelter space. This will be separate, safe space for anyone that is unable to access the second floor or for anyone that feels unsafe because of their gender, sexuality, or accessibility challenges. There will also be a gender neutral shower and restroom to provide safe space for any individual in need of such accommodations. The shelter and safe space created through this application will not deny access to services or shelter on the basis of race, color, national origin, religion, sex, gender identify, disability, familial status, sexual orientation, income level, housing status, or beliefs.

Unit Mix

The property's use will be restricted as emergency shelter, with maximum occupancy of 50 shelter beds.

Affordability Period

Treasury Affordability Period (Years): 20
 Additional DOH Affordability Period (Years): 10

Project Budget

Sources	Amount	Status/Notes
City of Delta Cash Contribution	\$377,466.00	Committed
Waived Building Permit Fee	\$10,000.00	Committed
CDPHE Grant	\$70,000.00	Pending
DOH - TAGH Grant	\$1,252,400.00	Pending
Total:	\$1,709,866.00	

Uses	Amount	Notes
Acquisition Costs	\$390,000.00	
Site Improvement	\$48,825.00	
Construction	\$1,189,044.00	
Construction Finance	\$11,997.00	

Soft Costs	\$70,000.00	
Total:	\$1,709,866.00	

DOH Eligible Activity(ies): Acquisition Costs & Site Improvements

Project Assessment

Management Capacity

Pro:

1. The City of Delta will manage the rehabilitation, provide services when operational, and retain ownership of this facility. Rehabilitation will be managed by the Delta City Manager and City Engineer who have 20+ years of experience managing capital projects. At the time of this application, the City has not retained a firm that will complete the redevelopment. All estimates, assessments, and drawings used in this application have been completed without charge. If successful with this application, the City of Delta will retain design and construction services after the execution of the grant agreement. Without grant funding, the City of Delta will not be able to move forward with this project. For these reasons, the project team has not been finalized at this time and cannot be included in this application. The City of Delta will retain ownership of this property.
2. Construction activities will be completed by a firm that will be selected through the City procurement process. The initial cost estimate was provided by Stryker Construction.
3. An architect and design firm will be selected through the City procurement process. Spring Board Studio provided an initial schematic design.
4. The Delta Assistant to the City Manager will manage staff responsible for operating and programming the shelter (using funding requested through an application to the Transformational Homelessness Response Grant Program). At the time of this application, Meganne Robinson serves as the Assistant to the City Manager. Ms. Robinson has a Master's of Public Administration and has extensive experience with grant writing and project implementation. This is her first shelter project.

Concern:

1. This is the City's first shelter project. The City is developing a separate PSH project where they are working with Zoe LeBeaux of BeauxSimone Consulting, a firm specializing in assisting communities develop and manage high-quality supportive housing. The City did not identify a consultant for this project.

Previous DOH funding received by the Applicant, Sponsor, or Developer:

N/A

Public/Private Commitment

Pro:

- 1. In a letter dated February 26, 2023, the City of Delta has committed \$377,466.00 in funds for the project from the City wide capital improvements fund. The contribution is slated to go toward the \$390,000 of acquisition costs.
- 2. The City of Delta has committed to waiving building permit review fees.
- 3. The City plans to submit a grant application for \$70,000 of asbestos remediation and abatement costs from the CDPHE. Grant applications for these funds opened in July 2023.

Concern:

- 1. The outcome of the CDPHE grant award will not be known until later in 2023.

Market Demand

Pro:

- 1. A preliminary housing needs analysis was produced for Delta County on March 8, 2021. The report references data from Housing Resources of Western Colorado (HRWC) stating that as of October 2020, "there were 230 homeless individuals in Delta County. Of the total count, 212 (92%) were over the age of 18. The count does not categorize the number of homeless households. Twenty-seven (27), or 12%, of the county’s homeless were over the age of 60" (HNA page 10). The data shows the need for shelter space in the City. The City of Delta does not currently have a shelter for unhoused individuals.
- 2. Per anecdotal evidence by City of Delta staff, the extreme temperatures in Delta County in both winter and summer have caused increased safety concerns. The City's Police Department and Paramedic staff currently respond to calls of individuals experiencing severe dehydration, sunburn, and harmful exposure to weather elements. The shelter would create a safe indoor space where people are not exposed to the outdoors and are able to access resources.

Concern:

None.

Project Metrics

Metric	Project Data	Range
Total Development Cost per Sq. Ft.	\$237.22	Up to \$470
Hard Cost per Sq. Ft.	\$171.74	Up to \$320
Soft Cost per Sq. Ft.	\$65.48	Up to \$110
DOH funds in the project as % of total budget:	73.00 %	

Variations from DOH Ranges

While the requested amount of funds for this application is in range, it is not typical that projects are competitive with limited sources in their capital stack. However, DOH recognizes the challenges rural communities face in

applying for additional funds due to capacity issues, taking on debt due to being an entity of local government, and accessing additional funds in a resource-constrained community. Therefore, DOH finds that the City of Delta requires additional assistance to take the lead on acquiring, rehabilitating, and opening a shelter that is needed in the community.

Strengths and Weaknesses

Strengths:

1. The City of Delta recognized a need for sheltering unhoused individuals in the community and is working hard to fulfill that need. The space they identified requires minimal renovations to the space in order to serve as an operational day shelter and part-time overnight shelter. Therefore, acquisition and rehabilitation costs are relatively low.
2. The City utilized their ARPA funds to create the Crisis Prevention Unit and street outreach programs, in addition to developing the best way to respond to Delta's need for a shelter. The project is also receiving Transformational Homelessness Response Grant (THRG) funds through OHI to assist with operations and capacity building over the course of the next three years. OHI's technical assistance will also help the City develop a system for utilizing philanthropic donations to fund the long-term operations of the shelter. Additionally, future funding from Proposition 123 may be available to assist with the operations of the shelter.
3. The City of Delta's newly formed Crisis Prevention Unit will be located on-site. Staff is trained to provide case management services and will be available to assist in the shelter operations.

Weaknesses:

1. The capital stack for the project is not fully committed. Additionally, the operational side of the project does not appear to have adequate funding based on the applicant's plan to subsidize shelter operations with donations and volunteer time. As a result, committed funding sources are required prior to contract execution with DOH. Additionally, OHI will provide technical assistance over the first three years of operations.
2. This is the City of Delta's first time developing and operating a shelter. City staff has not identified previous experience with this type of activity, nor has a consultant been identified. However, it's possible that the consultant assisting the City with their PSH project could expand their contract to assist with this project as well. OHI will provide technical assistance to help alleviate this concern. Future Proposition 123 funds may also be available to assist with the long-term operations of the shelter.
3. A general contractor and design team have not been identified as a competitive bidding process is required. Therefore, cost estimates are general estimates since it's not confirmed that the company providing cost estimates will be the company selected to complete the work. However, costs are anticipated to remain relatively low due to the City hiring firms to value-engineer the project.

Funding Recommendation

Staff Recommendation:

Staff recommends full funding of an HB22-1377 Transformational Affordable Housing Grant of up to \$1,252,400.

Funding Amount:	\$1,252,400
Source:	HB22-1377
Type of Award:	Grant

Conditions to Funding:

- Retainage of a design and construction firm to design and construct the rehabilitation. Updated cost estimates and an updated budget spreadsheet showing any updated project sources must also be submitted prior to an executed contract with DOH.
- Retainage of an architect firm is required. Updated cost estimates and an updated budget spreadsheet showing any updated project sources must also be submitted prior to an executed contract with DOH. Final architectural drawings must be submitted and found satisfactory by DOH staff.
- Resumes must be submitted and found satisfactory to meet DOH requirements for any entity, organization, or individual brought onto the Delta Shelter project.
- All other funding sources have been committed.

La Verdad Sobre el Refugio en North College

La Ciudad y Fort Collins Rescue Mission planean construir un gran refugio solo para hombres con capacidad para hasta 500 camas justo en el corazón del área de North College. Aunque apoyamos la ayuda a quienes la necesitan, el proceso detrás de esta decisión plantea serias preocupaciones:

- **Representación Desequilibrada:** El comité que eligió el sitio tuvo una mínima participación de los vecindarios afectados. Se recomendó una mejor ubicación por los comités asesores de la Ciudad, pero fue ignorada.
- **Selección Pre-Determinada e Injusta:** El sitio, propiedad de la Fundación Bohemian y respaldado por una multimillonaria, parece haber sido elegido antes de que se solicitara la opinión pública. Los comités asesores de la Ciudad sugirieron una mejor ubicación, pero fue pasada por alto.
- **Impacto Social Ignorado:** El área de North College, que ya enfrenta altos niveles de pobreza y una gran población inmigrante, fue seleccionada sin una evaluación adecuada del impacto social, lo que podría agravar las desigualdades. Se ignoraron las recomendaciones de una ubicación más adecuada.
- **Participación Excluyente:** Se excluyó a los residentes que no hablan inglés y se desalentó la comunicación con los miembros del Concejo, lo que plantea posibles preocupaciones sobre derechos civiles. Se identificó un sitio mejor, pero fue ignorado.
- **Falta de Transparencia:** El proceso careció de transparencia y estuvo influenciado por entidades poderosas. Las recomendaciones de los comités asesores de la Ciudad para una ubicación más adecuada no fueron consideradas.
- **Preocupaciones Comunitarias Ignoradas:** A pesar de las llamadas a la inclusión, las preocupaciones de la comunidad de North College han sido ignoradas, y la recomendación de una mejor ubicación fue desestimada.
- **Diseño Incompatible:** Las operaciones 24/7 del refugio y su diseño industrial no encajan con el carácter de nuestro vecindario, lo que podría aumentar el ruido, el tráfico y la presión sobre la infraestructura. Se recomendó una mejor ubicación, pero fue ignorada.
- **Problemas de Seguridad y Zonificación:** La ubicación plantea riesgos de seguridad, especialmente para los peatones, y podría ser reutilizada como un refugio de desbordamiento, violando las protecciones de zonificación. Los comités asesores de la Ciudad recomendaron una ubicación más segura, pero fue ignorada.

El Sitio Dos fue el lugar elegido por Fort Collins Rescue Mission, a pesar de la recomendación de los comités asesores de la Ciudad.



Escanea el código QR para obtener más información y enviar una carta de oposición a la Ciudad o envía un correo electrónico a hickoryvillageres@gmail.com.



North College Shelter Truth

The City and the Fort Collins Rescue Mission plan to build a large men-only shelter with up to 500 beds right in the heart of the North College area. While we support helping those in need, the process behind this decision raises serious concerns:

- **Unbalanced Representation:** The committee that chose the site had minimal input from affected neighborhoods. A better location was recommended by the City's advisory committees but was ignored.
- **Pre-Determined & Unfair Selection:** The site, owned by the Bohemian Foundation and backed by a billionaire, seems to have been chosen before public input. The City's advisory committees suggested a better location, which was overlooked.
- **Ignored Social Impact:** The North College area, already facing high poverty and a large immigrant population, was selected without proper social impact assessment, potentially worsening inequalities. Recommendations for a more suitable location were disregarded.
- **Exclusionary Engagement:** Non-English-speaking residents were excluded, and communication with Councilmembers was discouraged, raising potential civil rights concerns. A better site was identified but ignored.
- **Lack of Transparency:** The process lacked transparency and was influenced by powerful entities. The City's advisory committees' recommendations for a better-suited location were not considered.
- **Mismatched Design:** The shelter's 24/7 operations and industrial design don't fit our neighborhood's character, potentially increasing noise, traffic, and infrastructure strain. A better location was recommended but ignored.
- **Safety & Zoning Issues:** The location poses safety risks, especially for pedestrians, and could be repurposed as an overflow shelter, violating zoning protections. The City's advisory committees recommended a safer location, but it was ignored.

Site Two was the site chosen by Fort Collins Rescue Mission, despite the recommendation from City's advisory committees.



Scan the QR code for more information and to send a letter of opposition to the City or email hickoryvillageres@gmail.com



Paula Stearns
 1431 Shortleaf Street FC 80524
 pstearnsrn@aol.com
 303-669-4878
 August 25, 2024

Dear Members of the Planning and Zoning Commission

Subject: Strong Support for the Proposed Fort Collins Rescue Mission shelter to be located at 1311 North College.

I live about a mile east of the property and frequent local businesses and have heard some of their concerns. I strongly feel that this shelter will in fact alleviate many of their concerns by broadly addressing the challenges faced by people who need to find a place to sleep every single night. This carefully designed shelter will address many of the issues these unhoused people face while supporting them as they transition to stable housing. I know that business members care and this project will help them be even better stewards of the north College corridor. And I hear them, but I also hear all the stories of those who are hurting and feeling hopeless because of unhoused and day to day life survival issues.

The city and many concerned residents carefully reviewed sites around the city a few years ago and for many reasons, including cost effectiveness, proximity to transportation and other services, this site was finally chosen. The city and Fort Collins Rescue Mission have listened closely to resident concerns and crafted adjustments. Such a building and program will actually make the area safer because people will have a place to go and not have to stay in alleys, riverfronts and makeshift shelters. The building is carefully designed to be respectful of individuals and their multiple issues but with careful regard for safety. It is also respectful of the neighbors – extra landscaping, many 24/7 lighting and camera features, fencing and barrier walls and round the clock security staff. This building will enhance the neighborhood through its overall appearance and all the amenities the city has and will have to provide in terms of improved utilities, drainage, landscaping and street improvements.

I have been a board member of Homeward Alliance, which operates the Murphy Center and a volunteer there over the years. This north College homeless support community has worked together to improve the lives of unhoused people and move them on the path to not only survive but thrive. I have met many people who are struggling, often for years, to find a way forward. Consistent rest, safety, and meeting basic needs are as important to them as to all of us.

I strongly endorse Fort Collins Rescue Mission and their determination to provide the best, safest shelter that can be built – but also the services and commitment to improving the area and the lives of people. I have carefully watched how they have improved the area around their current shelter at Linden and Riverside by implementing a 24/7 program, and working with the neighboring businesses there. I am deeply grateful that we have an organization in our community that has solidly assisted people for years, has worked toward improving situations for the community and people and is one of the premier organizations in what they do. I am so excited to see this building become one of the best supports our city will have to offer through a true community/city/nonprofit partnership.

The city staff have been involved through all the years of searching, planning, facilitating community conversations and pushing the process to high standards of community safety, and assistance for those who are unhoused. This project makes very good use of an area of the city toward which growth will continue to happen. The review process has been thorough and future

mindful and respectful for all parties. I encourage the Planning and Zoning Commission to approve this shelter project now and allow Fort Collins Rescue Mission to proceed with building and continue to raise funds for this very well thought out and integral support that will improve lives for many in our Fort Collins community.

With Deepest Respect and Concern
Paula Stearns



Fort Collins Rescue Mission

PLANNING AND ZONING COMMISSION HEARING

August 28, 2024

1

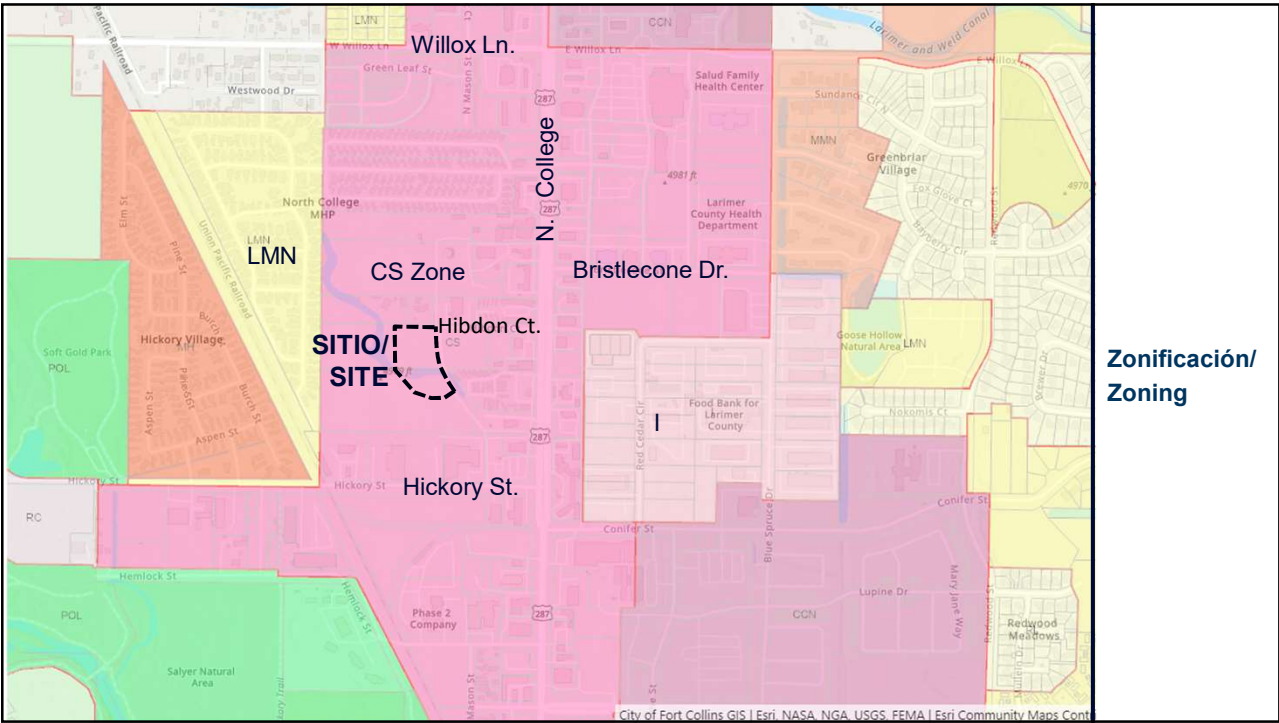


2

City of Fort Collins **Ubicación / Location** 3



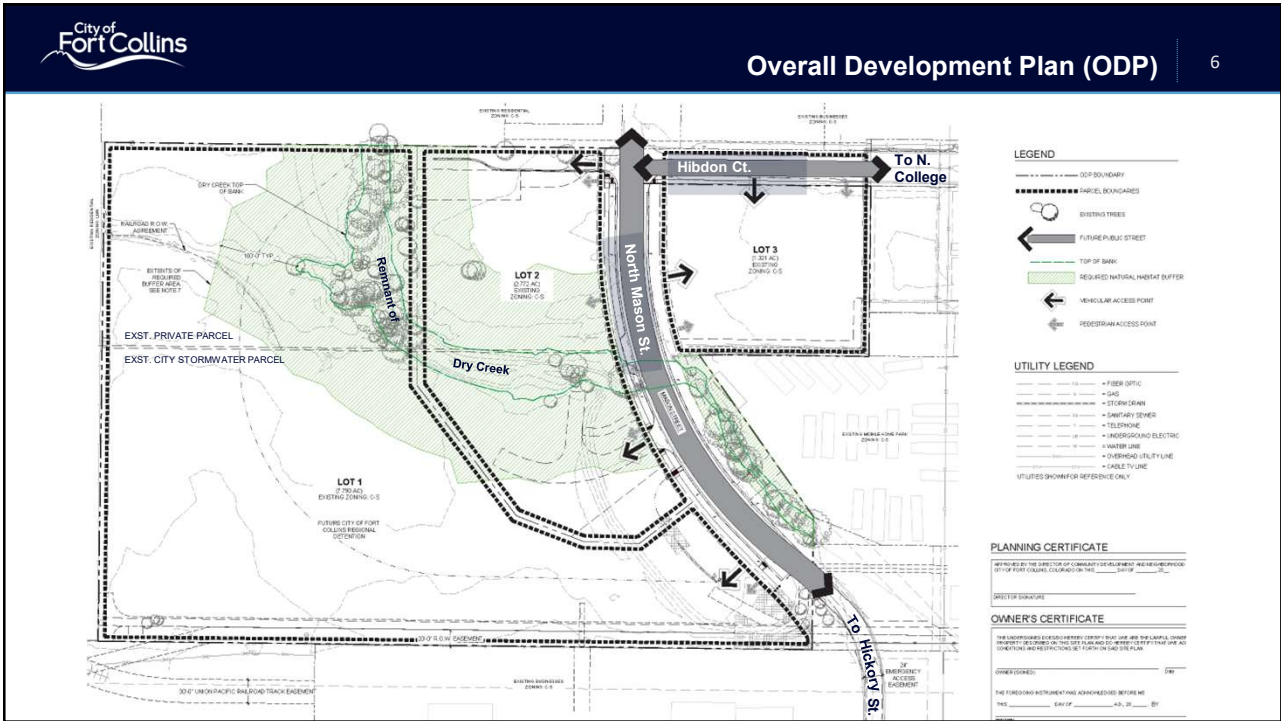
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4

Applicant Presentation

5



6



7



8

No Notable Issues in Staff's Review

- Landscaping
- Building and its Courtyard Spaces
- Parking and Bike Parking – Alternative Compliance
- Lighting
- Trash and Recycling
- Drainage, Engineering and Utilities

11

Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.

Some elements affecting *compatibility* include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect *compatibility* are landscaping, lighting, noise, odor and architecture.

Compatibility does not mean "the same as." Rather, *compatibility* refers to the sensitivity of development proposals in maintaining the character of existing development.

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City of Fort Collins

Major Issue – Opposition 13

Division 3.5 Building Standards
3.5.1 Building and Project Compatibility

(A): Purpose – “ ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this [Division 3.5](#)”

(B), (C), (D), (E), (F), (G), and (H): architecture and visual character

(I) and (J) mention outdoor storage, loading operations, trash collection, hours of operation and deliveries, and adverse impacts on adjacent uses such as noise and glare

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City of Fort Collins

Staff Recommendation 14

Approval of the Fort Collins Rescue Mission #FDP230022

14



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City of Fort Collins

North College Avenue Corridor Plan (2006) 16

North College Corridor Plan

16

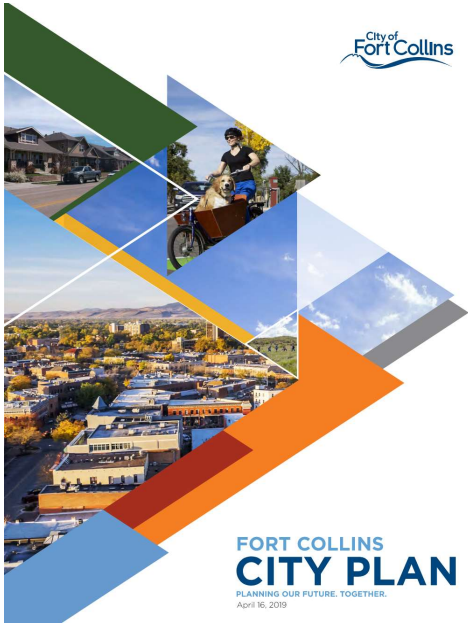
“ Negative Effects of Concentrating Social Service and Tax-Exempt Uses in the Corridor

The corridor’s concentrations of social services and tax-exempt non-profit uses have raised extensive concern and discussion. Concerns focus around negative effects on the business climate, economic activity, and property tax increment financing revenues. The negative behavior of some of the clients of these social service agencies has been bothersome for businesses, and requires special police services within the corridor.

As with vehicle-related uses discussed above, these tax-exempt uses have exhibited a self-reinforcing tendency to concentrate in the corridor. There is opposition within the corridor to further concentration, based on a belief that the areas already has its “fair share” of such uses; and that any further concentration will be detrimental. This opposition is coupled with a desire for a shift toward uses more beneficial to business synergy and economic health of the corridor, including a growing property tax base.

However, no good mechanism or idea has been identified to prevent the location of additional agencies or facilities within the corridor. ”

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Principle LV-8:

“Develop an equitable, comprehensive, coordinated and efficient system of health and human services that is accessible to all residents in need of assistance”.


Policies LIV 8.3, 8.5, and 8.6:

specific -- partnering, funding, and collaborating with service providers; siting facilities with careful consideration of transportation implications emphasizing public transit.

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19

 Homeless Advisory Committees 1 & 2 20

BACKGROUND COMMUNITY DISCUSSION, 2019-2021

Two special committee processes convened by the City Manager

2nd report explored in detail:

- What aspects and services should be included, and NOT included in a shelter
- A building program for those aspects and services
- Possible locations – zoning, bus stops, bike lanes
- Possible mitigation of impacts to surrounding community, and to the homeless population
- Funding and responsibilities
- Results, Hopes, Fears, Impacts, Potential Mitigations for each possible location
- Continued efforts
- Summary of Overall Hopes, Overall Fears

20

**Applicant Presentation to
Planning and Zoning
Commission
(August 28, 2024)**

FORT COLLINS RESCUE MISSION

PLANNING & ZONING COMMISSION

AUGUST 28TH , 2024



Brownstein

Claire Havelda, Nina Sawaya

**FORT
COLLINS
RESCUE
MISSION**

Seth Forwood, Joshua Geppelt

 **ripley design**
LANDSCAPE ARCHITECTURE, LAND PLANNING

Klara Rossouw

 **SW**
SHOP WORKS
architecture

Reiko Ishiwata, Samuel Severns

 **EPS** | **NE**
GROUP | NORTHERN
ENGINEERING

Blaine Mathisen

Kimley»»Horn
Expect More. Experience Better.

Andy Reese

 **FOX TUTTLE**

Cassie Slade

PRESENTATION ROADMAP/AGENDA

- Introduction
- Overview and Background
 - Timeline
- Community Need
 - Continuum of Care
 - Funding for Project
- Operations and Management
 - Homelessness Services Advisory Committee (HSAC) Top priorities
- Site Selection Process
- Neighborhood Outreach
- Technical Aspects of the Project
 - Site Plan & Elevations
 - Approval Criteria
 - Comprehensive Plans
- Trauma Informed Design
- Conclusion

OVERVIEW & BACKGROUND

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TIMELINE

We are Here





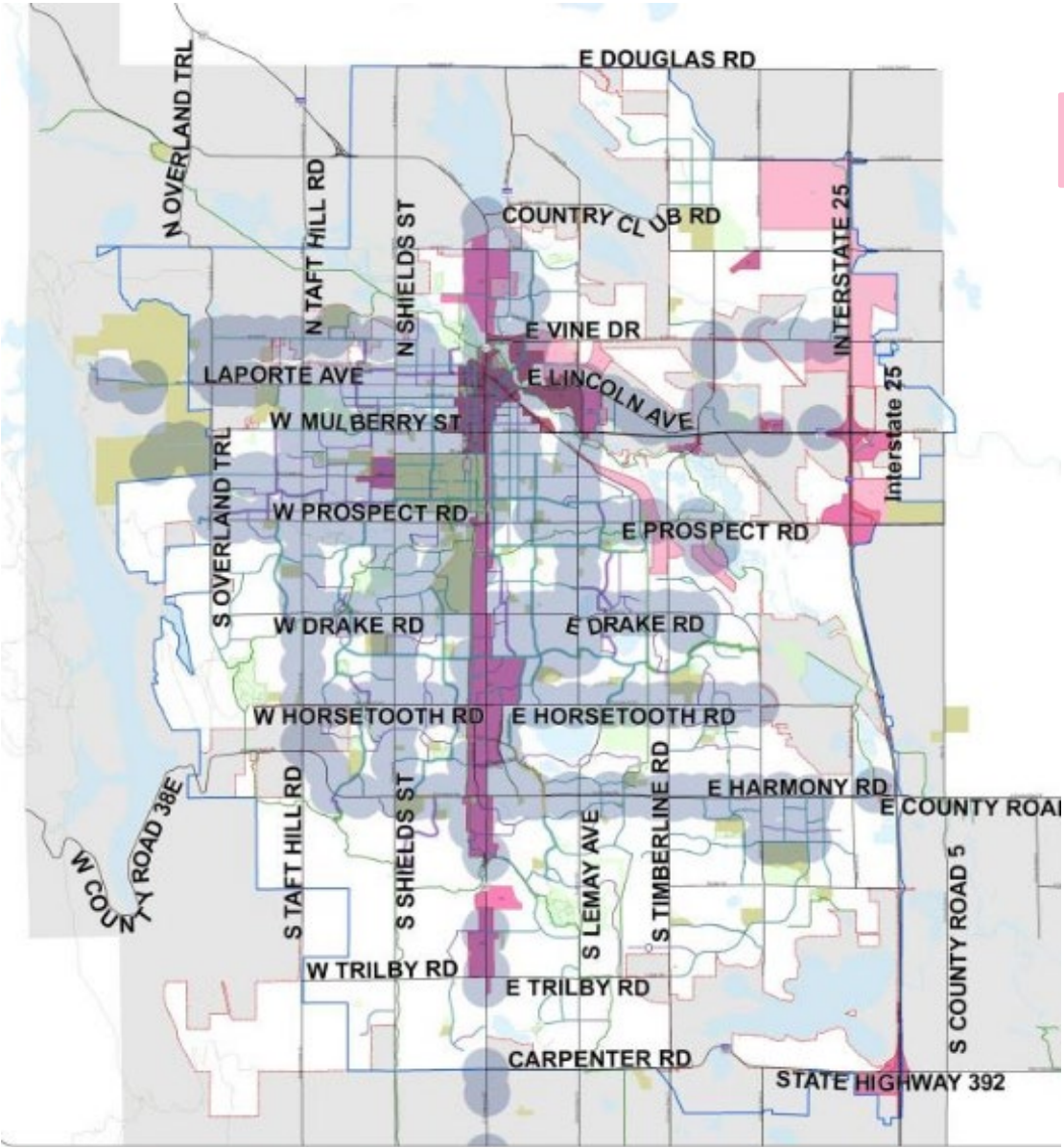
COMMUNITY NEED

HOMELESSNESS ADVISORY COMMITTEE

- Need for an overnight shelter identified by the **Homelessness Advisory Commission (HAC)**
- Advisory Committee Members:
Alma Vigo-Morales; Fernando Leyva; Ben Mozer; Brian Ferrans; Cheryl Zimlich; David Rout; Dean Hoag; Desiree Anthony; Jeff Swoboda; Johnny Square; Joshua Geppelt; Julie Brewen; Kristen Psaki; Laura Walker; Lily Adams; Luke McFetridge; Luke Robenalt; Michael Sinnett; Nick Verni-Lau; Yvonne Myers; Holly Le Masurier.
<https://www.fcgov.com/homelessnesscommittee/>

SITE SELECTION PROCESS

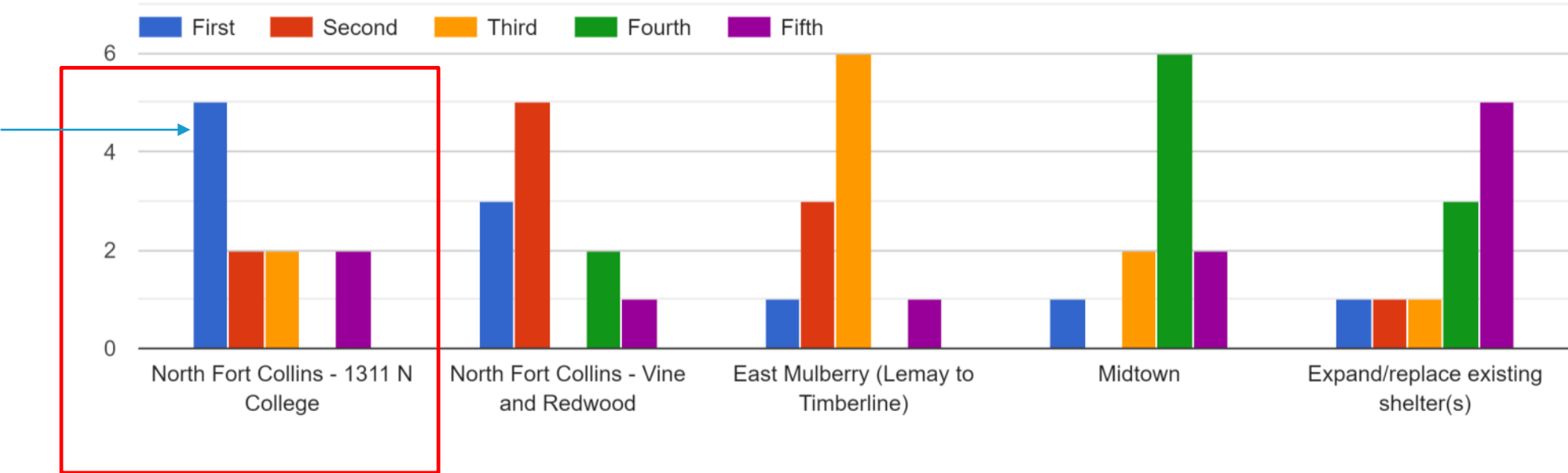
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Zoning where shelters are a permitted use

SITE SELECTION PROCESS

Given the needs of our entire community, in what order would you recommend the locations be considered for placement of a permanent 24/7 shelter?



FORT COLLINS RESCUE MISSION



NEIGHBORHOOD OUTREACH

- Two (2) Formal Neighborhood Meetings
 - March 2nd, 2023
 - June 14th, 2023
- Several focuses meetings with neighbors, business owners, and community partners
- 18 total meetings were held

FORT COLLINS RESCUE MISSION



NEIGHBORHOOD OUTREACH

- **10/18/21** – Met with Gloria Kat, ED of La Familia to discuss concerns from the people she serves at Hickory Village, the Spanish-speaking population and other neighbors.
- **6/21/22** – Walked property with neighbors Dave Gardner and John to discuss the new shelter project and its impacts on their property.
- **11/4/22** – Meeting with Gloria Kat discussing Hispanic community engagement
- **12/20/22** – Meeting with neighbor David Gardner to discuss concerns of trash and loiterers as well as potential partnerships with his farming project just north and volunteering opportunities.
- **2/23/23** – DDA, Murphy Center, City staff, and Outreach Fort Collins discussing expectations for new shelter and neighborhoods.
- **3/1/23** – Stopped by Scrimshaw Tattoo and spoke with Ishmael about our project.
- **3/2/23** – Official required Neighborhood Meeting for P&Z process.
- **4/4/23** – Met with Susan Wingate, Ron and Jennifer Wood, direct neighbors to the property.
- **5/14/23** – Worked with City to host a second Neighborhood meeting primarily in Spanish at Lee Martinez park to discuss the project. Many Hickory Village residents were present.

FORT COLLINS RESCUE MISSION



NEIGHBORHOOD OUTREACH

- **7/7/23** – Lunch with Dan Larsen (NFCBA board member) to discuss the project and hear concerns.
- **8/15/23** - Met with Hickory Village to listen to their concerns about PEH causing issues in their neighborhood.
- **9/30/23** – Met with Hickory Village and other Mobile Home residents and representatives
- **12/18/23** – Follow up meeting with North Neighbors (Susan Wingate, Ron and Jennifer Wood) to discuss design changes and further address concerns.
- **2/8/24** – Met with Brandon, the owner of Big Deal Tire and Wheels, to introduce myself and hear his concerns.
- **4/9/24** – Met with Dan Larsen (NFCBA board member) to continue to discuss the project and other partners in the construction world.
- **4/15/24** – Met with Dan Larsen at his office to see and discuss Mason St. expansion and his property as well as surrounding properties.
- **5/8/24** - 55+ Community & Debbie Bradbury . Meeting was held at Old Town Library
- **7/26/24** - Follow up meeting with Hickory Village representatives Mi Voz to continue to discuss shelter in North Fort Collins

Fort Collins Rescue Mission's shelter services fill an *essential* role in the greater housing system.

The solution to homelessness is a housing focus across the system



rendering of new shelter dorm



FORT COLLINS RESCUE MISSION

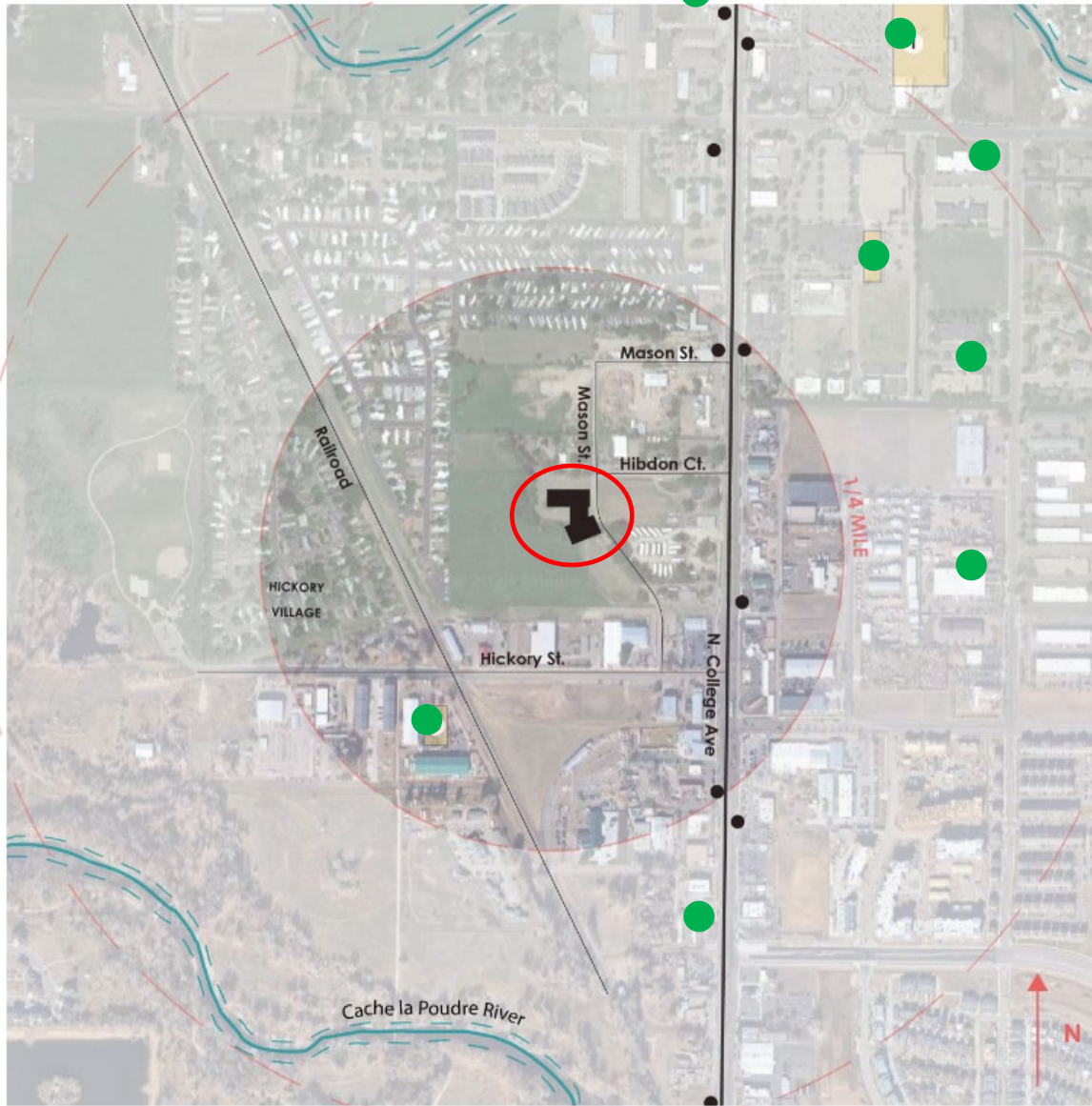


MANAGEMENT & OPERATIONS

- Fort Collins Rescue Mission has a great reputation in our existing neighborhood, and we are known for proactively partnering with neighbors, elected officials and public safety officials to immediately address known concerns.
- Fort Collins Rescue Mission is staffed 24/7 by individuals who are specifically trained to support the needs of those experiencing homelessness, even on their worst days. Our intent is to keep people on-site, and to minimize interaction with public safety.
- As good neighbors, Fort Collins Rescue Mission prides itself in maintaining clean properties, free of loitering and associated negative activity. Additionally, FCRM supports neighbor's efforts to do the same. By providing safe indoor options for those experiencing homelessness to be 24/7, our intent is to decrease negative impacts on the community.

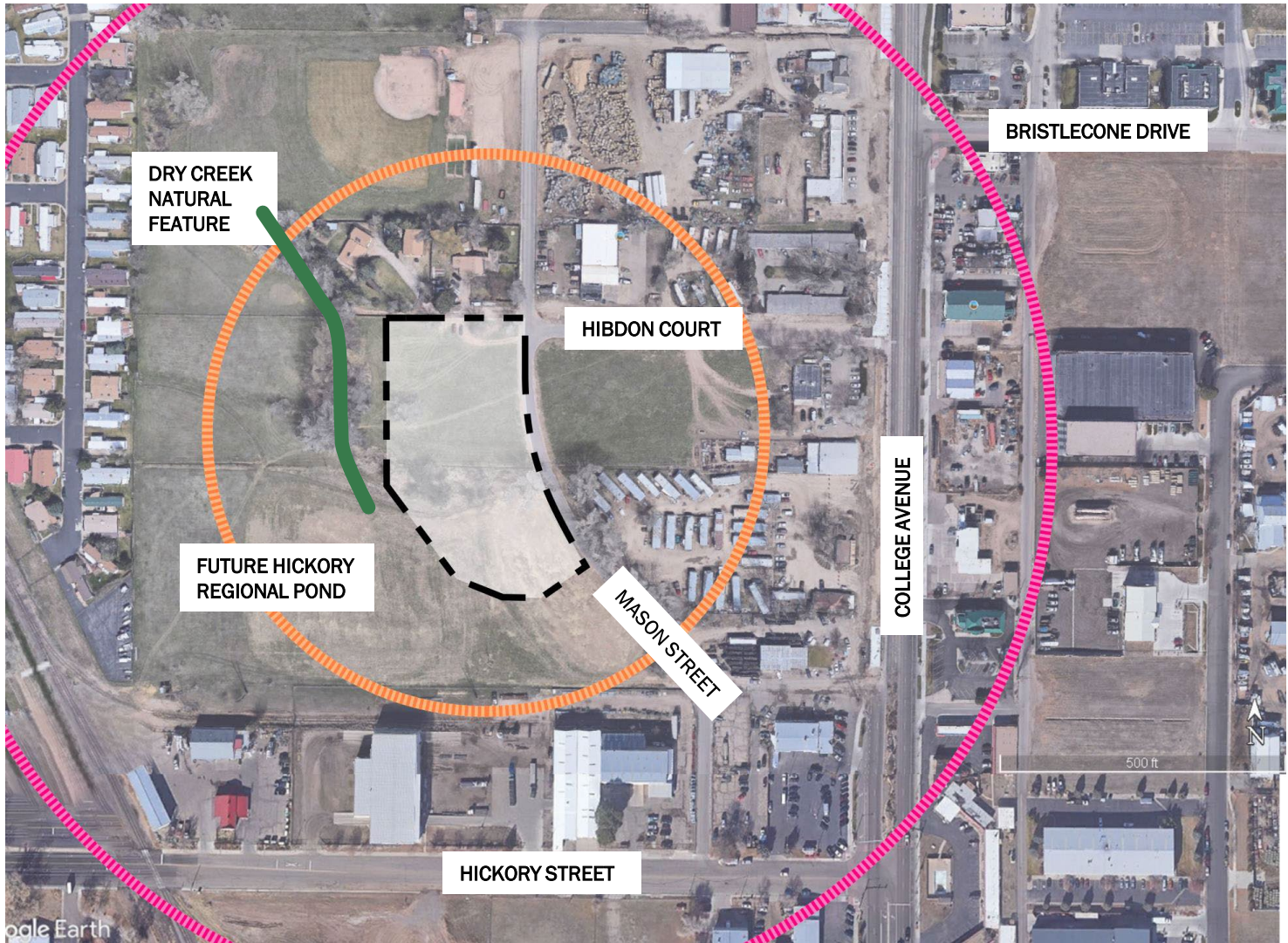
TECHNICAL ASPECTS OF THE PROJECT





Main Roads	—
Secondary Roads	—
Bus Stops	●
River	—
SERVICES/GROCERY	●

VICINITY MAP



SITE CHARACTERISTICS

- Between Hibdon Court & Hickory Street, fronts Mason Street
- Currently undeveloped
- Future Hickory Regional Detention Pond located to the West/South
 - Provide significant buffer
- Dry Creek Natural Feature



SITE PLAN

- 250 Bed Capacity
- 1 and 2 stories
- Enhanced Mason Street Pedestrian Experience
- Centrally located intake area
- Donation drop-off and storage area
- 89' Setback from neighbors to the North

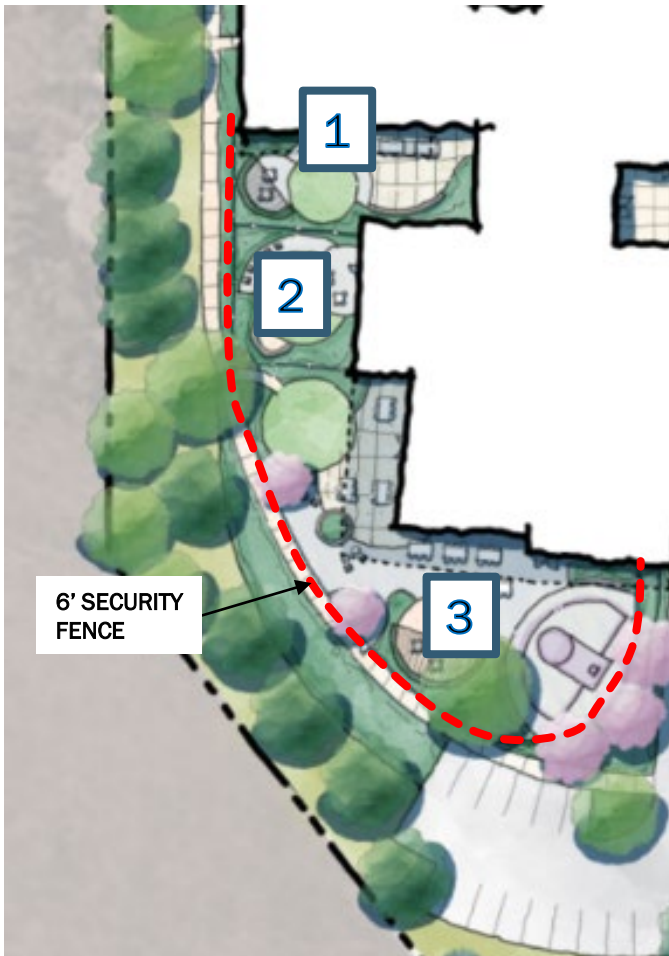




SITE PLAN

- Parking is distributed between the north and south (35 total)
- Loading dock, Trash & Recycling accommodated on the south side of building
- 40 Bicycle Spaces located along Mason
- Native and Low maintenance Landscaping
- Native seed around perimeter of property to blend into the NHBZ on the adjacent lot
- 6' privacy fence on North Property Line





SITE PLAN

- 3 outdoor courtyards
 1. Dormitory/Overnight use area
 2. Staff Courtyard
 3. Day-use Courtyard
- Secure access from inside building only

**DEMONSTRATED
COMPLIANCE WITH
GENERAL
DEVELOPMENT
STANDARDS**

***OLD LAND USE CODE APPLIES**

DIVISION 3.2

SITE PLANNING AND DESIGN STANDARDS

The following code sections apply and are met:

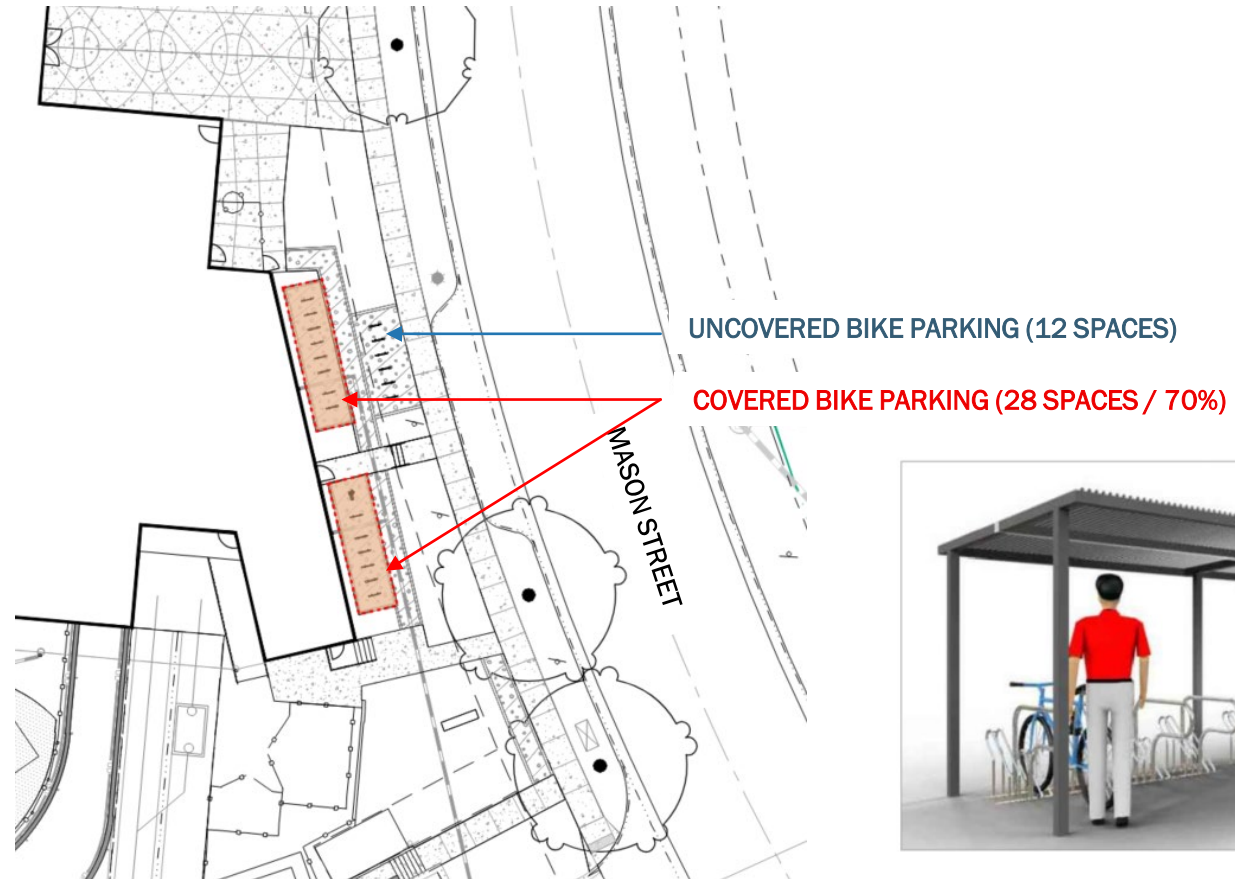
- ✓3.1.1: Applicability
- ✓3.1.2: Relation to Zone District Standards (Article 4)
- ✓3.2.1: Landscaping and Tree Protection
- ✓3.2.2: Access, Circulation and Parking
- ✓3.2.3: Solar Access, Orientation, Shading
- ✓3.2.4: Exterior Site Lighting
- ✓3.2.5: Trash and Recycling Enclosures

DIVISION 3.2

SITE PLANNING AND DESIGN STANDARDS

3.2.2(C)(4) Bicycle Parking Space Requirements

- 40 spaces are provided on site in a managed and secure location close to the building entrance
- 28 spaces are covered (70%)
- Based on current operations at Denver and Fort Collins Facilities



DIVISION 3.2

SITE PLANNING AND DESIGN STANDARDS

ALTERNATIVE COMPLIANCE REQUEST

3.2.2.(K)(2) Non-Residential Parking Requirements

Nonresidential uses shall provide a minimum number of parking spaces, and will be limited to a maximum number of parking spaces as defined by the standards defined below.

(d) For uses that are not specifically listed in subsections 3.2.2(K)(1) or (2), the number of parking spaces permitted shall be the number permitted for the most similar use listed.

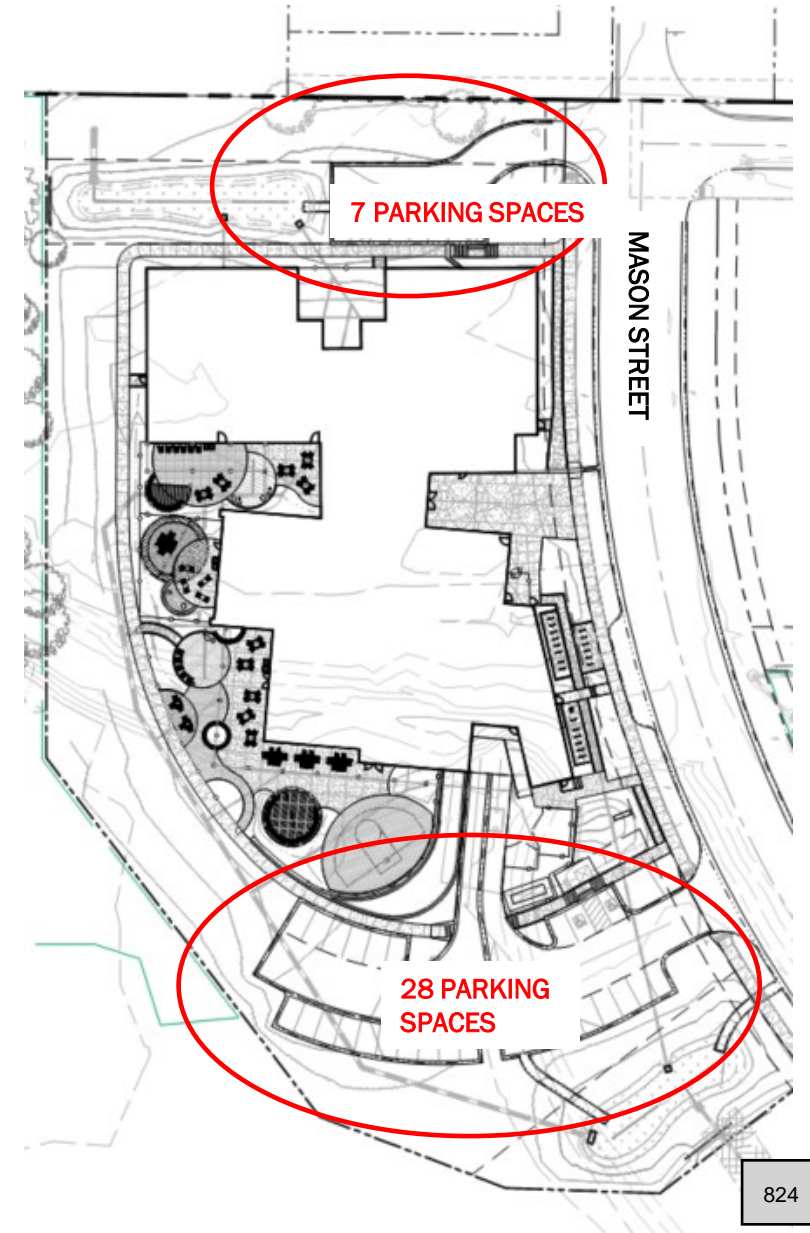
DIVISION 3.2

SITE PLANNING AND DESIGN STANDARDS

ALTERNATIVE COMPLIANCE REQUEST

- Based on:
 - 34 on-site employees
 - 22 interns/volunteers
 - 3 separate shifts
 - Highest demand will be 49 employees
 - Clientele to arrive on foot
 - Denver ratio of 0.61 spaces at peak utilization

Fort Collins Rescue Mission is provided 0.8 ratio per employee



DIVISION 3.3

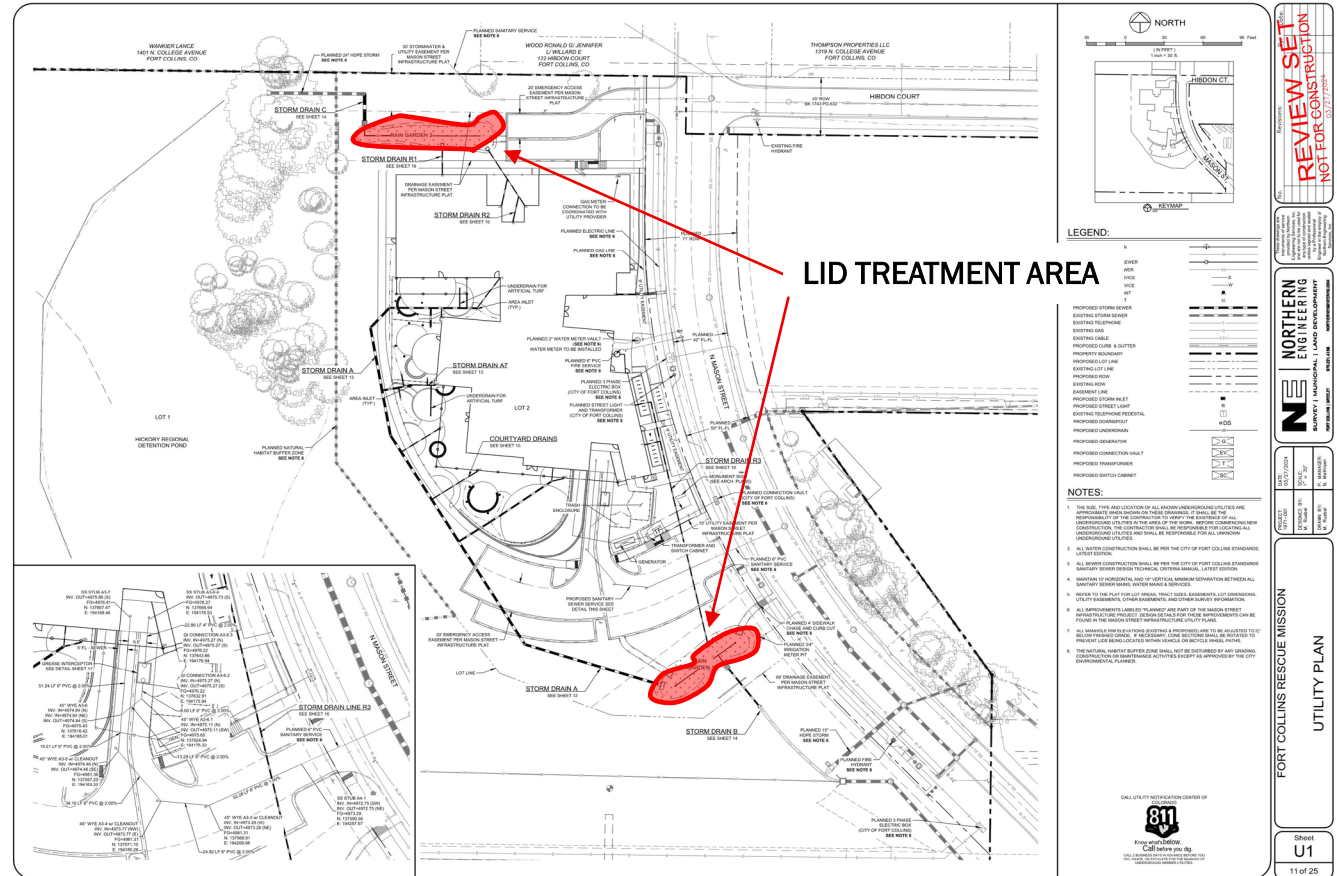
ENGINEERING STANDARDS

The following code sections apply and are met:

- ✓3.3.1: Plat and Development Plan Standards
- ✓3.3.2: Development Improvements
- ✓3.3.3: Water Hazards
- ✓3.3.4: Hazards
- ✓3.3.5: Engineering Design Standards

- Detention is captured in Hickory Regional Detention Pond
- Low Impact Development (LID) is provided in the form of two rain gardens
- All required services and utilities for the FCRM project are provided in this document set

DIVISION 3.3 ENGINEERING STANDARDS



DIVISION 3.4

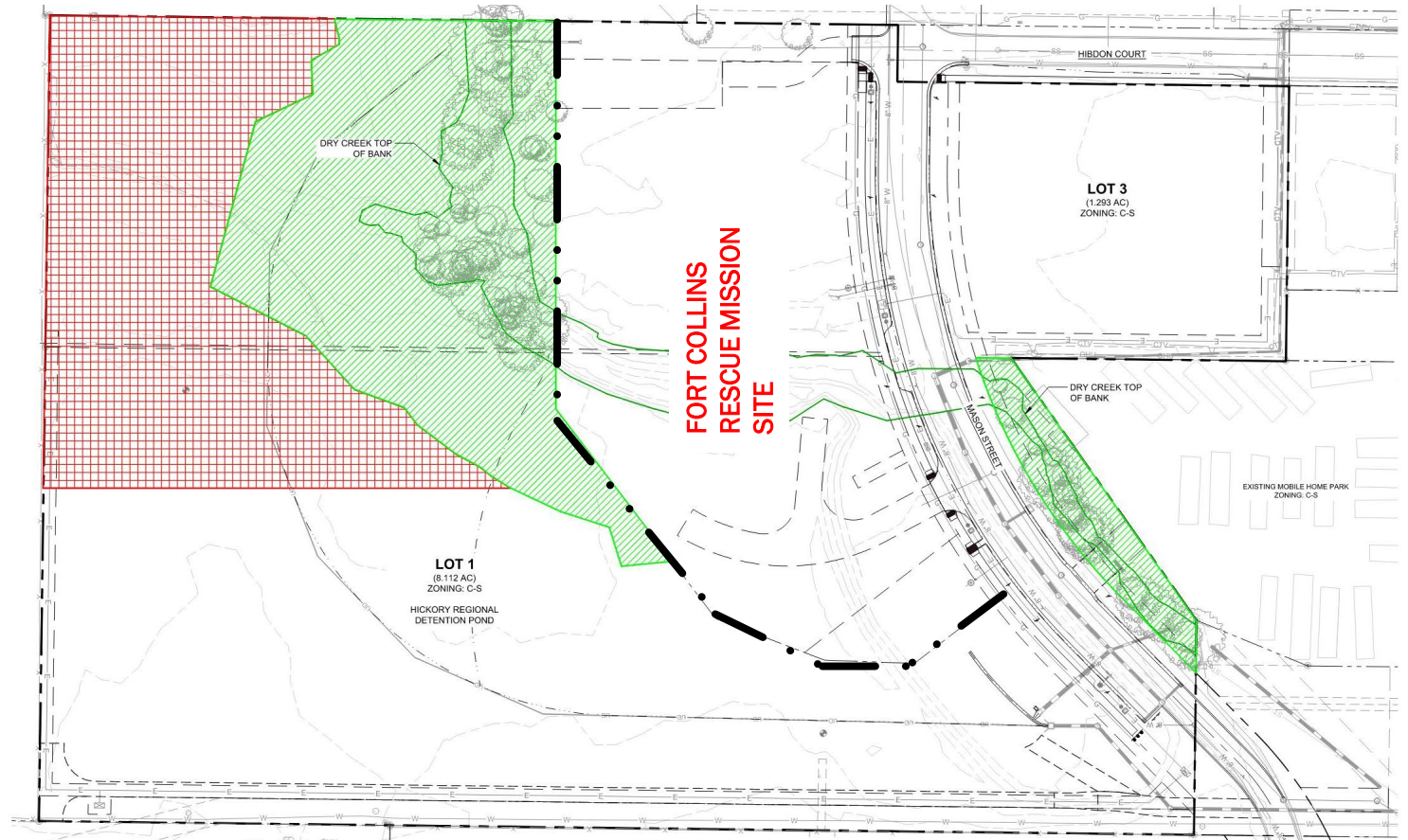
ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

The following code section comply and are met:

- ✓3.4.1: Natural Habitats and Features
- ✓3.4.3: Water Quality
- ✓3.4.4: Noise and Vibration
- ✓3.4.5: Hazardous Materials
- ✓3.4.6: Glare or Heat
- ✓3.4.7: Historic and Cultural Resources
- ✓3.4.8: Parks and Trails
- ✓3.4.9: Health Risks

DIVISION 3.4

ENVIRONMENTAL, NATURAL
AREA, RECREATIONAL AND
CULTURAL RESOURCE
PROTECTION STANDARDS



Graphic not part of THIS FDP. Shown for reference only.

DIVISION 3.5

BUILDING STANDARDS

The following code section comply and are met:

- ✓3.5.1: Building and Project Compatibility
- ✓3.5.3: Mixed-Use, Institutional and Commercial Buildings

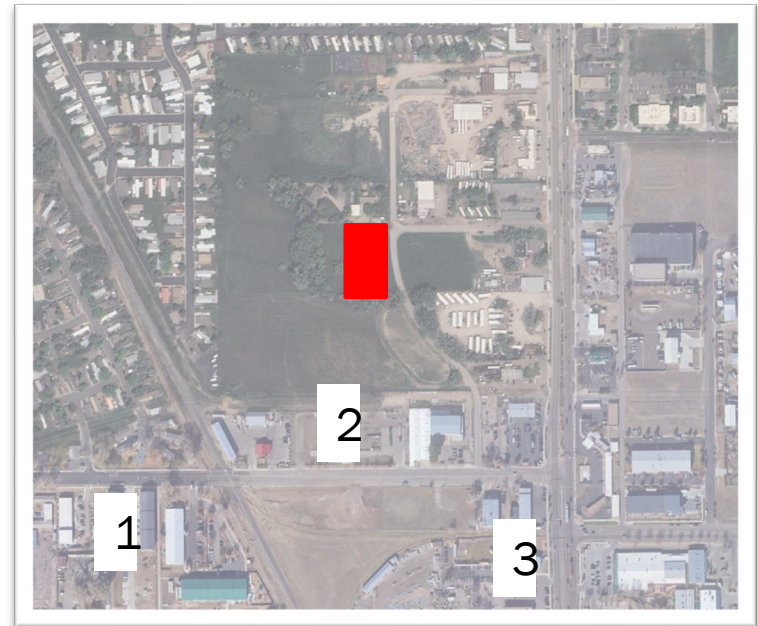
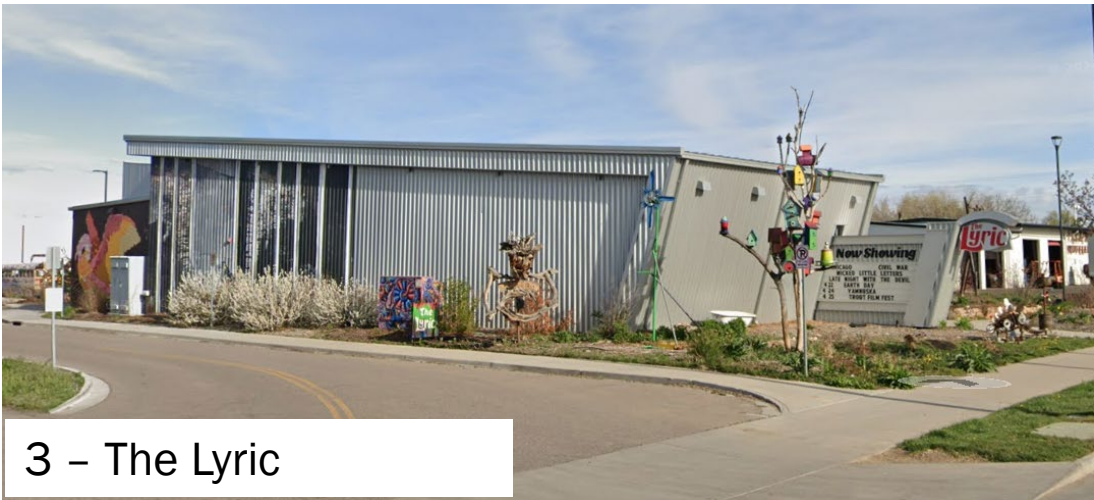
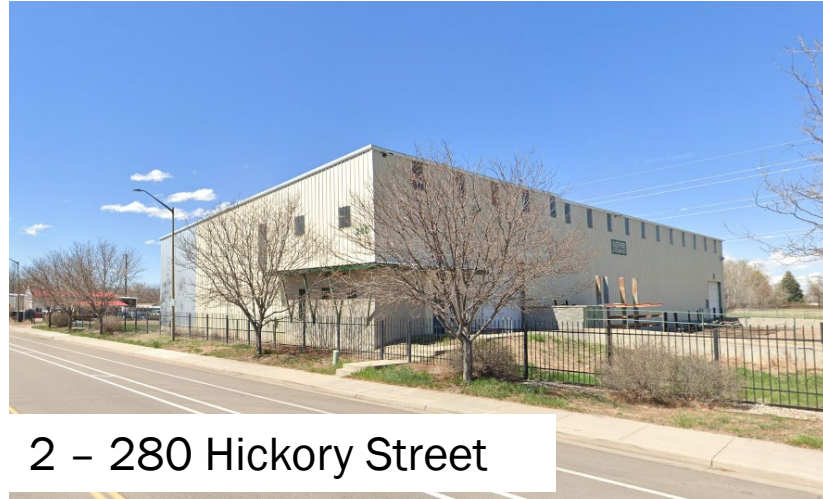
DIVISION 3.5

BUILDING STANDARDS

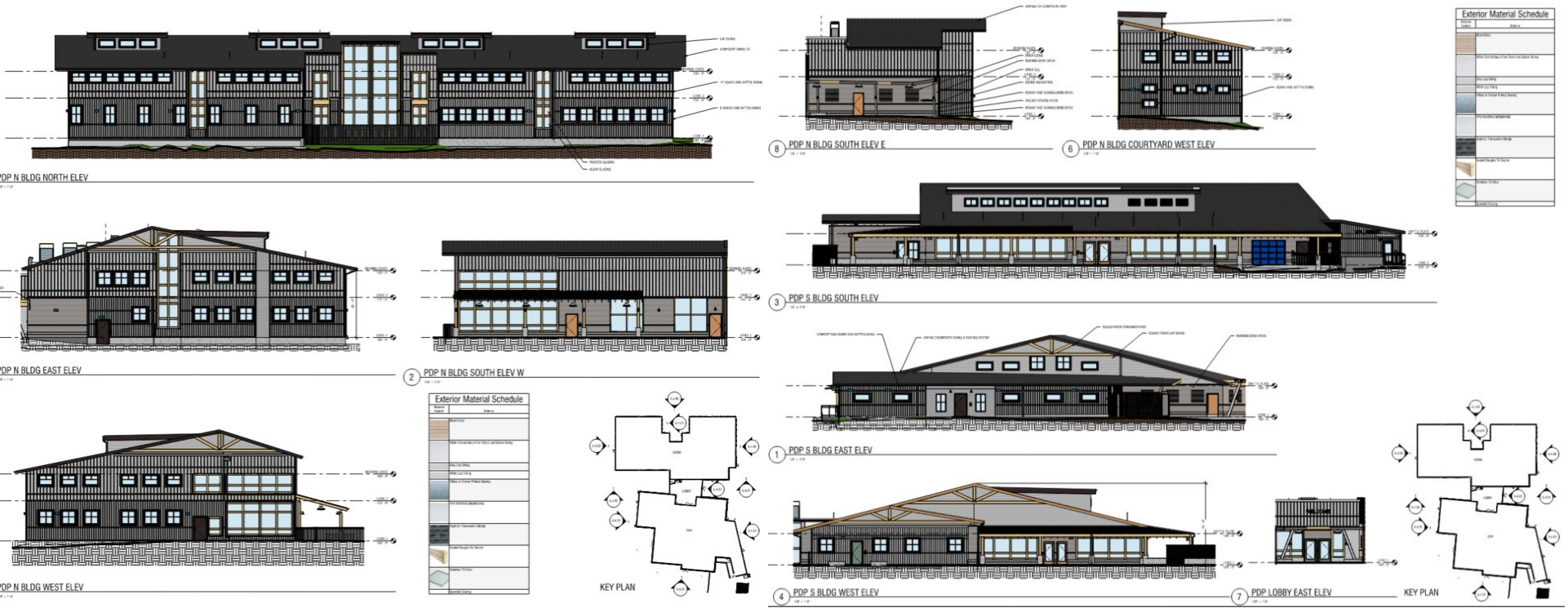
*“the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, **the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development.** Brick and stone masonry shall be considered compatible with wood framing and other materials. **Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context.**”*





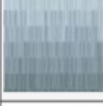



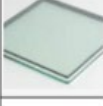

LUC 3.5.2 (B)



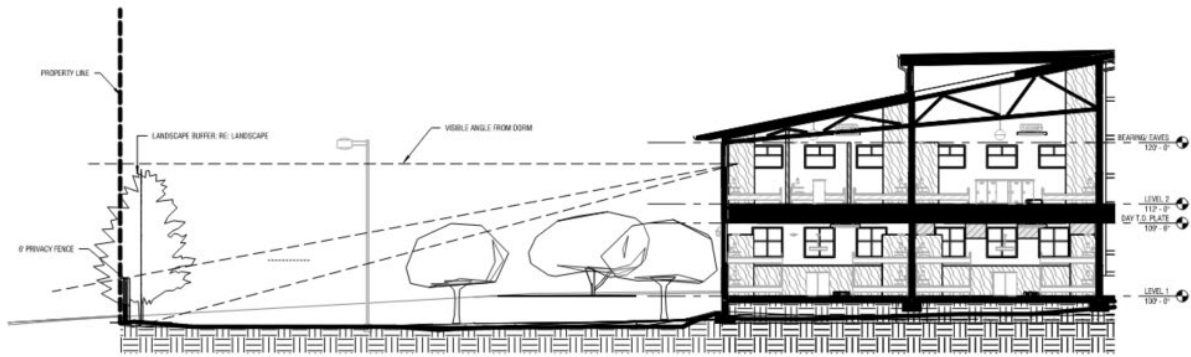


ARCHITECTURE

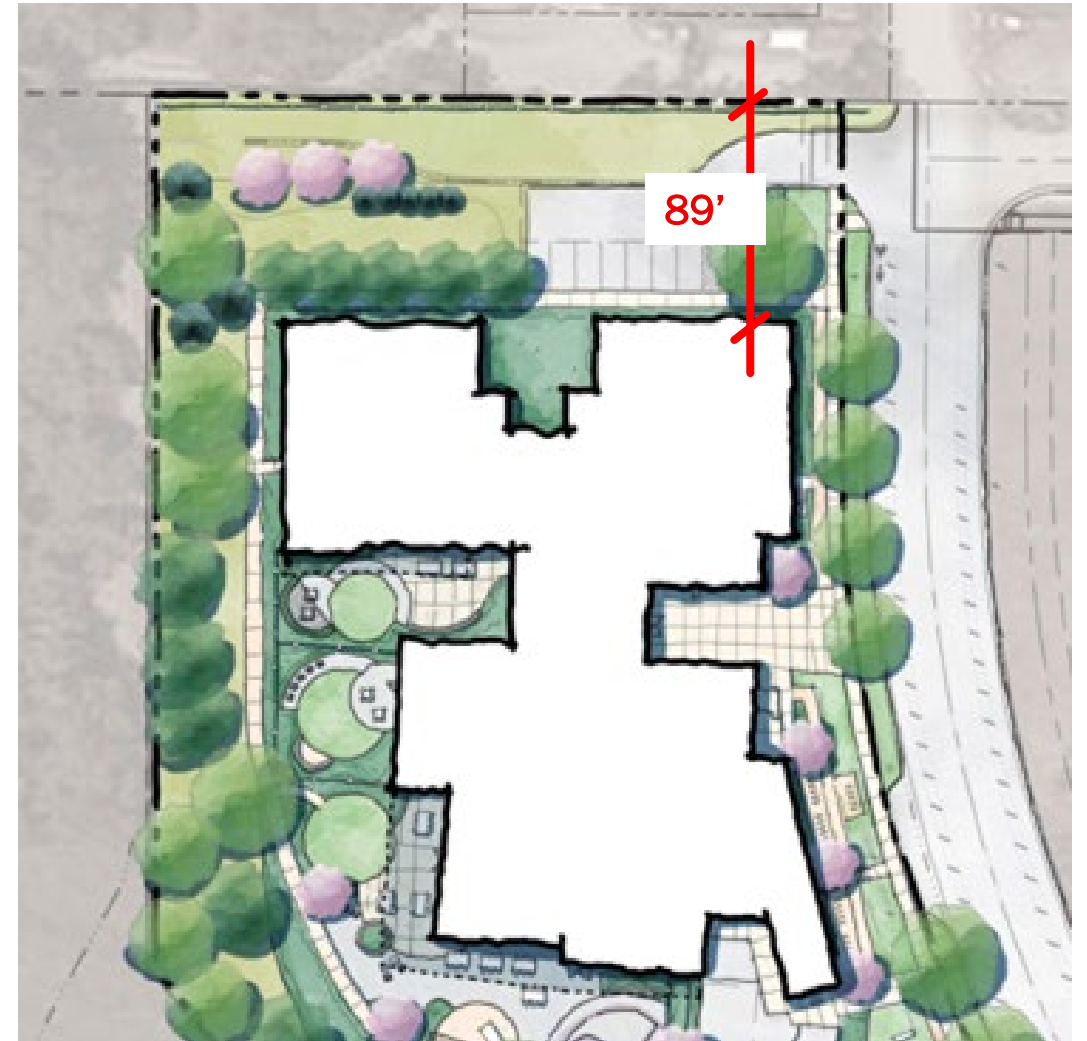


Material Swatch	Material
	Blond Brick
	White Cementitious Fiber Board and Batten Siding
	Grey Lap Siding
	White Lap Siding
	Fritted or Screen Printed Glazing
	TPO ROOFING MEMBRANE
	Asphalt / Composite Shingle
	Sealed Douglas Fir Glulam
	Solarban 70 Clear
	Spandrel Glazing

ARCHITECTURE



1 PDP N DORM BLDG SECTION
1/8" = 1'-0"



DIVISION 3.5

BUILDING STANDARDS

“Mixed-use and nonresidential buildings shall provide significant architectural interest and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. Walkways shall be designed principally for the purpose of accommodating pedestrians and pedestrian connections while secondarily accommodating vehicular movement. Buildings shall be designed with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.”

LUC3.5.2 (B)



DIVISION 3.5

BUILDING STANDARDS



DIVISION 3.6

TRANSPORTATION AND CIRCULATION

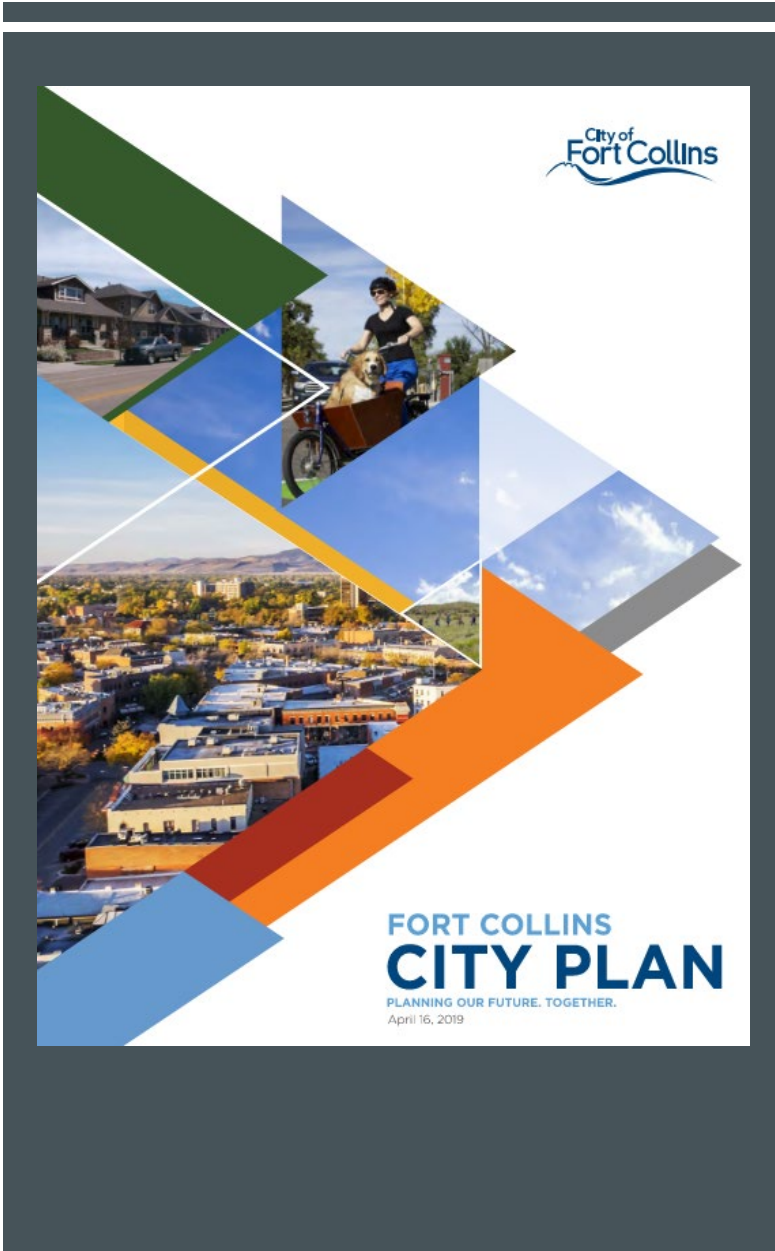
The following code section comply and are met:

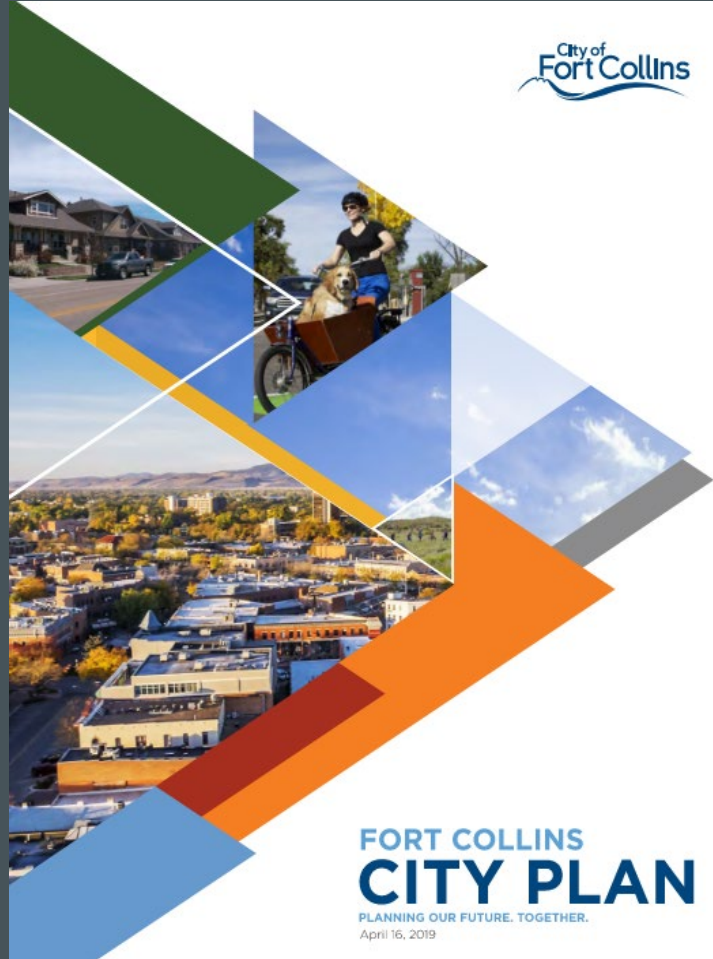
- ✓3.6.1: Master Street plan
- ✓3.6.2 Streets, Streetscapes, Alleys and Easements
- ✓3.6.3: Street Pattern and Connectivity Standards
- ✓3.6.4: Transportation Level of Service Requirements
- ✓3.6.6: Emergency Access

DEMONSTRATED COMPLIANCE WITH COMPREHENSIVE PLANS



“Principles, policies and strategies contained in City Plan—together with the Structure Plan—are used to guide future growth and development and day-to-day decision-making within the City of Fort Collins organization.”





CITY PLAN

- ✓ Principal LIV 3.6 Context Sensitive Development
- ✓ Principal LIV 4: Enhanced neighborhood livability.
- ✓ Principal LIC 5.1 Housing Options
- ✓ Principal LIV – Specialized Housing Needs
- ✓ Principal LIV -6b. Expedited Development Approval.
- ✓ Principal LIV 7. Promote a more inclusive and equitable community that encourages and supports diversity.
- ✓ Principal LIV 7.1 Acceptance, Inclusion and Respect
- ✓ Principal LIV 8.5 Facility Siting and Access
- ✓ Principal LIV 8.6 Homelessness
- ✓ Principal SC 1.1 - Neighborhood Relations
- ✓ Principal SC 1.2 - Public Safety through Design



North College Corridor Plan



March 14, 2007



The vision has different facets. It is not possible to make one simple statement about it. One attempt at a simple statement, heard during the process, is “fix the junky, but keep it funky”



"Keep it funky, fix the junky"

CHAPTER 3

GOALS



1. The Highway itself – N College Avenue / SH14 / US287
2. **More Complete Street Network**
3. Connections to Downtown
4. **Community Appearance and Design**
5. **Land Uses and Activity**
6. **Financing & Administration Solve Priority Infrastructure Deficiencies**
7. **Community Support/Dealing with Change**

(pg. 41 & 42)



Goals

- STN 1.1 – Multiple Objectives
 - STN 2.2 - On-Street Parking
 - STN 2.3 – Other Infrastructure
 - CAD 1.1 – Design Influences
 - CAD 2.1 - Architecture
 - CAD 2.2 - Character
 - LU1.1 – Synergy
 - LU 3 – Multi-Story Buildings
- FAD 2.1 – Seek Leverage Opportunities
 - COM 2.2 – Local Character
 - COM 3.1 – Owner Financial Participation

HOUSING STRATEGIC PLAN

The priorities and strategies outlines in the plan, provide **“an array of policy tools to achieve the City’s housing vision”**

Prioritized Strategies

2: Promote Inclusivity, housing diversity, and affordability as community values

3: Implement the 2020 Analysis of Impediments to Fair Housing Choice Action Steps

5: Refine local affordable housing goal

- ✓ HSP: 4.3.1: “An increasing number of Fort Collins’ homeless population is going unsheltered, which has a profound impact on the community.”
- ✓ HSP: P. 42-43. Fort Collins also has more individuals experiencing chronic homelessness (Figure 18). **With the rise of chronically homeless in Fort Collins, it is important to facilitate the development of housing and supportive services for this population.**
- ✓ HSP’s stated vision is that “Everyone has healthy, stable housing they can afford.” The term “everyone” is of critical importance here. It does not denote that the goal is to make housing affordable only to a select few in our community, but rather everyone, which includes those experiencing homelessness.



TRAUMA INFORMED DESIGN



TRAUMA-
INFORMED
DESIGN
FRAMEWORK



We sought input from the local providers serving unhoused individuals

Section D, Item 1.



TRAUMA INFORMED DESIGN CONSIDERATIONS

- Entrance creates a calm and welcoming experience
- Increased safety measures
- Visibility is supported throughout all spaces indoor and outdoor

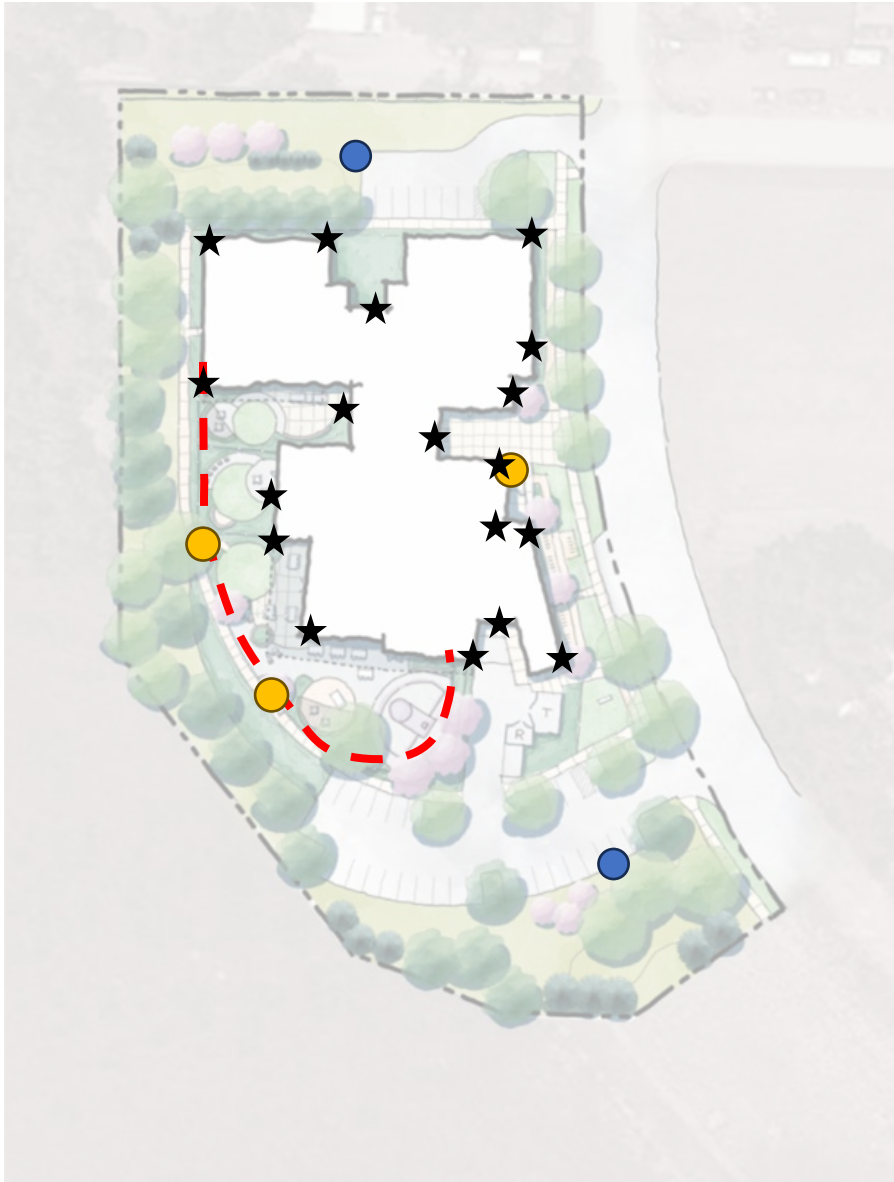


TRAUMA INFORMED DESIGN CONSIDERATIONS

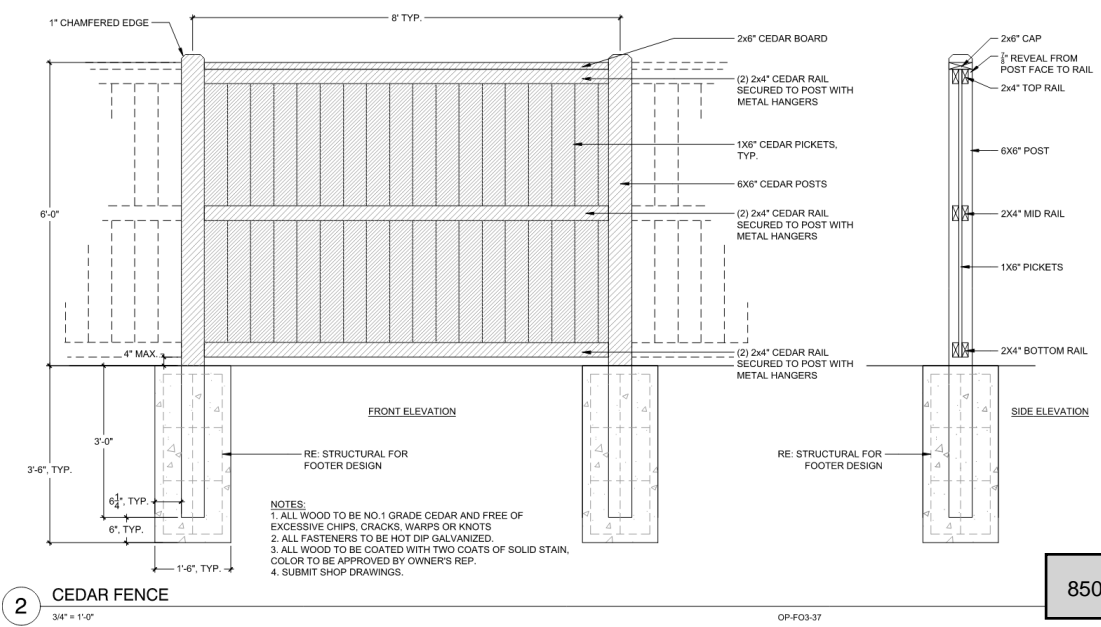
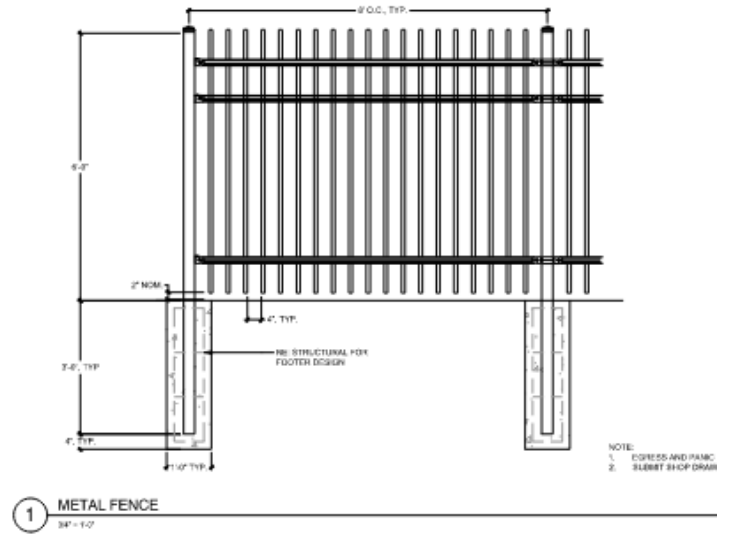
- All materials are durable
- Sunlight is maximized in common areas
- Outdoor areas encourage respite and provide space to be outdoors in a managed setting
- All spaces support flexible use
- Expanded capacity for severe weather sheltering services



SECURITY



- Pole Mounted Security Camera
- Exit Only
- - - Security Fence
- ★ Building Mounted Security camera



CONCLUSION

“Everyone has healthy, stable housing they can afford.”
Housing Strategic Plan



**Correspondence and Public
Comment Provided to
Planning and Zoning
Commission**
(on or before August 28, 2024)

Planning & Zoning Commission Hearing
Date: 8.28.24
Document Log

*Any written comments or documents received after the agenda packet was published are listed here.
Unless otherwise stated, these documents are included in the online "Supplemental Documents" for this meeting.*

DISCUSSION AGENDA:

2. Fort Collins Rescue Mission

- Citizen emails/letters:
 - Supplemental Document (photo) from Public Comment

GENERAL CITIZEN EMAILS/LETTERS:

- NONE

EXHIBITS RECEIVED DURING HEARING:

Item #	Exhibit #	Description:
N/A	N/A	N/A



Names	Mailing Address, if known	Email Address	Phone	In Person or Written
Julie J. Brewen	1715 W. Mountain Ave., Fort Collins, CO 80521		970-221-0821	Written
Soomi Lee		djkang711@yahoo.com	970-218-7222	Written
David Garner		dgarner@fb2online.com	970-846-4113	Written
Sean Dougherty		sean@hawaiianshirtguy.com		Written
Ann Hutchison	225 S. Meldrum St, Fort Collins, CO 80521		970-482-3746	Written
YIMBY Fort Collins		info@yimbyfortcollins.com		Written
Judy Wrought		judywrought@comcast.net	970-402-5662	Written
Maria	80524		970-413-9447	Written
Elizabeth	80524		970-803-3297	Written
Rene	80524		970-988-4201	Written
Damuel	80524		970-787-7727	Written
Oliver	80524		970-333-8421	Written
Leonardo	80524		970-880-3117	Written
Rosie Wendel	80521		970-221-1475	Written
Rosa	80524		970-545-2161	Written
Diana Rios	80524		970-213-5769	Written
Silvia Angelica Soto	80524		970-213-0024	Written
Catherine Colvin	80524		970-231-4633	Written
Ron & Jen Wood				Written
Lance Wankier				Written
Susan Wingate				Written
Karen Hertel	425 Garfield St., Fort Collins, CO 80524	fromie10@gmail.com		Written
Lee Deleon		leedeleon78@gmail.com		Written
Haide Lefebvre		haide.lefebvre@gmail.com		Written
Fernando Leyva	80524		970-308-4778	Written
Horacio Level	80524		720-333-3515	Written
Letuu Deto Ordg	80524		970-631-0896	Written
Eva Mungvia	80524		970-599-5465	Written
Vanessa Leyva	80524		970-443-6130	Written
Angelica Violet	80524		970-481-0013	Written
Analso Trejo	80524		970-657-1839	Written
Daillet Flores	80524		970-213-1072	Written
Juan A. Lopez	80524		970-372-7682	Written
Kevin Grado	80524		970-825-6729	Written
Sara Grado	80524		970-308-6972	Written
Fabiola Lopez	80524		970-539-6099	Written
Edgar Contreras	80524		970-413-2514	Written
William Fulbright	80524		970-484-8204	Written
Juan Alcaruz	80524		970-599-4725	Written
Benjamin L.	80524		970-988-1541	Written
Adriana O.R.	80524		970-689-9506	Written
Maria Chevira	80524		970-689-5379	Written
Javier Solis	80524		970-786-4196	Written
Mariesela Torres	80524		970-786-8391	Written
Isala Roboles	80524		970-388-8207	Written
Ramiro Trejo	80524		970-691-3542	Written
Joe Herrera	80524		970-498-0262	Written
Jennifer Trejo	80524		970-413-4009	Written
Claudia Sanchez	80524		970-556-3520	Written
Hugo Ruiz	80524		970-581-0772	Written

Frankee	80524	720-603-5278	Written
Margarita Mendez	80524	970-617-7857	Written
Jolge Chavila	80524	970-659-1139	Written
Gamaliel R.	80524	970-412-3238	Written
Dora Mera	80524	970-488-9721	Written
Julio Munoz	80524	970-310-9646	Written
Lucia Carnero	80524	970-443-4628	Written
Benjamin Luna	80524	970-430-2835	Written
Jason Rivas	80524	970-786-9908	Written
Victor Rodriguez	80524	970-415-2403	Written
Luis Flores	80524	970-310-4243	Written
Jose Rojas	80524	970-988-5687	Written
Alejandro Almos	80524	970-786-1137	Written
Navz Escamilla	80524	970-501-8233	Written
Roberto Orte	80524	970-829-2321	Written
Alejandro Altz	80524	970-449-3243	Written
Jorge Chavina	80524	970-689-1137	Written
Govanni Chavina	80524	970-988-5001	Written
Jose Luis Alvarez	80524	970-227-2830	Written
George Espinoza	80524	720-350-6906	Written
William Granados	80524	970-550-7673	Written
Victor Martinez	80524	970-694-7446	Written
Kellie Julian	80524	970-723-1323	Written
Daissy Sienna	80524	970-213-3086	Written
Jorge Castruita		970-619-9860	Written
Olivia Balderrama		970-775-0688	Written
Elias Madres		970-775-3591	Written
Jesus Rigos Perex	80524	970-8155062	Written
Sandy Maldonado	80524	970-623-8160	Written
Rosa Dominguez	80524	970-786-1172	Written
Jackelin Munoz B	80524	970-443-9664	Written
Ernesto Patricio Reyes	80524	970-481-8238	Written
Ignacia Patriun	80524	970-342-7018	Written
Olivio delos Angeles	80524	970-815-5296	Written
Teresa Ramirez	80524	303-618-7613	Written
Gabriel Sanchez	80524	970-213-9311	Written
Rita Lopez	80524	970-459-0700	Written
Miriam Garcia	80524	970-481-0116	Written
Santiago	80524	970-829-9062	Written
Luis Gargia Martinez	80524	713-128-9441	Written
Kathryn Green	80524	970-227-2806	Written
Paul Hernandez	80524	970-689-2931	Written
Char Hogo Acevera	80524	970-599-3444	Written
Sitaly Carbajl	80524	970-690-7806	Written
Maday T.A.	80524	970-889-0572	Written
Olivia	80524	970-480-2425	Written
Loreu Lara	80524	970-988-0657	Written
Junio Orozco	80524	970-691-3113	Written
Norma Rivas	80524	970-308-9350	Written
Miguel Avellaro	80524	970-567-3664	Written
Jose Zuniga	80524	970-305-6244	Written

Maria D Zuinga		80524	970-307-6244	Written
Jose Luis Zuniga		80524	970-617-4845	Written
Maximeno Sanchez Vicente		80524	970-617-7068	Written
Jose Rodriguez		80524	970-690-7652	Written
Virginia Cruz		80524	970-599-6645	Written
Kevin Serrano		80524	970-308-5307	Written
Fatima Fuentes		80524	720-569-0349	Written
Maria Fuentes		80524	970-310-8019	Written
Maria Zamora		80524	720-518-3868	Written
Esmeralda Fuentes		80524	970-698-5108	Written
Cleia Morales		80524	970-689-4599	Written
Lourdes Zamora		80524	575-997-6421	Written
Jose Ordaz		80524	970-793-0241	Written
Jenny		80524	970-217-3247	Written
Nancy Maes		80524	970-482-7052	Written
Joseph Maes		80524	970-482-7052	Written
Margie Maes		80524	720-989-8234	Written
Rosa Gutierrez		80524	970-402-1913	Written
Charlie Meserlian			ftctrucks@yahoo.com	Written
Dave Lund			dave@nobleventure.com	Written
Jon Geller			jongeller6@gmail.com	Written
Hickory Village Resident Association			hickoryvillageres@gmail.com	Written
Mary Koltze	2721 McKenzie Drive, Loveland, CO 80527		mcklky@comcast.net	Written
Dan Fieg-Sandoval	806 W. Magnolia St., Fort Collins, CO 80521		dfeigsandoval@gmail.com	Written
Joe Rowan			joerowan63@gmail.com	Written
Ann Hutchison			ahutchison@fcchamber.org	Written
Rebekah Knight			rjkbaughman@yahoo.com	Written
Julie Merlino	2842 Edinburgh Ct., Fort Collins, CO 80525		jamer64@msn.com	Written
Liberty Common Schools Board of Directors				Written
Summit Stone Health Partners	4856 Innovation Dr., Fort Collins, CO 80525		970-494-4200	Written
Christine Cerbana	345 Riva Ridge Dr., A-203, Fort Collins, CO 80526		ccerbana@gmail.com	Written
Bernard Birnbaum	1025 Pennock Place, Fort Collins, CO 80524		bernard.birnbaum@uchealth.org	Written
Mary Van Buren	605 Peterson St., Fort Collins, CO 80524		mary.vanburen@colostate.edu	Written
Ann Corran	1121 Akin Ave., Fort Collins, CO 80521		anncorran@gmail.com	Written
Terry Nolan	2118 Sandbur Dr., Fort Collins, CO 80525		mstnolan@gmail.com	Written
Lori Feig-Sandoval	806 W. Magnolia St., Fort Collins, CO 80521		lfeigsandoval@gmail.com	Written
Mark Rogers			dr.lefty.rogers@gmail.com	Written
Bob Pawlikowski	307 Bowline Ct., Fort Collins, CO 80525		bobpawlikowski@gmail.com	Written
Paula Sterns	1431 Shortleaf Street, Fort Collins, CO 80524		pstearnsrn@aol.com	Written + In Person

PLANNING & ZONING COMMISSION
Sign-In Sheet

DATE: August 28, 2024

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Alison Hade	2812 Dundee Ct 80525	alisonhade@gmail	FCRM Shelter
Paula Stearns	1431 Shortleaf St 80521	pstearnsr@aol.com	support FCRM shelter
Jared Stallones	748 Grouse Cir.	957 317 3362	OPPOSE " "
Don Butler	1416 N. College #1	970-443-384	opposed " "
Dewayne Barton	316 Jefferson St.	dewayne09081977@gmail	support a ^{new} FCRM shelter
Ronnie Casias	242 Conifer	ronnie Casias@aol.com	Support-
Jason Smith	242 Conifer	xjason@yandex.com	
David Roy	202 "	David @ Home@adsAccess.com	Support
Michele Pullaro	2202 Dolan St.	mmPullaro@gmail.com	Against
John Pull	1415 N College St. 4	@9703529703429747	opposed
Susan McFadden	245 Urban Prairie St A	sue@7gen llc. com	oppose location ^{not} site
Sarah Murphy	261 Pine St.	sarah.murphy600@gmail.com	SUPPORT as-is
Stefanie Berganini	501 11th St.	stefanie.berganini@protonmail.com	SUPPORT ON BEHALF OF AHB
Nina Ruben	825 E Elizabeth	nina@rubin.net	FCIFC Support

THIS IS A PART OF THE PUBLIC RECORD

Please contact Melissa Matsunaka at 970-224-6070 or mmatsunaka@fcgov.com if you inadvertently end up with it. Thank you!

PLANNING & ZONING COMMISSION Sign-In Sheet

DATE: August 28, 2024

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Chuck Hubbard	1810 Empire Lakeland CO 80538	chuck.hubbard@ yahoo.com	SUPPORT SHELTER
Debbie Bradberry	11601 N College Lot 349	dkirkbradberry@ gmail.com	Address Shelter
Patricia Alvarez Handl	2502 Oak St Fort Collins	patricia@alvarazanorco.org	Support of Hickory Residents
Lisa Cunningham	612 Smith St FtC 80524	lisa.u.cunningame profmail.com	Support of homeless shelter

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Please contact Melissa Matsunaka at 970-224-6070 or mmatsunaka@fcgov.com if you inadvertently end up with it. Thank you!

PLANNING & ZONING COMMISSION Sign-In Sheet

DATE: August 28, 2024

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Joe Roman	621 GILGALAD WAY		FCRM
Sam Stegner	2500 E Harmony Rd		

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(Planning and Zoning
Commission
Held August 28, 2024)

CITY OF FORT COLLINS

Planning and Zoning Commission

Held August 28, 2024

Council Chambers, 300 Laporte Avenue, Fort Collins, Colorado

In the Matter of:

Fort Collins Rescue Mission

Meeting Time: 6:00 PM, August 28, 2024

Board Members Present:

Julie Stackhouse, Chair
David Katz
Russell Connelly
Shirley Peel
Ted Shepard
York

Staff Members Present:

Brad Yatabe
Clay Frickey
Clark Mapes
Melissa Matsunaka
Em Myler
Leo Escalante
Jeff Swoboda
Annie Hill

1 CHAIR JULIE STACKHOUSE: Good evening everyone, and welcome to tonight’s special
2 meeting of the Fort Collins Planning and Zoning Commission. My name is Julie Stackhouse, and I am
3 Chair of the Commission. May I have a roll call please for tonight?

4 MELISSA MATSUNAKA: Connelly?

5 COMMISSIONER RUSSELL CONNELLY: Present.

6 MELISSA MATSUNAKA: Katz?

7 COMMISSIONER DAVID KATZ: Here.

8 MELISSA MATSUNAKA: Peel?

9 COMMISSIONER SHIRLEY PEEL: Here.

10 MELISSA MATSUNAKA: Shepard?

11 COMMISSIONER TED SHEPARD: Here.

12 MELISSA MATSUNAKA: York?

13 COMMISSIONER YORK: Present.

14 MELISSA MATSUNAKA: Stackhouse?

15 CHAIR STACKHOUSE: Here. Alright, before we get started tonight, and this is really
16 important, so I do ask for everyone’s full attention. I do want to briefly explain the role of the Planning
17 and Zoning Commission, and what you as the audience can expect tonight. First, the Commission is
18 made up of citizens that volunteer our time. In other words, we do not get paid. We are appointed by the
19 City Council, and we are here because we are...we care as much about Fort Collins as all of you do here
20 tonight.

21 Now, before each Planning and Zoning Commission meeting, City Council...or, excuse me, City
22 staff provides us with a comprehensive packet of information about the proposal we’re hearing, and you
23 have access to that same information. Now, I realize that for the meeting tonight, the packet is long; it’s
24 roughly eight hundred pages, and each member of this Commission realizes there about three hundred
25 pages of public comments. We want you to know that those are part of the packet, and they were
26 reviewed by us. But, we’re here tonight to also listen to...to gain information about the project, but also
27 to listen to your testimony and the information it provides to us. We will, of course, listen carefully to all
28 the input that is provided either here live tonight, or by our virtual listeners. But, I want to be sure one
29 thing is clear, and that is, what we are required to do as members of the Planning and Zoning
30 Commission. Our requirement is that we answer a question of, does the project comply with the Fort
31 Collins Land Use Code? If, in our judgment, the proposal complies, then we must approve it, or
32 potentially approve it with conditions if we believe conditions are appropriate. If, in our judgment, it does
33 not comply with the Fort Collins Land Use Code, then we will deny it.

34 But, as I stated previously, we will listen to all public comments, but importantly, we will be able
35 to act only on those comments that pertain to a Land Use Code standard. Finally, tonight’s session is a
36 legal hearing. my role is to moderate for standards of civility and fairness to be sure that everyone who
37 wishes to speak is heard. We have taken the additional step tonight of ensuring that individuals in our
38 community who are Spanish speaking have the opportunity to understand this hearing as well, and for that
39 reason, I’m going to make a request of everyone who will be commenting tonight in Spanish, or for those

1 that...well, commenting at all tonight...and for those on the Commission, please remember that Spanish
2 translation, while its simultaneous for our comments, does take more time than if we were just all
3 listening in English. So, please be sure that the comments you make are as succinct as possible, and
4 where possible, please be sure that the pace is consistent with the ability to interpret. And I really
5 appreciate your support on that. So, with that, I'm just going to turn it over for a moment to Clay Frickey
6 to introduce our session.

7 CLAY FRICKEY: Thanks, Chair Stackhouse. We have one item this evening, and that is for the
8 project development plan proposal for the Fort Collins Rescue Mission.

9 CHAIR STACKHOUSE: Okay, thank you. At this point in our meeting, we have a session
10 called citizen participation. Now, this is an opportunity for you to comment on any item that is not on
11 tonight's agenda. The agenda item will have its own separate comment period a bit later. So, with that, if
12 you wish to comment on something that is not on the agenda, would you please come forward to the
13 podium and sign in, or if you are on Zoom, please raise your hand so that we know you wish to comment
14 on something that is not on tonight's agenda. Let me look in the room...does anyone in the room want to
15 comment on something not on tonight's agenda? I see one hand; you can please move to the podium.
16 And while you're doing that, are there any comments...hands raised virtually?

17 MELISSA MATSUNAKA: No, Chair Stackhouse.

18 CHAIR STACKHOUSE: Okay, thank you. So, we have one comment tonight on a matter that is
19 not on the agenda. As soon as you sign in, please state your name and address, and then begin your
20 comment.

21 MICHELE PULLARO: My name is Michele Pullaro, 2202 Dolan Street, Fort Collins, Colorado;
22 however, my business is at 162 South College Avenue on the corner of Oak and College. This may
23 pertain to your agenda item, but it is something that is not...it might be a roundabout way. But, I have
24 asked for the zoning and permit structure of the corner of my store at Oak and College, because homeless
25 and transient people live there for weeks. We have two hour parking so that customers have to move their
26 cars within two hours so that other customers could come in, or they get ticketed. But, these individuals
27 are allowed to eat, sleep, have intercourse in my entryway...what are...why is that allowed, why are they
28 allowed to do this? Why are our paying citizens asked to only be there two hours when these individuals
29 are there for weeks and weeks and weeks? So, Planning and Zoning, I've reached out to you before to
30 ask this question. I was told to contact the Police. Believe me, they get at least one call a day from me.
31 So, that's my comment.

32 CHAIR STACKHOUSE: Thank you very much. Is there any comment we want to make on that,
33 Clay, or do we want to refer that to staff?

34 CLAY FRICKEY: I think my only comment is that the Police would be the appropriate authority
35 to contact for those sorts of issues.

36 CHAIR STACKHOUSE: Thank you. Alright, anything else online?

37 MELISSA MATSUNAKA: No.

38 CHAIR STACKHOUSE: Thank you. We'll now turn to...we do not have a Consent Agenda
39 tonight, so we will turn to our Discussion Agenda. And I'll walk through, now, how we'll proceed
40 tonight.

1 We'll begin by City staff providing an overview of the proposal, and then the applicant for this
2 proposal will make its presentation. In light of the proposal we have at hand, the Planning and Zoning
3 Commission has agreed to allow forty-five minutes for this presentation. When that presentation is
4 complete, we will then return to City staff to provide additional analysis. After that, we'll turn it to the
5 Planning and Zoning Commission, and we'll focus our time on clarifying questions. In other words, we
6 will not deliberate the merits of the proposal, we will ask for items that we either did not understand or
7 feel we need to know. After clarifying questions, we will open up the floor to public comment. In
8 general, we do allow three minutes per person...and I will cover this again when we get to that section of
9 the meeting. However, in the interest of fairness, we will extend the three minutes to allow for
10 translation. So, for those that might be commenting in Spanish, where we need to understand it in
11 English, we will allow sufficient time for that translation, up to six minutes. We will not extend this time
12 for comments in English.

13 I have not been informed of any situations where a group of individuals wants to combine their
14 time, so we will expect tonight that all comments will be made as individuals. Once public comment is
15 closed, then we will ask the staff and the applicant to address the comments. And the final step then is to
16 bring the proposal back to the Commission for discussion and deliberation. There may be some final
17 clarifying questions, but for the most part you'll be hearing about our assessment of consistency with the
18 Land Use Code.

19 And finally, one last comment, I have asked Em Myler, who's in the back of the room...she is
20 our Public Engagement Coordinator...and I have asked her to advise me if at any point the ability to
21 translate is not keeping pace with the discussion, so that we can adjust accordingly. And finally, as an
22 additional reminder to members of the Commission, again, because we want to be sure that our translation
23 is done with ease, please be sure to keep our comments as concise and focused as we can during this
24 session tonight. So, thank you very much for all that.

25 So, with this, we'll turn first to the agenda item, and as we routinely do, I ask each Commission
26 member if there are any conflicts of interest that need to be disclosed. We have no conflicts of interest
27 reported at this meeting. I'll also see if there's any new information that has been submitted since the
28 time of the package that we received today?

29 MELISSA MATSUNAKA: No, Chair Stackhouse.

30 CHAIR STACKHOUSE: Thank you very much. Alright, Clark, I'm going to turn it over to you
31 then for the staff presentation.

32 CLARK MAPES: Alright, good evening, Commissioners Clark Mapes, City Planner. This is
33 going to be really brief, I'm just mainly saying hello here. I've got an image that shows you the location.
34 I know that for sure, by the time we get even started on the applicant's presentation, you're going to be
35 familiar with this location. And I also believe that everyone, or almost everyone, in the room is probably
36 very familiar with it. But, it's located here where a little extension of North Mason Street runs north-
37 south behind the highway frontage in the North College Corridor, and where that intersects with the little
38 one-block street known as Hibdon Court. Here's a little closer view of that site. It is well within the
39 Service Commercial zone. This slide shows the abbreviations of zoning districts, LMN, Low-Density
40 Mixed-Use Neighborhood, CS is the Service Commercial zone district; it's got a long planning history
41 that results in the zone district listing a wide range of land uses, including homeless shelters as a
42 permitted use. And that's all I'm going to say because I know the applicants are going to explain their
43 plan in detail. Thanks.

1 CHAIR STACKHOUSE: Thank you, Clark. So we will next turn this to the applicants for their
2 presentation, and again, we will allow forty-five minutes.

3 CLAIRE HAVELDA: Good evening Madam Chair and members of the Commission; my name is
4 Claire Havelda, I'm with the law firm of Brownstein, Hyatt, Farber, and Schreck. Myself, along with
5 Nina Sawaya are legal counsel for the Fort Collins Rescue Mission. And before we get the clock started,
6 I would just like to do a little bit of housekeeping if I might. We would ask that the slides that we show
7 during our presentation, and the video, be entered into the record at the end of our presentation.

8 So, the Fort Collins Rescue Mission is a local non-profit that has served the most vulnerable in
9 our community by providing food, shelter, and housing since 2012. As the Fort Collins housing crisis
10 continues, it has exacerbated the ever-increasing vulnerability of those experiencing homelessness in our
11 community. Tonight, we are here to discuss the shelter project application, which is a critical step
12 towards addressing this community need. On our slide...we will have a slide that shows the entirety of
13 the applicant team, and they will all be available to answer your questions when we get to that portion of
14 the hearing this evening. But, to let you know who will speaking, from the Fort Collins Rescue Mission,
15 we will have Seth Forwood, from Ripley Designs we will have Klara Rossouw, and from Shopworks, we
16 will have Reico Ishiwada and Samuel Severance.

17 The next slide will give you a roadmap to our presentation, so it will be helpful for you to
18 understand the progression of this presentation. We will start with an overview and background, we will
19 move to the community need and the operations and management, which I know that the Planning
20 Commission had quite a few questions about at the work session. We will then talk about the site
21 selection process, the extensive neighborhood outreach, and then the technical aspects of our presentation
22 will be covered by Klara. We will then...I know that compatibility was a big topic of conversation and
23 concern for the Planning Commission, so our engineers and planners from Shopworks will walk you
24 through how the trauma-informed design protocol for this project speaks directly to the compatibility with
25 the area, and then I will do a brief conclusion.

26 So, to orientate you a little bit on our next slide, we'll show you where we are in the process.
27 This project was born of the need identified by the City's Homeless Services Advisory Committee for a
28 24/7 men's shelter. We will refer to that Committee throughout this presentation as the HAC. We had a
29 preliminary design review, there was extensive community outreach; I think there were seventeen
30 meetings in all, two formal community meetings, one which was done with full translation into Spanish
31 so that we could both hear from and inform our neighbors about this process. This is a combined
32 PDP/FDP which staff has found have met the criteria, and I believe they informed you at the work
33 session, they recommended approval of. And so, we are here before you tonight, obviously, at the
34 Planning Commission hearing stage.

35 We are very aware that there are strong emotions surrounding this project, both for and against.
36 But, what we don't think is that everyone has had firsthand experience with who the Fort Collins Rescue
37 Mission is and what it is that they do. So, rather than me standing up here and trying to explain that in
38 many, many words, we have put together this day in the life video for you that we would like to play at
39 this time.

40 *(Secretary's Note: A narrated video was played at this point in the meeting.)*

41 VIDEO AUDIO: They want to be seen and not ignored, not pushed away, not avoided. Everyone
42 wants to be seen and known.

1 They don't have anything to give them hope or get them out of the streets, and the shelter does
2 give life, and it does bring people out of those situations and back into society.

3 You know, I always used to take housing for granted. Homelessness was a concept I barely gave
4 any thought to whatsoever. If you're out there and you've got a roof over your heads, and you realize that
5 you're walking next to somebody that doesn't, you will realize that there's a person there, and they've got
6 a story, they've got a history.

7 You know, I'm proof, I'm working proof that there is hope for us to help our guys get, you know,
8 back out of it, that's something that I'm going to be part of. The thing that you want when you are
9 homeless is a bed. That is, you know, just a blessing with any of our guests that come to the shelter.

10 I can't imagine what these guests, and what these guys that I care about, where they would be
11 without this, and I just want to do my part. It fills my heart every day that I'm here.

12 Going from our old building to the new building, people will be able to relax, refocus, get rest,
13 get sleep, get the help that they need, and, yeah, you can't beat that.

14 The Mission has done a lot for me, and I always owe them a debt of gratitude for giving me a safe
15 place where I can start to put good things back into my life. That wouldn't have been possible without
16 the hard work these people do here.

17 CLAIRE HAVELDA: So, at present, in our community, we have more people living on the
18 fringes...okay, I'm not sure what that was, but I'm going to pretend like it didn't happen.

19 At present, we have more people living on the fringes of our community in fight or flight than we
20 currently have facilities to take care of. Many of the people experiencing homelessness in our community
21 are trauma survivors, and many live with mental and physical disabilities that are recognized and
22 protected under the Americans with Disabilities Act. You will hear, undoubtedly, from those who oppose
23 this shelter, the narrative of, if you build it, they will come. And I'm here to tell you that is a false
24 narrative with no data to support it. The data that has been put forth, and that I anticipate will be put
25 forth, is inapplicable to a community of our size; it is largely based on data from Skid Row in Los
26 Angeles, from inner-city Philadelphia, from Vancouver, and I think there was one study from Denver
27 from 1992 to 1995. If you have questions about that, I would be happy to answer later.

28 The reality is, we have a housing crisis in Fort Collins, and part of that housing crisis spectrum is
29 homelessness. The need is here, and the need is now. There are not enough shelter beds or safe places to
30 be during the day for our community members, and therefore they are occupying streets and in front of
31 businesses. The whole point of this shelter is to give people experiencing homelessness a place to go day
32 and night so that they can stop being in survival mode and begin to reintegrate into our community. This
33 is the only thing that is going to stop the upward trajectory of homelessness in our community.

34 I do want to spend a little bit of time talking about zoning, because that was an important piece,
35 obviously, of your decision and also your work session conversations. I want to reiterate that this Service
36 Commercial district where the proposed shelter is to go is...a homeless shelter in the Commercial Service
37 is a use as of right. What that means is when the City adopted this zoning structure, by definition a
38 homeless shelter was compatible in this area. There are very few of these locations in this city. And it
39 was explained by Mr. Yatabe at the Planning Commission's work session, compatibility, historically, by
40 the Planning Commission has referenced the built environment. So, your height, your massing, your
41 scale, your aesthetics. Later, as I mentioned, Shopworks will explain the incredibly thoughtful approach
42 to compatibility that this project has taken with its trauma-informed design for the shelter. In response to

1 the compatibility conversation, I think City staff at the work session had perhaps the best example: you
 2 wouldn't deny Target the right to build a new store in a zone where that store was a use as of right simply
 3 because people might shoplift. And by the same token, you cannot come up with a new definition of
 4 compatibility that the Commission doesn't apply to other projects simply based on the fact that the people
 5 that will utilize the shelter are experiencing homelessness, many of whom are in a protected class, and
 6 many of whom themselves are immigrants and non-native English speakers. To do so is frankly a legal
 7 position that I would not choose to defend.

8 Because we meet all of your Land Use Code criteria, as will be explained in our presentation, all
 9 of the relevant policy document objectives, and we provide services that are desperately needed in this
 10 community, we will ask that you approve, as you would any other, this project based on the language of
 11 your Code and policy documents. So, with that, I'm going to ask Seth to come forward and talk about the
 12 history of this project.

13 SETH FORWOOD: As Claire mentioned, the Homelessness Advisory Committee, the HAC,
 14 released two reports, they had to different iterations, HAC 1.0 and HAC 2.0, and there are reports on the
 15 City's website summarizing both of those meetings and committees. This committee was compromised
 16 of homelessness and social service providers, people with lived experience in homelessness, but also
 17 Board members of the North Fort Collins Business Association, community members at-large, and
 18 representatives from La Familia. It was not a homogeneous group, but a representative of the community
 19 of Fort Collins and its diverse interests, whether that be economic stability, compassionate community, or
 20 practical neighborhood concerns. Fort Collins Rescue Mission was represented by Josh Gapelt in its
 21 initial phase, HAC 1.0, and then I joined on the HAC 2.0. And then as you can see on this slide, we have
 22 the members listed out for both of those iterations.

23 The HAC listed as their top priority, 24/7 men's sheltering. They did this because, from my
 24 perspective, just last year, in the months from January through October of 2023, one thousand two
 25 hundred times we had men show up at our door who we had to turn away from shelter. These were not
 26 unique individuals...over one thousand two hundred unique individuals, this is simply one thousand two
 27 hundred times that men came to seek shelter because they had no where else to go, and every bed was
 28 filled, every mat on our floor was filled, and we simply did not have the space to welcome them in. It is
 29 exactly this dilemma that led to the formation of the HAC and its conclusions that shelter capacity for
 30 men was the highest priority in Fort Collins homelessness.

31 Originally, the HAC discussed expanding shelter capacity to three hundred beds with a fifty-four
 32 thousand square foot building for the building program that fit everything. And yet, Fort Collins Rescue
 33 Mission advised that shelter at that scale was not advantageous either to the community or to our guests.
 34 Given our experience in Denver with larger-scale shelters, we opted for a more trauma-informed program
 35 with a housing focus. This resulted in a recommendation for a two hundred and fifty bed shelter.
 36 Currently, we have eighty-nine bed spaces at our location on Linden and Jefferson; some of those are
 37 bunk beds and some of those are mats on the floor of our cafeteria. And so, every night after dinner, we
 38 move all of our tables out of the way, and we lay down mats so that we can fit more men into our
 39 building.

40 Every winter for the last five winters, we've also extended our shelter capacity with an auxiliary
 41 winter overflow shelter, and we've had many different locations where we're always trying to find the
 42 best place to fit that winter shelter, but just last winter we expanded that by seventy beds so that...and
 43 thank god we've never turned away somebody in the wintertime when its negative eighteen degree
 44 windchill; we've always been able to welcome them in, but we have a very inefficient way to do that

1 because we have to staff two separate locations. One location is not a shelter for six months of the year;
 2 it's a conference room and storage room, and its very cramped, not very well suited for even a winter
 3 overflow shelter.

4 The HAC also recommended that services be delivered in a trauma-informed care lens. They
 5 recommended that services are located on transportation routes, that they must be bike-able and walkable
 6 to provide access for guests with different abilities and mobilities. They recommended that medical and
 7 behavioral health support be located on site, that there would be a commercial kitchen and a dedicated
 8 eating area to serve those with no other source of food, that it would provide laundry and showers, that
 9 there would be a multi-use space with a greater or equal footprint to overnight sleeping area that could be
 10 used as a day area, also something that Fort Collins has never had in its history. And then finally, they
 11 recommended that there would be adequate parking for staff guests and fleet vehicles, including space for
 12 bike racks and storage.

13 This proposed shelter meets all of these objectives and more. The Shopworks team will discuss
 14 in a little bit more detail later, but before we get there, I want to walk through the site selection that was
 15 the content of the HAC 2.0. These priorities in mind, the HAC began researching possible sites. As you
 16 can see from this slide, the pink shaded areas are those that are zoned with a use by right for shelter. As
 17 you can see also, this drastically limits the areas available to build a shelter; mostly along the College
 18 corridor, with some more rural northeastern sites. There are only so many locations that are zoned for
 19 shelter. As well, there are very few locations on the market that would be considered available for rent or
 20 renovation to use as a shelter. I know because every winter we do a city-wide search for a place where
 21 we can have a better set up for winter overflow shelter, and we've done that in many locations...I'll
 22 mention something of that later. There are even fewer that had the interior design to match the kinds of
 23 amenities that the HAC recommended, and fewer still that were located along public transportation,
 24 which is so essential because many of our shelter guests are trying to obtain employment or keep their
 25 employment. And for them to exit homelessness, having public transportation that gets them to and from
 26 their jobs is crucial. Not even to speak of the amenities that you and I take full advantage of across town
 27 that our shelter guests may need, like medical care, mental health care, shopping. I want to mention also
 28 that the Redwood and Vine site was discussed during the HAC 2.0 site selection, and yet it was never
 29 available; it is still used by Larimer County as a fleet operations and it's not available now, to my
 30 knowledge, and if you want to address this with our County Commissioners, you will receive the answer
 31 that it will not be available for a homeless shelter.

32 Balancing all these requirements in the layered map that you saw before, 1311 North College was
 33 the site with the most votes from the HAC, and that's what this slide represents. That bar in blue are the
 34 votes for thirteen [*sic*] North College as the first choice by the HAC. After these priorities that the HAC
 35 selected, and the site selection decisions were made by this diverse group, only then did Fort Collins
 36 Rescue Mission step up and say, after these findings were solidified, that we were going to step up to the
 37 plate and address this issue in our community by developing 1311 North College as a homelessness
 38 resolution building.

39 Having agreed to develop this site that the HAC selected, we next turned to engaging the
 40 community around that site. Fort Collins Rescue Mission conducted extensive neighborhood outreach to
 41 understand and address the community concerns. This included two City facilitated neighborhood
 42 meetings. The one required neighborhood meeting that we held we noticed there was a conspicuous lack
 43 of Spanish-speaking neighbors present, and so we opted for a second voluntary neighborhood meeting
 44 hosted by the City staff at Lee Martinez Park with full translation services offered, and much of the

1 meeting was conducted in Spanish. And we did see a greater number of our Spanish-speaking neighbors
2 attend that, and we listened to their concerns.

3 We met twice with the neighbors that are directly adjacent on the northern edge of our property;
4 there are two houses that are there. We met with them first to show them some rough drafts of our plans
5 and to get some feedback on how that interacted with their yards and their windows and the sight lines,
6 and we got their feedback, and then we came back and worked with Shopworks on weaving that feedback
7 into our architectural plans. We met with them again to show them that feedback, and to get additional
8 thoughts from them, and we're very grateful for their collaboration with us so that we can meet their
9 needs and show that their voices matter in how we designed this building that will be right up against
10 their property.

11 We hosted and attended many other meetings with neighbors, the City, and business owners, and
12 community partners. I personally have attended the North Fort Collins Business Association monthly
13 meetings on a regular basis since 2020 so that I could hear their feedback, I could hear their concerns, and
14 understand their perspectives. The full list of community engagement meetings with businesses,
15 neighbors, and individuals, and the date on which that meeting happened is listed in our slides. We have
16 two slides that show that...it's hard to read because, in all, there were eighteen total meetings with
17 neighbors...sometimes that was stopping in and talking to a business owner that is close by, swapping
18 contact information and sharing what the project was about and hearing how that might impact them.
19 Some of those were larger meetings with whole groups of people. But those are listed there. The LUC
20 requires one community meeting, one actual neighborhood meeting, and Fort Collins Rescue Mission
21 went above and beyond that because we care what our neighbors think, and we want to collaborate with
22 them so that our shelter is not only a shelter that provides care and lifesaving services for people
23 experiencing homelessness, but is also a community asset.

24 I also want to add that Fort Collins Rescue Mission services are in line with a spectrum of
25 services that are offered to resolve homelessness in Fort Collins. As you can see in this slide, we have
26 shelter as one of many different ways to combat homelessness. Fort Collins Rescue Mission, and
27 certainly myself, don't feel like it is our job alone to fix homelessness, and we're not going to solve
28 homelessness alone, but rather affordable housing, prevention, retaining housing, rapid resolution of
29 homelessness, are all important factors, and we want to play our part among that spectrum of services.

30 Finally, I want to speak to how we have utilized the concerns and connections with our neighbors
31 to influence and impact the operation of our shelter. I know some in our community would like to look at
32 other municipalities that have expanded shelter to such a degree as we are proposing tonight as a kind of
33 looking glass into the future of how this project will work out. And yet, to do that, I want to be careful
34 that we are looking at all the nuances of shelter and homelessness services. For instance, we would have
35 to look at another municipality and how that shelter operates. Is it a high barrier shelter that actually
36 excludes many of the people who are seeking shelter and experiencing homelessness with high criteria for
37 entry? Or on the opposite side, is it a shelter that maybe thumbs its nose at the local laws and has a safe
38 injection site, or allows illegal drug use on site? We would have to look at how that shelter collaborates
39 with other services, or even what other homelessness services are offered in that municipality. We would
40 have to look at the police force in that town and how that town engages homelessness. We would have to
41 look at how that shelter collaborates with the police force. There are so many different factors that really
42 contribute to a shelter being successful that the mind begins to reel when we're trying to compare
43 different municipalities and different shelters. And so, I propose that if you want to know how this
44 shelter will look and feel in the community around 1311 North College, you have nowhere else to look
45 than on the corner of Linden and Jefferson where we operate currently.

1 Fort Collins Rescue Mission, just to be clear, is a low-barrier shelter, and that means we open the
2 door wide to welcome as many people seeking shelter as we can fit into our building, and we have very
3 low requirements for them to get into our building, and that means we even accept those who may be
4 under the influence of drugs and alcohol. But, let me also be clear, we do not allow for our guests to have
5 drugs or alcohol inside of our building, or for that to be used inside of our building. We accept anyone
6 who identifies as a male to enter our shelter. We are a faith-based organization, and yet we don't have
7 any mandated religious requirements. We live out our faith through the radical hospitality of welcoming
8 anyone and everyone into our facility. We live out our faith by training our staff with rigorous ways of
9 deescalating; we train them in mental health, first aid, we train them in motivational interfering and
10 trauma-informed care so that they are able to handle the issues that begin on the streets but end up in our
11 shelters, and we can deescalate our guests so that it's a safe environment for everybody. We also
12 collaborate heavily with the local Fort Collins Police Department; we find that a very valuable
13 partnership, and we're not antagonistic whatsoever to working with law enforcement so that our streets
14 are safe, and our shelter is safe.

15 The shelter operation you see now in the middle of our town just north of downtown square is
16 forged through twelve years of operation, and it's combining, also, our experiments. In the middle of
17 COVID, we operated a combined shelter in the Northside Atzlan Center...Community Center. We also
18 operated a hundred and fifty bed socially distanced shelter in the back half of the Food Bank on Blue
19 Spruce for a winter. All of these experiences help us shape our shelter operations. And most importantly,
20 we have forged our shelter operations through hours and hours of discussions and meetings with our
21 neighbors and with the adjacent businesses. If you have been in Fort Collins for more than five years,
22 you remember that we used to have lean-tos and pop-up tents, and people along the sidewalks of our
23 building, sometimes all the way around our building. During my time overseeing shelter operations, we
24 have had only one time where we were contacted by the City's Code Compliance team to address an
25 issue, and we resolved that fully.

26 Even so, it was during the pandemic, and yet after the stay at home order was lifted, that we
27 began to be...we were contacted by City staff and our local businesses: Union Bar and Grill, Ginger and
28 Baker, Mawson Lumber, those businesses that are closest to us, and the Confluence homes just north of
29 us, and we met with those business owners, Outreach Fort Collins, and the Police Services, with City
30 staff, in the hope that we could find a way to operate shelter in such a way as to serve those desperate to
31 find a caring place to eat, stay, and begin the process of resolving homelessness, and not be a detriment to
32 the businesses that are just trying to get their legs underneath them again after COVID had wiped them
33 out. Twenty-four seven shelter was the answer. Instead of welcoming guests around the dinner hour with
34 long lines outside of our building along the sidewalks and guests waiting all day to get into our facility, or
35 in the mornings after the night's sleep, releasing all of our guests at seven AM to go out into the
36 community, 24/7 shelter means that guests have a reserved bed inside of our shelter that they can access
37 all throughout the day. We also, in our conversations with our neighbors and partners, we partnered with
38 Homeward Alliance so that shelter guests and people experiencing homelessness can check in at their
39 resource center and they can sign up for a bed on a shared document with their staff, and then they can
40 come over from Murphy Center in ones and twos to access an overnight bed.

41 But this does not mean...24/7 shelter doesn't mean that guests are showing up at two AM
42 regularly. We have a 9:45 curfew, and almost all of our guests are inside really eager to sleep and rest
43 after their days. Sometimes we have partnerships with the Sheriff's Department or the Police
44 Department, or EMS, or the...our local hospital's emergency departments, and they will drop off guests
45 sometimes overnight in all hours of the night, but they're escorted by those professionals, and we

1 communicate with them so that there's an easy drop off there. Twenty-four, seven shelter simply means
2 that many of our guests do not have to think about where they sleep the following night. They can begin
3 to focus on taking the steps toward their own permanent, stable housing. They can begin to shower and
4 rest and be ready for a job interview the coming day. Though it is a much more expensive way to operate
5 shelter, because it requires much more staff, we have found that being able to invite our unhoused
6 neighbors inside of our building throughout the day is a pressure valve release for the surrounding
7 community, and we can keep our sidewalks and property lines clear and inviting for our neighbors.
8 Importantly, 24/7 shelter also provides much greater dignity in the form of rest, showers, and storage for
9 the belongings of our guests. In 2021, after only a handful of months after going to a 24/7 model of
10 sheltering, we found that upwards of sixty of our guests obtained employment. Some obtained
11 employment directly across the street with the business owners that we were meeting in order to make
12 this change.

13 If you need any further evidence of the success of our operation, from July of last year through to
14 June of this year; this is our fiscal year, twelve months of operation, we had seventy-five
15 percent...seventy-five guests who were in shelter, exit shelter to go into more stable housing. Ultimately,
16 we have found that when we listen to our neighbors, and they are willing to collaborate with us in the
17 work that we do, the operation of our shelter is improved to both serve our guests experiencing
18 homelessness, and serve our neighbors and our businesses. We have proven that this is possible, this win-
19 win scenario is possible with willing neighbors, open minds, and an iterative, continuous improvement
20 process on the shelter's part. All of this we have already begun with the neighbors around 1311 North
21 College through our community engagement, and we do continue to do that. We have set up a boiler
22 plate good neighbor agreement and we've already been in discussion with some of these neighbors to
23 begin to get their feedback on that good neighbor agreement and forge a working relationship with them
24 as we have forged a working relationship with our current neighbors. And we believe this process...with
25 this process, shelter can be a community asset in Fort Collins. At this time, I'd like to hand it over to
26 Klara from Ripley Design to discuss the more technical aspects of the project and how it meets the City's
27 relevant criteria.

28 KLARA ROSSOUW: There we go...good evening, everyone, thank you, Seth. The team has
29 given a pretty thorough overview of the vision of the Rescue Mission and how we got to where we are
30 today. But, for the next few minutes, I will be covering the technical aspects of the project. So, really,
31 for you, Commissioners, this is going to be what you make your decision on.

32 To ground us, I'd like to point out a few things about the physical location. Clark had a nice map
33 up earlier as well, but I just wanted to point out a few key characteristics of the site. So, it faces Mason
34 Street, it's one block west of College Avenue, and it's tucked between Hibdon Court and Hickory Street.
35 There are several bus stops within biking and walking distance...those are the black dots along College
36 Avenue there. And then the services and groceries within the area are noted in green. Another notable
37 feature of the site is that the future Hickory regional pond will exist to the west and to the south of the site
38 providing a pretty significant buffer to the community to the west. The site is currently undeveloped, and
39 then Dry Creek natural...there's Dry Creek natural feature just to the west off of our property, but
40 becomes kind of a celebrated design feature in the site plan.

41 As we already mentioned, the Fort Collins Rescue Mission proposes to house a maximum of two
42 hundred and fifty beds. The building is divided into two wings, an overnight dorm area in the north and a
43 day use area to the south. The building itself is a combination of one- and two-story, so the dorm area is
44 two stories, and then the day use area is a single story. The intake area, or the front entrance, is centrally
45 located on the site, and this is designed to quickly process guests and allow movement through the

1 building. The pedestrian experience along Mason Street is enhanced; you have a detached parkway,
2 street trees, native plantings, really creating a pleasant pedestrian experience as you walk in front of the
3 building, or up to the main entrance. There is a donation drop-off zone and storage on the southern side
4 of the building as well, and then in the event of emergencies, the building will be able to accommodate
5 those events as needed.

6 Overall, the building will be built with future needs in mind, as well as medical isolation outside
7 of a hospital. The design seeks to respond to a post-pandemic reality and relieve pressure on other service
8 providers at other organizations in the community as a whole. I also at this point wanted to just note that
9 there is that eighty-nine-foot setback from the neighbors on the north. Parking is distributed between the
10 north and south sides of the site; you have seven proposed on the north, and then the remaining twenty-
11 eight on the south side. In addition to that, we are providing forty bicycle parking spaces along Mason
12 Street, and I'll take a little bit of a deeper dive into that here in a minute.

13 Generally speaking, the landscape is low maintenance and of low water use, and that we have
14 selected a native seed that will be installed around the perimeter of the site and really kind of tie into the
15 pond that's to the west. We are also adding a six-foot privacy fence along the north property line, and the
16 intent there is to provide additional security for the neighbors. And then I also wanted to note that we
17 have a six-foot security fence enclosing the courtyards on the west side of the building. There are three
18 outdoor courtyards, and they're kind of divided into uses. So, the first one, labeled one here on your
19 screen, that's for the dormitory and overnight use area, the middle is the staff courtyard for use by staff
20 only to find some respite during the day, and then the largest courtyard on the southwest corner is for the
21 day use area. Again, I wanted to note that these are securely enclosed with the six-foot fence and only
22 accessible from inside the building.

23 At this point, I wanted to drill down on the general development standards within the Land Use
24 Code and really kind of highlight how we're meeting the Code. I did want to take a moment to note that
25 this is the old Land Use Code, not the new one. So, on the slide you have all the Code sections from
26 division 3.2 that apply and are met. I won't go into all of them, but did want to spend a little bit of time
27 on 3.2.2, access, circulation, and parking. Bicycle parking is an important amenity for the guests of the
28 Fort Collins Rescue Mission, and per the Land Use Code, a shelter is not a use that's specifically defined
29 there. And so, what we ended up doing was looking at existing facilities, and we determined, along with
30 staff, that forty spaces would be adequate at this time. Twenty-eight of those will be covered, and so I
31 have a little graphic in there that kind of shows you that covered structure. It's simple in design, but also
32 allows clear sight lines, which is really important for the operations. Twenty-eight spaces of the forty is
33 about seventy percent covered.

34 Parking is also something that was closely looked at by our team. Again, a shelter is not a use
35 that's listed in the parking chart, and so in order to understand the number of spaces the Rescue Mission
36 would need to provide, a parking alternative compliance was prepared in addition to a parking study. The
37 parking study prepared by Fox Tuttle Traffic Engineers evaluated the Denver Rescue Mission and found
38 that a ratio of 0.61 was adequate, and so...that was actually during the peak utilization. And so, given the
39 number of employees, interns, and volunteers that the Fort Collins Rescue Mission is anticipating, a total
40 of thirty-five vehicular parking spaces are proposed with this PDP, so that puts a ratio at about 0.8 spaces
41 per employee. I did also want to note that typically guests arrive by foot and not by car.

42 All engineering standards of division 3.3 are met. I did want to point out a few things for you all.
43 Easements and right-of-way have already been dedicated as part of the Mason Street...or are being
44 dedicated as part of the Mason Street Infrastructure plat, and Mason Street will also be constructed per the

1 Mason Street Infrastructure PDP. Detention is captured in the Hickory regional detention pond and low-
2 impact development, or LID, is provided in the form of two rain gardens highlighted on the graphic here
3 in red. All utilities and services for Rescue Mission are provided in this document set. And again, all of
4 division 3.3 is being met.

5 And I wanted to talk a little bit more about the Dry Creek buffer. So, on your screen here, this is
6 a graphic that's...so, the graphic on your screen, it is not part of this FDP, it's part of the Mason Street
7 Infrastructure project, but I wanted to point out that that buffer area does exist off site to the west.

8 Sorry, I'm just waiting for my slides to catch up...make sure you all have the right information.
9 There we go. Alright, I'm going to be spending a little bit more time on division 3.5, that's where we're
10 really going to talk about the building, and then project compatibility as it relates to the architecture.
11 From a compatibility standpoint, it was determined that there is no existing architectural character, and so,
12 the architecture of new development shall set an enhanced standard of quality for future projects in this
13 area. Architectural compatibility shall be derived from neighboring context. We've put together a little
14 slide here that just kind of shows architecture, new architecture, in the area. Very elegant and sort of
15 simple, and really fits within the North College corridor character. And, based on that, you can kind of
16 see the Fort Collins Rescue Mission architecture is kind of aligned with the neighboring context, and also
17 presents an elegant and elevated design. You have interesting and varying building footprint that lends
18 itself to breaking up mass and creating more visual interest. What does that mean? One minute, two
19 minutes?

20 CHAIR STACKHOUSE: So, how many minutes do we have left?

21 MELISSA MATSUNAKA: That was time.

22 CHAIR STACKHOUSE: How much more time would you need to finish up?

23 KLARA ROSSOUW: Five minutes.

24 CHAIR STACKHOUSE: Okay, but no more than five minutes please.

25 KLARA ROSSOUW: Appreciate that, thank you.

26 Alright, picking up where I left off. Noting the architecture, and I just want to make sure we're
27 clear that it meets the intent of the compatibility in the Code. So, you have repeating window patterns,
28 repeating wood ornamentation, you have varying materials such as brick as well that helps ground the
29 building, and overall, the materiality ties really well into the eclectic nature of the North College corridor.
30 I already mentioned the buffer, but the buffer came about because it was part of discussions with
31 neighbors, so we moved the building back from the property line, and we adjusted the windows on the
32 façade so you don't have neighbors peeking down...or I should say guests, or folks, with sight lines down
33 into the neighboring property. And I won't read this, but I want to note that buildings shall be
34 designed...and this is per Land Use Code 3.5.2(b)...buildings shall be designed with predominant
35 materials, elements, features, color range, and activity areas tailored specifically to the site context, also at
36 a pedestrian scale. So, I think we meet that pretty well. It's a welcoming space, it feels pleasant to walk
37 there, it feels safe. We're also happy to go into all of those in more detail.

38 And in conclusion, I wanted to note conformance with City Plan, North College Corridor Plan,
39 and the Housing Strategic Plan. Happy to go into detail there, but wanted to note that the City Plan
40 presents a vision, and the North College Corridor Plan and the Housing Strategic Plan provides sort of a
41 tool kit by which that can be met. And we believe we comply with all three of those.

1 CLAIRE HAVELDA: So we will cut it short. I will simply note that in your packet in our slides
2 is a more detailed analysis of how we meet City Code, Housing Strategic Plan, North College Corridor
3 Plan, Land Use Code, and all of that. So, that is in your record. I'm sad that we didn't get time to have
4 Shopworks speak about the trauma-informed design; however, if you have questions, they have lots of
5 information.

6 And, to be respectful of time, I will just leave you with two thoughts. One, the Housing Strategic
7 Plan's stated vision is that everyone have healthy, stable housing that they can afford, and everyone
8 includes people experiencing homelessness. We have an incredible opportunity here to really address the
9 homelessness epidemic in our community, and this project meets all of the Code and all of the criteria.
10 So, I leave you with this: if you decide that this project doesn't meet your written standards and your
11 policy documents, I don't know what project ever could. So, thank you for your time. We ask for your
12 approval of this project, and that we simply be allowed to respond to concerns of the community at an
13 appropriate time. Thank you.

14 CHAIR STACKHOUSE: Thank you, and we can assure you that Commission members have
15 obviously reviewed what's been in the packet, and I know you will be adding more information, so thank
16 you for that. So, I think we're now going to turn it over to Clark and City staff to provide City staff's
17 analysis.

18 CLARK MAPES: Okay, let's pick it back up...see what I think is still worth mentioning after
19 that pretty thorough presentation. The slide is not advancing. Well, see what I can do without the slides.
20 We're just running a little slow here I guess.

21 So, the applicants mentioned that there was a prior infrastructure plan approved in June, I
22 believe...no, approved in May, and upheld...approved in June. And that was preceded by an overall
23 development plan for the infrastructure...this doesn't really matter, this is all background now, those
24 things are all approved. But there was...this just shows you the parameters for the original layout of the
25 sites, the properties creating three lots that you see here, and also the infrastructure, which now will
26 support this shelter and is all already approved. This is a graphic from the infrastructure plan. You see
27 there's not much on there because this just illustrates earth work that's been done, pipes that are under the
28 ground, electric lines under the ground, and then the property being restored. That was all approved in
29 the prior approved infrastructure plans which create this site here on lot two. And here you can also see
30 the buffer than the applicants mentioned on the west...on the left side...lot one is that stormwater
31 detention pond which separates the shelter site by a pretty good distance from the abutting mobile home
32 park to the west. Those infrastructure plans set the stage for this plan to be submitted. I think the
33 applicants covered everything that I would say.

34 This plan was submitted last November, and has...with a complete plan submittal and all
35 appropriate fees, and has been proceeding through the development process. They gave a pretty good
36 look at the building; here's a couple different looks at the building. And the main thing I guess I can say
37 about staff's review of this, is there were no notable issues with the plan more so than most other plans.
38 Talking about the development plan itself, landscaping, all the things you see here. The one thing on this
39 list that got some discussion back and forth was the parking and the bike parking, again, because the Land
40 Use Code, as the applicants mentioned, lists requirements for parking in a chart of land uses, and
41 homeless shelter is not on the chart. So, the applicants went the route of the alternative compliance and
42 doing their own parking study to justify the parking numbers.

43 Now, while staff says there were no significant issues in staff's review of the development plan,
44 per se, the homeless shelter use has been a major issue of community opposition all throughout the

1 process. A lot of that discussion is that the developer should have selected a different location. But,
 2 staff's job has been to review the plan that was submitted and paid its fees. And of course, as we've
 3 mentioned, the review evaluates whether the plan meets the standards in the Land Use Code.

4 The public discussion has included a contention, that I think you'll hear tonight, that the plan does
 5 not comply with the building and project compatibility standards; that's a section in the Land Use Code,
 6 3.5.1, that actually comes under the Building Standards Division, that's the title of the division for
 7 compatibility. But, the purpose statement in that section says that it's to ensure that the physical and
 8 operational characteristics of the proposed buildings and uses are compatible when considered in the
 9 context of the surrounding area. And staff has considered the contention that the use and the behavior of
 10 some people in the area, even currently, are not compatible. But, staff just has not been able to find that
 11 the behavior of people who are not on the property isn't covered in the compatibility section. But, I think
 12 that's going to be the main topic for you this evening.

13 Staff considered whether there's anything about the particular context here that necessarily makes
 14 the use incompatible as compared to other locations. And, criminal behavior is not compatible anywhere,
 15 but as far as this plan for this development, staff didn't find anything about the particular context that
 16 makes this incompatible with that context.

17 This slide has been showing you the actual Code language...well, the purpose statement of the
 18 Code, and then notes that there are seven subsections; those all cover architecture and visual character.
 19 Two subsections are a little more open-ended, mentioning operational characteristics...those are the
 20 subsections; it's not worth going through each one, but this is mostly architecture. To the extent that one
 21 of the subsections, one of the standards, deals with operational characteristics, which is the main issue
 22 that we've heard from the community that is not compatible, this is that section. And lists some examples
 23 of operational issues. You can read them there: hours of operation, location of activities that generate
 24 noise and glare, trash receptacles, loading, delivery zones, light intensity, et cetera, parking. These are
 25 aspects of the development that happen on the site. And again, so staff just was not able to find that,
 26 under these operational standards, that the behavior that we have heard about on the part of people who
 27 are not on the site...well, there's no shelter there now...but, anyway...that we hear all of that, certainly a
 28 lot of that is true, but we just were not able to find that that falls under the compatibility section.

29 One other aspect of compatibility in the Code is there is a definition, this is that definition. It also
 30 emphasizes physical aspects of development. You read the first sentence there, it talks about uses being
 31 able to be located near each other in harmony, and the word harmony has generated a whole lot of
 32 conversation with the community. But, to further explain that first sentence, some elements affecting
 33 compatibility include: height, scale, mass, bulk of structures, pedestrian, vehicle traffic, circulation,
 34 access, parking, landscaping, lighting, noise, odor, and architecture. So, those are the compatibility
 35 standards in the Code. And the question that I think you are going to be struggling with here is whether
 36 the compatibility section there covers disruptive and criminal behavior in areas that are not on the site, or
 37 throughout the corridor. They're happening now, they may continue to happen. But, I think that's going
 38 to be the main issue for you this evening. And, after reviewing all of the Code compliance, staff
 39 recommends approval with no conditions.

40 CHAIR STACKHOUSE: Thank you, Clark. The next step on our agenda will be to turn the
 41 dialogue to Commission members for clarifying questions. Before we do that, Em, are we still speaking
 42 at the right pace for translation? Good, thank you, thank you for that.

1 Okay, well with that, I will turn to Commission members, and why don't we perhaps see who
2 wants to start, but we'll be sure everyone has a chance to speak, and also, again, please make your
3 questions as concise as possible. Commissioner Shepard?

4 COMMISSIONER SHEPARD: Thank you, Madam Chair. Clarification question for Clark...the
5 slide that you had quite recently, the infrastructure slides...my question is, will Mason Street be fully
6 improved all the way south to Hickory, or does it terminate...will the improvements terminate before
7 getting to Hickory?

8 CLARK MAPES: That approved plan shows the construction of Mason Street as a street to the
9 property line, and then a transition to the existing twenty-four foot asphalt drive that's there now;
10 however, the infrastructure plan also shows acquisition of right-of-way for a future connection of the
11 remainder of the little stretch to get clear down to Hickory at any time that, probably the City, decides that
12 it wants to do a capital project there, or if one of the adjacent properties does redevelop, then that would
13 be built. But, the plan includes acquisition of the right-of-way.

14 COMMISSIONER SHEPARD: Thank you.

15 CHAIR STACKHOUSE: Commissioner Katz?

16 COMMISSIONER KATZ: Two questions, first one is for the applicants. Seth, you mentioned
17 that you do not allow drug and alcohol use in the shelter. How do you enforce that?

18 SETH FORWOOD: Well, we're very clear on the rules when people enter the shelter, for one.
19 We have lots of conversation about what behavior is expected when people enter our shelter, and so that's
20 well known through many different interactions. If we find somebody with drugs and alcohol, we ask
21 them to surrender that to staff. And, if they do that, and they seem like they're going to be a safe member
22 of the community still, we allow them to stay. But, if they don't, or if we find that on repeated offenses,
23 we have to have a certain limit in order to protect the other guests in the shelter, and then sometimes we
24 have to ask them to leave.

25 COMMISSIONER KATZ: Does that ever get escalated?

26 SETH FORWOOD: Yes, it can.

27 COMMISSIONER KATZ: And I know you can't control that.

28 SETH FORWOOD: Sure, and that's where our partnership with Fort Collins Police Services is so
29 important.

30 COMMISSIONER KATZ: Thank you, Seth. Next question is for Clark and/or Brad. Clark, you
31 have framed...you've anticipated some of the public comments here from what we've seen, framed
32 around this compatibility standard. You mentioned behavior. But, you kind of limited it down to that one
33 standard in 3.5. Is it correct to look at 1.7.1, which is the compatibility and the relationship with the City
34 Code to give both our community members more latitude to address those...those nuisances or things that
35 are mentioned in City Code, and potentially our Commission to deliberate upon? Does that make sense?
36 It does say that the Code of the City may be used as applicable to support the implementation of the Land
37 Use Code. So, the way I interpret that is that there's more latitude beyond just the compatibility standard.

38 BRAD YATABE: So, and let me clarify...when you're talking about nuisance in the City Code,
39 can you clarify what types of issues?

1 COMMISSIONER KATZ: I'm referring to some of the public comments that we've all read,
2 some of those things that have been addressed there. Whether its...well, noise, harassment, public safety.

3 BRAD YATABE: So, to be clear, I think that you have to discern that the City
4 Code...enforcement of the City Code is separate than the Land Use Code, just in terms of the zoning
5 powers really are applicable to the Land Use Code. The more general police powers are applicable
6 through the different types of potential violations under City Code. I do want to clarify that, in terms of
7 the zoning scheme, the uses that are allowed in a particular zone are presumed to be compatible. What
8 the code is discussing, for example, in 3.5.1, really has to do with the operational characteristics of those
9 particular uses. So, as a base line, I think you presume those are compatible and are allowed. It is really
10 how those uses are implemented that the operational standards come into play, for example. The
11 examples given I think talk about hours, talks about noise, talks about issues along those lines. Does that
12 answer your question?

13 COMMISSIONER KATZ: I understand on the compatibility standard, but I'm saying,
14 anticipating what we're going to hear from public comment that maybe, you know, discussing offenses
15 that are in Muni Code, you know, there's that bridge that's in Land Use Code that allows us to reference
16 that. Do we...can you confirm, we can or do not have that latitude under our deliberation? We may hear
17 things about offenses against public safety, or against public peace. The way I'm reading this Code,
18 which we've not discussed...

19 BRAD YATABE: Right, well, I guess I would need to understand more specifically...are you
20 saying that just because there's a potential offense, that you are asking whether you can impose some type
21 of restriction?

22 COMMISSIONER KATZ: Yes.

23 BRAD YATABE: I think that is a pretty tenuous relationship between a potential offense and
24 necessarily the Land Use Code and the use that we're looking at. I think if we get down to more specific
25 examples, I could answer that better.

26 COMMISSIONER KATZ: Okay. Thank you.

27 CHAIR STACKHOUSE: Commissioner Peel?

28 COMMISSIONER PEEL: Thank you. My first question, I think, should be addressed to
29 Klara...is that how you say your name? Or Klara? Okay. So, the lighting. It's really hard to see the
30 pictures in the packet, but it seems to me at the entrance, the drop-off, where the windows go from the
31 ground to the ceiling. Is that correct? Am I asking the right person? Okay. So, my point is, there were
32 some issues with the mental health center...they have the same kind of entryway, and the lighting there
33 was very disruptive to the surrounding areas. So, I'm just interested...could you give me an overview of
34 like the...like how bright that's going to be? The timing...like is it going to be on all night? Because it
35 was extremely disruptive to the neighborhood.

36 KLARA ROSSOUW: What I can say to that, and I think you're asking the right way...I
37 acknowledge that concern. So, a lighting plan was submitted with this application, and it was deemed,
38 you know, within Code. We are limiting...I want to say two things...we are limiting the amount of light
39 spillage into the buffer area on the west side. I know your question is specifically about the entrance, but
40 I'd like for, Sam, if you want to talk about sort of the lighting...

1 COMMISSIONER PEEL: So, basically, are you going to have a big chandelier in the foyer like
2 the mental health center.

3 KLARA ROSSOUW: No...Sam's going to be the one to answer that.

4 SAM SEVERANCE: Hi, I'm Sam Severance with Shopworks Architecture; I'm part of the
5 Shopworks team of architects that has designed the building. So, to answer your question, we have
6 submitted a compliant photometric drawing to show that the light will fall off at the property lines. We
7 are still concerned about adequate lighting levels for safety of the guests that will be entering that
8 potentially after dark in wintertime, things like that. But, we believe that the lighting is also not so bright
9 as to be disruptive. We have also considered that the entry to the building is tucked back into a nook of
10 the building as to also help collect some of that lighting and prevent it spilling out in alternate directions
11 that may be directed at neighboring properties. Does that help?

12 COMMISSIONER PEEL: It does help. I know the Larimer County Mental Health also submitted
13 a lighting plan and was approved, and it was still obnoxious, so that was my concern. So, my
14 next...thank you. My next question is probably for Brad. The...I know I asked this at the work session,
15 but I want to hear the answer again. So, does the...or maybe this is a question for Clay...when...in every
16 development review, do you always assess compatibility based on the physical structure and not on the
17 social and economic compatibility. And the key word there is always, right?

18 CLAY FRICKEY: To answer your question, Commissioner Peel, I think Clark gave a really good
19 overview of what the compatibility section of the Land Use Code considers and does not consider. So, I
20 think Clark's interpretation for this particular project is consistent with the way that we review other
21 projects where we are mainly focused on the physical characteristics of the property, and that's really the
22 main focus of the compatibility section of the Land Use Code.

23 COMMISSIONER PEEL: And so, has there ever been an instance...I'm going to put you on the
24 spot...do you know, is there an instance where you've ever gone outside of that and considered the
25 economic and social impacts?

26 CLAY FRICKEY: I mean, I can't think of any. I mean, the projects I'm thinking of specifically
27 that are the most analogous, are permanent supportive housing projects. So those are projects that are
28 designed as entry-level homes for people trying to get out of homelessness, and a lot of the community
29 conversation about those projects has been similar to this one. And we took the same sort of approach in
30 applying the compatibility standards to those projects as well, where these same sorts of issues came up.

31 COMMISSIONER PEEL: Okay. And then, this question really is for Brad. I know they said
32 that...the applicant stated that they were in compliance...maybe that's a strong word...in agreement with
33 the North College Corridor Plan. And so, how much weight...so, are we just talking about just what the
34 Land Use Code says, or are we saying it has to be compatible with the North College Corridor Plan?
35 Because I know in the Sanctuary on the Green ruling by the judge, he upheld that they did not follow the
36 corridor plan, if I'm remembering that correctly.

37 CLAY FRICKEY: So, just to interject there a little bit...what the court order said is that the
38 hearing officer needed to make findings of fact related to compliance and consistency with the Northwest
39 Subarea Plan for the Sanctuary on the Green decision. The judge did not make a ruling as to whether or
40 not the plan was consistent with the Northwest Subarea Plan, so that's a subtle difference. But, what the
41 judge was saying was that there was nothing in the hearing officer's decision that made a finding of fact
42 related to compliance with the Northwest Subarea Plan. So, I think really what staff has to do is we have

1 to analyze whether or not these plans are consistent with any applicable subarea plans. And it looks like
2 Clark is prepared to talk about consistency with the North College Corridor Plan.

3 CLARK MAPES: And, before I do that, talk about whether or not it is consistent with this plan,
4 compliance is the wrong concept with these...City Plan, the Comprehensive Plan, City Plan, and the
5 subarea plans which are related components of the Comprehensive Plan. We don't review development
6 plans for compliance with specific statements in there, it's more policy direction used to inform our
7 evaluation and interpretation of standards. And with that, I'm going to ask Brad to see if that sounds like
8 I said it the right way.

9 BRAD YATABE: Yeah, I would...I think I would qualify Clark's statement and be a little bit
10 firmer in my understanding of the Sanctuary on the Green order, which is what we've been complying
11 with since that is the court's order we think is generally applicable under the Land Use Code, is that
12 adopted subarea plans do need to be complied with. I think the past view is that they've been much more
13 aspirational in nature with the Land Use Code more specifically carrying that out. I think I would give
14 primacy to the Land Use Code, but I do think they need to demonstrate compliance with those subarea
15 plans based on the Sanctuary on the Green order.

16 COMMISSIONER PEEL: Okay. So, with that answer, I'm going to go back to the applicant
17 and...so, in the packet, you stated that it did comply. Am I using the right word? Did you say that in the
18 packet, that it complies with the North Corridor Plan [sic]? Okay. And it says, facilitates redevelopment,
19 strengthen market independence and economic activity, and support and compliment downtown core.
20 Can you...I'm especially interested in the strengthen market independence and economic activity. How
21 is the shelter going to do that?

22 KLARA ROSSOUW: Do you mind if I share my screen? If I may, I'm going to show a slide just
23 to kind of guide that. Let's hope I share the right one. Here it is. I think it would be...in order to answer
24 your question, I wanted to just kind of point to the goals that are outlined in the North College Corridor
25 Plan. There are seven goals, and we believe we comply with five of those, and so I'll get to your
26 financing question here in a minute, but it's things like more complete street network, or community
27 appearance and design, and then land uses and activity. You know, we're a two-story building, so we're
28 kind of maximizing the use of that land. We're paying attention to the characteristics of the surrounding
29 neighborhood, and we're incorporating that into our building architecture. As a byproduct of the Fort
30 Collins Rescue Mission, we have the Mason Street Infrastructure package that's now come online, so that
31 lends itself to a more complete street network.

32 The financing administration is a little bit more...it's not so simple. The way it's framed in the
33 North College Corridor Plan is that it...I'm so sorry...here we go...the financing and
34 administration...administrative...that solves priority infrastructure and deficiencies, we drew a similarity,
35 or we weaved in that the land assemblage and the land swap that was sort of a byproduct of the Fort
36 Collins Rescue Mission achieves that goal. The thing with the North College Corridor Plan, or North
37 College corridor, is that, it's just a mismatch of different properties, different lot sizes,
38 challenging...infrastructure challenges, and combining lots and collaborating with the City on that, and
39 then collaborating with partners in the community, is able to solve some of those infrastructure
40 deficiencies.

41 COMMISSIONER PEEL: Just in that area where the...

42 KLARA ROSSOUW: Correct...yes, yes. I mean, it would be sort of in the immediate
43 surroundings there. Claire, do you want to add anything to that specifically?

1 CLAIRE HAVELDA: Thank you for the question, Commissioner Peel. I think Klara and our
2 slides demonstrate all the different ways we took a long, hard look at that North College Corridor Plan. I
3 will just remind the Commission that it is a mixed-use area, so it is not only...it is not only uses that
4 would generate sales tax, for instance, that are allowed in this area. So, I think perhaps our case is a little
5 weaker that we're generating economic revenue, but that is not in and of itself make us non-compliant
6 with the North College Corridor Plan. We far exceed compliance if you look at it in a balance. Does that
7 help?

8 COMMISSIONER PEEL: Yes, that's very helpful actually. So, Clay, can I go back to you? This
9 is my last question I promise...for right now. So, if...because I looked at the North College Corridor
10 Plan, and I read the Ripley Design analysis of this, and it did get stuck on the financial part, because I
11 think one of the points was, if there's a concentration of non-profits in that area, does it affect the
12 financial base there, basically...like URA plans, tax base, et cetera.

13 CLAY FRICKEY: I think, Commissioner Peel, I think it's really difficult to assess how
14 concentration of a certain type of business or use could impact the tax base. So, I think generally
15 speaking, staff tends to not utilize that as part of our analysis. There's a really similar argument for
16 concentration of affordable housing as well, and we've heard that repeatedly. And so, generally speaking,
17 staff doesn't consider that type of thinking in our analysis for compliance with subarea plans or other
18 plans, because it's very difficult to say with certainty that it is this one factor that is influencing property
19 values.

20 CLARK MAPES: Clay, I've got something up on the screen here. This is an excerpt from the
21 2006 North College Corridor Plan. And first of all, again, that corridor plan covers a whole range of
22 different topics, you know for improving the community appearance and design, but also financing and
23 administration kinds of things. So, no development project plan can comply with all of the things in a
24 subarea plan, and a lot of the language in there is not even compliance language, that we should come up
25 with design standards for buildings, you know, things like that. But, this was specifically put into the
26 plan...battery is running low...you might want to plug in your PC; I think it is plugged in. Anyway, you
27 can read that, and really skip to the last sentence there. This issue of concentration was discussed back
28 then, and however, no good mechanism or idea has been identified to prevent the location of additional
29 agencies or facilities within the North College corridor. This wasn't just about homeless shelter, this was
30 about all of the social services, and in fact, what we've been hearing more recently is that some of the
31 motels in the area are almost overlapping with providing social services for homeless people and things
32 like that. But, anyway, it was addressed...this is specific language out of that plan that goes straight to
33 the concentration idea. It is an issue I guess, but it's one of those intractable ones that no solution was
34 found.

35 COMMISSIONER PEEL: Thank you.

36 CHAIR STACKHOUSE: Anything else, Commissioner Peel?

37 BRAD YATABE: Madam Chair, if I can add just a little bit? So, I do want to note that subarea
38 plans and other policy plans, as Clark noted, they are not drafted in the same manner as the Land Use
39 Code standards, for example, which are...well, there are some standards that have some more subjective
40 nature to it as far as compatibility, some standards are drafted with absolute clarity in terms of a metric.
41 But the plans generally are drafted with a lot of aspirational language, so I think they're subject to quite a
42 bit more interpretation in terms of what you view as compliance with those. I just want to note that...it is
43 not...the difference between reading a plan which has quite a bit of aspiration and vision for the future

1 and a mix of language, is that it does...it is maybe not as congruent as you would hope, or as you would
2 compare to a more hopefully unified body like the Land Use Code.

3 So, I just want to put that out there as you digest that, that I think your ability to interpret that is a
4 little more broad with the policy plans. And again, prior to the Sanctuary on the Green order, we really
5 held the view that those were more aspirational, and those were...the particular visions were to be more
6 precisely carried out by Land Use Code standards.

7 The other thing I did want to also note, you had asked about social and economic compatibility,
8 and I do...in a legal sense, we have never...I've advised consistently that the economic impact of one
9 particular development on an adjoining property...someone doesn't like the use, they think it's going to
10 bring the property value down, that is something I've advised is not under the consideration for the
11 Commission, and that's not really a consideration under the Land Use Code. I think the other issue that
12 you mentioned about social compatibility...I'd be very careful about that. Social can be a very loaded
13 term and it can mean a lot of different things. But again, going back to Commissioner Katz' question, I
14 think, you know, it's a fairly tenuous relationship between the behaviors of people who are off of the site.
15 And I'll also point out, there are mechanisms under the City Code, for example, to address nuisance
16 behaviors. So, there are additional considerations made under the Code as a whole, outside of the Land
17 Use Code, to address these issues.

18 COMMISSIONER PEEL: That's very helpful, because what I'm trying to clarify here is, I think
19 there's always been confusion around the subarea plans, and exactly how far they have to be followed, so
20 I needed clarification about that. And then, just the...it's helpful to me to know how narrow the Planning
21 and Zoning Commission...what their purview is. And so, I'm trying to find those boundaries there, is
22 why I'm asking these questions.

23 CHAIR STACKHOUSE: Thank you.

24 CLARK MAPES: Can I say one more thing about the background of, have we always used the
25 subarea plans in a certain way? Before this ruling by a judge on that project, the way that we thought
26 about City Plan, the Comprehensive Plan, and the subarea plans, was that they explain the public purpose
27 behind standards in the Land Use Code. An easy example is the garage door standards in the Land Use
28 Code; you've got to have your garage door recessed four feet from the front of the...you know...it sounds
29 kind of funny if you just took that...why are you telling me where to put my garage door? But, the
30 Comprehensive Plan explains the street as public space, and what the public space is like. It's not that a
31 development plan would comply with this Comprehensive Plan explanation about the quality of public
32 space for people and pedestrians, it explains the purpose in case you ever have to look to where standards
33 in the Land Use Code come from. This ruling I guess kind of changed things, but for decades, it was kind
34 of more the way I'm describing it.

35 CHAIR STACKHOUSE: Before I move on, are there any other questions about the North
36 College Corridor Plan?

37 CLAIRE HAVELDA: I don't mean to interrupt, but if it would be helpful, Commissioner Peel,
38 we can give you two minutes on the trauma-informed design that helps discuss the social compatibility
39 with the North College Corridor Plan. It's completely up to you...I don't mean...

40 CHAIR STACKHOUSE: I think we'd like to get to that, but why don't we continue with our
41 questions and we'll be sure to cover that. Thank you very much. Okay, let's move on then,
42 Commissioner York.

1 COMMISSIONER YORK: Sure, I have a couple of questions for the applicant, hopefully they
2 will be quick. On...you have the food service in there for meals. When I was looking at the drawings, I
3 was trying to figure out where is the loading dock, or how are they expecting receiving and all of that to
4 happen? And how does that play in with the parking lot?

5 KLARA ROSSOUW: Let's see, this one...so, the question being the location of the loading dock
6 and how that interacts with the parking. So, the loading dock is right in that notch in the site plan.

7 COMMISSIONER YORK: Okay, so it's right to the east of the courtyard three?

8 KLARA ROSSOUW: Correct, to the east of courtyard three...

9 COMMISSIONER YORK: ...to the south of that?

10 KLARA ROSSOUW: ...and the parking is to the south, yes. So if you're utilizing the loading
11 dock, you would go through the parking lot and then back into that loading dock. I will say we did run
12 some...like some turn radiuses and made sure that any kind of box truck or delivery vehicles would be
13 able to make those turns.

14 COMMISSIONER YORK: Okay, thank you on that part. My next question has to do with the
15 six-foot security fences. You mentioned those being around the courtyards and also on the north edge of
16 the property. I probably missed it in the plan...what are those made out of?

17 KLARA ROSSOUW: That's a good question, and I can show you. So, there are two different
18 styles of fences. The six-foot privacy fence that I had mentioned earlier is along this property line to the
19 north, there. It's kind of set right on the property line. And then I mentioned security fences. The
20 security fence is going to be made of two different types of materials, so on the westernmost edge, right
21 along there to that second orange dot, that's going to be a six-foot metal fence. And the idea there is that
22 for folks who are in the courtyard, they kind of have those views to the natural feature to the west.

23 But then, continuing south and wrapping up to the loading dock, that's all going to be a six-foot
24 opaque wooden fence, so you're screened from views to the street both in and out.

25 COMMISSIONER YORK: Okay. And so, with the one on the north, what is that going to be
26 made out of?

27 KLARA ROSSOUW: I'm so sorry; I said six feet...it's a wood cedar fence.

28 COMMISSIONER YORK: It's wood cedar fence, okay. So that will help with, some with noise,
29 and also with the visual between...the properties, and then the same on the...but on the west side, it will be
30 open, but I think there's enough distance there...okay, so the opaqueness won't matter. Cool. Then the
31 other question I had was on the bike racks, bicycle parking. Seeing more and more people on electric
32 bikes, and more bicycling, which is what we're promoting in the city for transportation. If you have two
33 hundred guests, and you know, up to forty employees there at any time, if the bike parking needs get to be
34 greater, how is that going to be accommodated in the site plan?

35 KLARA ROSSOUW: That's a really good question. Yeah, so, you know, at this time, we sort of
36 determined that forty spaces would be adequate. But, if the need were to arise, and it sort of became a
37 management issue, maybe it becomes a little bit of an eyesore or something like that, and there's need for
38 more racks, I think that's something we're willing to...the Rescue Mission is willing to explore. We
39 would work with staff; there would probably be an administrative amendment process for that, but we
40 would work with staff to find a location on site that made sense.

1 CLARK MAPES: Can you easily find the site plan? Because I thought about this in reviewing
2 the plan, and there is an additional lawn area...since you're sharing, if you can easily find...just to the
3 south of the existing racks, there's a lawn area with no other particular function, and I see that as, if this
4 happens, because I wondered the same thing, as a location where it would be physically possible without,
5 it looks like, without too much trouble.

6 KLARA ROSSOUW: There's definitely room for it. One thing to consider would be, you know,
7 we'd want it to be in a secure location that has good eyes on it too.

8 COMMISSIONER YORK: Right. I just saw that, and to me, that was...it seemed like a low
9 number. You know, I understand where the numbers came from and all of that, but seeing where we're
10 progressing with the City's bike plan and all, that I think we need to look at making sure that we're not
11 limiting developments going forward.

12 And then the other question I had was on the bus routes, because you had the slide on how far it
13 was to each of the bus stops. And one of the things I thought was interesting is that the crosswalk...the
14 controlled crosswalk intersections to get to the northbound bus routes are, you know, add considerably to
15 the distance to those bus routes that were shown on the east side of 287. I was wondering if you had the
16 distance of how far somebody would actually have to go to safely get to a northbound bus route as
17 opposed to just the southbound.

18 CLARK MAPES: Distances, no, but that is just a fundamental issue with the whole North
19 College highway corridor. There are not that many crossings of the highway...it's been discussed by
20 staff over the years. But, some of that is going to be a pretty good distance, like half a mile or something.
21 I don't know exactly in this case, but it's an issue all up and down the corridor with quarter- to half-mile
22 between crossings.

23 COMMISSIONER YORK: Okay, thank you. That's all I have for right now.

24 CHAIR STACKHOUSE: If I may, Commissioner members, if we can, again, focus our questions
25 with respect to this proposal, I'd really appreciate that. Were there other questions? Commissioner
26 Shepard?

27 COMMISSIONER SHEPARD: Quick clarifications for Sam, architect. And while you're going
28 to the microphone, I found that your trauma-informed design information was helpful. I hadn't been
29 aware of that niche of architecture. I'm assuming that, with panic hardware, that there will be cameras
30 monitored by a twenty-four-hour front staff person? Okay. Because you have to have panic hardware for
31 exiting.

32 SAM SEVERANCE: That is correct, there will be panic hardware on all of the exits, although we
33 are controlling ingress, as in entry into the building, through the central lobby. All of the exits will have
34 panic hardware.

35 COMMISSIONER SHEPARD: And cameras?

36 SAM SEVERANCE: We do...we are planning cameras on site. There are more than seventy
37 planned on site covering the inside and the outside of the building.

38 COMMISSIONER SHEPARD: Did you say seventy?

39 SAM SEVERANCE: Seven zero, yes sir.

1 COMMISSIONER SHEPARD: Thank you. My next question has to do with getting to York's
2 first question about operational characteristics. Have you thought about a pull-out on Mason Street for
3 paratransit, vans, perhaps ambulance, perhaps police response? Is there something on Mason Street that
4 would get operational vehicles out of the through lane?

5 KLARA ROSSOUW: I can answer that, Ted. We do have a...what we're calling a drop-off
6 zone, and it's along the Mason Street frontage on the southbound lane. It's essentially a place where
7 emergency vehicles or folks dropping donations off...it's kind of an all-purpose pull-out to get out of
8 traffic.

9 COMMISSIONER SHEPARD: Thank you.

10 CHAIR STACKHOUSE: Thank you. Commissioner Peel?

11 COMMISSIONER PEEL: I think this is a question for Seth. I know there's some people
12 experiencing homelessness that live...they live in their cars. Would they be allowed to park in the
13 parking lot?

14 SETH FORWOOD: So our parking lot will be designated simply for staff, volunteers, and people
15 utilizing the building. So, it will not be a safe parking program for people who are homeless living in
16 their cars.

17 COMMISSIONER PEEL: Okay, thank you.

18 CHAIR STACKHOUSE: Seth, while you're up...or, could you stay up, please? Sorry about that.
19 Just to be a little bit more context, the last data I saw suggested there were about maybe five hundred and
20 sixty homeless individuals in Fort Collins. Is that about right?

21 SETH FORWOOD: Yeah, the point in time count that the Continuum of Care does every
22 year...I'm not exactly sure of the exact number, but it's around that number.

23 CHAIR STACKHOUSE: Okay, and what is your guesstimate about how many would be men?

24 SETH FORWOOD: I really can't say. I could say the majority is men.

25 CHAIR STACKHOUSE: That's close enough. So, and again, I want to clarify, the shelter in
26 which you're currently located will be closed, is that correct?

27 SETH FORWOOD: Yes; we'll divest of that whole property, and the sale of that will go to our
28 capital stack.

29 CHAIR STACKHOUSE: And if the shelter is approved, will you continue to...or do you see the
30 need to operate an overflow shelter in the winter, or would this shelter meet that need?

31 SETH FORWOOD: We do not...I hope to god we don't operate an overflow shelter with this
32 new building in place.

33 CHAIR STACKHOUSE: Okay, thank you. With the permission of the Commission. I
34 believe...I think we have someone from Police Services unit, and I would be very interested in any
35 comments Police Services have to offer with respect to issues that have been experienced with shelters in
36 the past, and how those have been dealt with for the safety of citizens.

37 JEFF SWOBODA: Good evening, Commissioners, I'm Jeff Swoboda, the Police Chief. I'm
38 joined by Adam McCambridge, our Assistant Chief of our Special Operations, and Annie Hill is our

1 Sergeant over our Homeless Outreach and Proactive Engagement team. So, I heard the question, but
 2 maybe I would just ask, rather than just general comments, is there something you would like us to hit on,
 3 specifically with what we've experienced with the current situation?

4 CHAIR STACKHOUSE: The context that we will be looking at tonight is a shelter of roughly
 5 two hundred and fifty individuals...we'll be looking, of course, for compliance with the Land Use Code.
 6 But, in the comments we've seen to date, there's been many concerns raised with respect to safety. So, I
 7 would be interested in how Police Services has dealt with safety issues with the existing shelter, and how
 8 it would continue those services with the new shelter.

9 JEFF SWOBODA: Yeah, I'll start and then maybe have Sergeant Hill talk a little bit more about
 10 the current situation. But, I could just tell you, as we are looking at this shelter and our response...you
 11 know, the Police Department is equipped to show up and handle any type of call in the entire city. We're
 12 a very well-equipped organization; we hire amazing individuals who are great problem solvers. So, any
 13 issue that comes up, we'll be able to address.

14 How things are working right now, in any area of town, when something comes up, we get out
 15 and we problem solve, we look at the data, we identify who are our stakeholders, how do we address this
 16 issue so we're solving the problem rather than just constantly arresting people or writing tickets, although
 17 of course we do that. So, it's...with kind of a very broad perspective on this. It's...any issue that comes
 18 up, we're equipped to handle. But, how it's happening right now...Annie, if you would like to talk a little
 19 bit about calls for service maybe that we see at the current shelter?

20 ANNIE HILL: Sure. So, at the current shelter...

21 CHAIR STACKHOUSE: I'm not sure your mic is on.

22 ANNIE HILL: At the current shelter, when something is reported, the staff are forthcoming with
 23 information; we do have a really good relationship with them. They are reporting criminal activity on or
 24 around the property. And, like Seth had said earlier, we do have a great working relationship with them.
 25 We don't constantly have to patrol the area as it stands right now, but we do respond to the calls as they
 26 come.

27 CHAIR STACKHOUSE: Let me see if I can frame this question properly...are issues with a
 28 shelter the same or different than issues with homelessness that may be occurring in other areas of the city
 29 where there is not a shelter?

30 ANNIE HILL: I mean, that's hard to say...not particularly. Some of the more frequent calls that
 31 we do go on in other parts of the city would be trespassing...so, I guess if we were responding to the
 32 shelter, and they were asking somebody to leave, that person was refusing to leave, then we would come
 33 respond to have that person removed from the property. The issues are fairly similar across the whole
 34 city that are happening at the shelter in regards to people experiencing homelessness.

35 CHAIR STACKHOUSE: Thank you. With Police Services here, do any other Commission
 36 members have questions? Commissioner Peel?

37 COMMISSIONER PEEL: So I've had the opportunity to ride along with the HOPE team, and
 38 they're doing a great job. Can you explain what remedies you have for helping when people are
 39 trespassing, or maying acting in an unsafe manner, or...so, like what is the process? Do you just remove
 40 them, do you ticket them, do you take them somewhere?

1 ANNIE HILL: Sure, if somebody is being trespass or asked to leave the Rescue Mission, the
2 officers are all CIT certified, they deescalate the individual before they leave the property, so we don't
3 just send somebody who's super escalated back into the community, because we know that's going to
4 generate future contacts. So, if somebody is being trespassed, we would work with the staff to figure out
5 what are the limitations of that, how long is that trespass going to last, and we also try to deescalate that
6 individual...even if its writing a ticket, we're still going to work with them to figure out what their plan
7 would be for that evening, and talk about, you know, boundaries out in the community as well.

8 COMMISSIONER PEEL: I'm sorry, I haven't been keeping up with this, but, can you talk about
9 what kind of success you think you're having in the North College corridor?

10 ANNIE HILL: I feel like we've made a huge impact in the North College corridor with
11 addressing the illegal camping. We have worked really closely with Outreach Fort Collins to respond to
12 individuals experiencing homelessness and getting people resourced, getting to know our people, the
13 unhoused population in the North College corridor, and working with those service providers. I think
14 building the relationships amongst all the population as well as the service providers has been key, and
15 over the last year and a half, that's been a focus, as well as the partnerships with the North Fort Collins
16 Business Association, and businesses throughout the whole city.

17 COMMISSIONER PEEL: Thank you.

18 COMMISSIONER CONNELLY: Given that this new shelter is going to be significantly larger
19 than the current one, if its built, do you have any plans in place to deal with whatever issues you might
20 have with the current shelter on a larger scale?

21 JEFF SWOBODA: Well, as this continues to progress, we're working with Seth and his team to
22 see...we're watching here tonight to see what the concerns are. We've already been out in the
23 neighborhood at multiple meetings with the community, and as I said earlier, we're prepared to respond to
24 any calls for service and address the issues and solve the problems. You know, I think everyone in the
25 room knows, the Police Department is not going to be the one to solve homelessness. So, what we can
26 do, and we do very well, is work to address the issues that are occurring, whether its behavior issues that
27 we can address, also working with our amazing partners throughout the community to get people the
28 services that they need.

29 But, you know, we've talked before, we have...it really depends on who the person operating the
30 business is. We have bars in town that we have zero issues with; we have bars in town where maybe
31 management isn't as proactive as they should be, and we have issues there. I think the same could be said
32 for homeless shelters, for any type of business that's occurring. It's how much of a relationship do we
33 have, and how proactive are the management of that business, how proactive are they with us? So, the
34 plans are to continue to work with management if this goes through, and if and when that opens up, we'll
35 be prepared to respond to any call for service and address the issues. And, knowing that the Police
36 Department's ability to address the issues is very short-lived. A ticket, an arrest, something like that, a
37 ride somewhere, that is not something that's going to be a problem solved by any means...it's solved for
38 a few hours, if that.

39 COMMISSIONER CONNELLY: And sort of in a similar vein, do you have a ballpark estimate
40 as to how many calls for service you get from the current shelter in any given month?

1 JEFF SWOBODA: I don't have that in front of me...do you have that...we could get that to you.
2 I do not have the call volume in front of me right now. Annie, can you talk, just maybe anecdotally, how
3 often are we out at the current shelter?

4 ANNIE HILL: Well, right now, the hours are throughout the nighttime hours. I feel like, I guess I
5 could say maybe once or twice a week that we're getting a call there, but that's me going off the cuff
6 based on my experience when I was working night shift previously.

7 COMMISSIONER CONNELLY: Understood, that answers my question pretty well.

8 CHAIR STACKHOUSE: Commissioner Katz?

9 COMMISSIONER KATZ: A portion of the guests at the current shelter, and anticipate at the new
10 shelter, are of the transient culture. Based on your guys' career experience, or data that you have, do you
11 see a larger shelter attracting more of that transient culture to our community?

12 JEFF SWOBODA: Yeah, I'll start with it, and then maybe I'll have Assistant Chief
13 McCambridge add to it. You know, we're not the experts in this space. You know, we've heard that
14 before, that if you build it, they will come type of thing. I can't say that that will happen or won't happen.
15 I've heard from others that the main utilizers of a shelter like this will be people from our town. And it
16 goes hand in hand, I think, a lot with what is the acceptable behavior that the police department allows, or
17 the community allows. And so, I think in talking with Seth in the past, that those cities that offer a lot of
18 services many times will see more people, but there will also be a discussion amongst people who utilize
19 the services that, if the police won't tolerate the behavior and will address problems, even at very low
20 levels, that that word also gets out. So, there might be more people, but if more people are following the
21 rules, it's not going to rely more on the police department. I'll probably just leave it at that.

22 CHAIR STACKHOUSE: Chief, one last question if I might. You referenced the relationship
23 with Rescue Mission as being important. How would you characterize your relationship with Fort Collins
24 Rescue Mission?

25 ADAM MCCAMBRIDGE: Thank you, Commissioner, I'll take a stab at that one. We have a
26 great relationship with the Rescue Mission, with their staff, with Seth. We communicate regularly about
27 all the issues. If we're having an ongoing issue, I mean Seth is a phone call away; he's very receptive,
28 their staff is very receptive to our concerns or our issues if we have them, and vice versa.

29 CHAIR STACKHOUSE: Thank you. Any other questions for Police Services? Okay, thank you.
30 We do have a business owner over here I think that may want to talk with you later about some issues
31 she's experiencing, but we'll leave that at that.

32 Thank you. Okay, let's do one last round of clarifying questions if there are any? None here,
33 none here, none here. Okay. Well, we'll close the clarifying questions. It is eight o'clock; I want to turn
34 to Commission members...we are about to commence public comment. Would you like to take a break
35 before that, or should we move on? Break? The informal vote says a break. We will take just a ten
36 minute break, and then we'll reconvene for public comment.

37 (***Secretary's Note: The Commission took a brief recess at this point in the meeting.*)

38 CHAIR STACKHOUSE: Alright, it is 8:13 PM, and we'll reconvene this meeting of the Fort
39 Collins Planning and Zoning Commission. This is the point in the meeting where we invite public
40 participation. The way that we plan to do this tonight is to first ask for comments from individuals who

1 will be providing comments in Spanish so we can work through our translation first, and then we will take
2 comments from those who speak English.

3 So, with that, I'd like to first ask, in the room, are there any individuals who will be providing
4 comments in Spanish? Would you please raise your hands so I can see?

5 CLAY FRICKEY: And, Chair Stackhouse, can I go grab some people out in the lobby that I
6 know want to comment?

7 CHAIR STACKHOUSE: Yes, you may. So, while we're doing that, I'm going to turn and see if,
8 on Zoom, there are any individuals who wish to make comments in Spanish.

9 MELISSA MATSUNAKA: There are zero online attendees with their hands raised.

10 CHAIR STACKHOUSE: There are zero with their hands raised?

11 MELISSA MATSUNAKA: Correct.

12 CHAIR STACKHOUSE: Thank you. Alright, we'll let everybody come back into the room.
13 And, just as a quick reminder, we will start our public comment period, and I did ask for a show of hands
14 for those in the room here, in City Hall, are there any individuals who will be commenting in Spanish?
15 Would you please raise your hand if you will be commenting in Spanish? I see one hand, I see two, three,
16 four. Alright, if you could please proceed down to the podiums, you can use both podiums. We'll be
17 sure that if you are not signed in, that you are able to sign in, and as soon as the first person is ready, we
18 will begin comment.

19 We will ask the individual commenting...thank you for the translator for joining us...the
20 individual commenting will provide their comment, they will allow the translator to translate periodically,
21 and then we will continue that for a total of up to six minutes because we are doubling the time.
22 Normally, the comment period would be three minutes. Is that clear? Okay. Very good, signed in?
23 Okay, alright, you may begin.

24 ADELA GONZALES (VIA TRANSLATION): Good evening, Commissioners, my name is Adela
25 Gonzales, I live in zip code 80524. The proposed shelter with its forty-four hundred square foot, two-
26 story design is vastly out of scale with the surrounding one-story mobile home parks and small businesses
27 nearby. This mismatch in scale not only disrupts the neighborhood's character, but also imposes
28 operational challenges, such as increased noise from twenty-four hour a day operations, and constant
29 traffic, which are incompatible with the quieter residential nature of the area. Moreover, the traffic study
30 conducted for this project was based on an initial proposal of two hundred beds; however, the number has
31 since increased to two hundred and fifty beds with the potential for even more, rendering the study
32 inaccurate. Additionally, the study fails to account for car camping, a common activity among people
33 experiencing homelessness, further heightening concerns about the impact on local traffic and safety.

34 CHAIR STACKHOUSE: Thank you. Please come down, thank you.

35 MAITAY MARCHA (VIA TRANSLATION): Good evening, Commissioners, my name is Maitay
36 Marcha. The proximity of the proposed shelter to existing service providers is often cited as a benefit, but
37 in reality, this clustering or concentration of services in a single area is incompatible with the need to
38 spread resources more evenly throughout the city. This approach could lead to increased social strain and
39 behavioral issues in the North College area.

1 Additionally, it’s worth noting that the traffic study conducted was based on an initial proposal
2 for two hundred beds, which has since increased to two-fifty, with the site capable of accommodating
3 even more. The site also fails to consider car camping, a common activity among people experiencing
4 homelessness. This renders the traffic study inadequate, potentially underestimating the true impact on
5 local safety and traffic.

6 CHAIR STACKHOUSE: Thank you.

7 ANNA (NO LAST NAME GIVEN) (VIA TRANSLATION): Good afternoon, Commissioners, my
8 name is Anna, I live in zip code 80524. Research shows that concentrating poverty, especially in areas
9 lacking adequate investment, can lead to increased crime and social disorder. The decision to place a
10 large shelter on North College in a low-income neighborhood risks worsening crime rates and further
11 marginalizing the community. This contradicts the City’s stated goals of preserving and uplifting these
12 neighborhoods.

13 CHAIR STACKHOUSE: Thank you.

14 REBECCA MENDOZA (VIA TRANSLATION): Good evening, Councilmembers, my name
15 Rebecca Mendoza, I live in 80524. Studies show...or the studies that were shown talk about the negative
16 impacts of shelters, but they don’t include studies that were done in cities of a similar size to Fort Collins.
17 The Rescue Mission, if it had really done its job and taken it seriously during this project, would have
18 done its own studies. Nonetheless, they didn’t do anything until they saw the studies that we provided to
19 them. If they really cared, they would have shown their own results. But tell me, Commissioners, did
20 they share anything with you? The meeting that was carried out in Spanish was not organized because
21 Seth noticed a lack of participation from our Spanish-speaking community, but rather it was carried out
22 because we complained, and we demanded that the City organize one. Seth didn’t take that initiative. If
23 he was really interested in public participation from our community, he would have documented details
24 such as the number of people who attended and the topics discussed. Nothing of the sort occurred, and all
25 that Seth has presented is simply a fabrication of those details. Seth also omitted all of the comments
26 made by people from the North College community who oppose the project and were there that day:
27 business owners, members of the community, and others. They ignored those of us who live and work in
28 this area, and they didn’t even consult homeless people, their own clients, about whether or not they
29 would be in agreement with this shelter being located in one of the poorest parts of the city. This focus
30 not only ignored the community, but it also contradicts the City’s values of participation, transparency,
31 equity, and inclusion.

32 Another lie is that Seth said the Redwood and Vine site was not available. We have quotes from
33 Commissioners, including Commissioner Kefalas, telling us that they were never asked about their
34 opinion. I ask you, Commissioners, use common sense. Who really benefits by putting two of the most
35 vulnerable groups of people in Fort Collins, people without homes and people who are low-income, one
36 aside another. The video that Seth showed might seem moving, but I ask you Commissioners, have any
37 of you walked through the streets of Hickory? Have you experienced what it is to live in a marginalized
38 community as immigrants? The arguments that were presented ignore the realities of those who live here
39 and minimize the social impacts and safety impacts that this project would bring to an area that already
40 has so many challenges. Commissioners, you have the ability to stop this project and make sure that it’s
41 carried out in an adequate and fair way. Use the Land Use Code because it has evident limitations, use
42 this opportunity to improve it. Help us to demand that a social impact study be done and that the decision
43 about the location about the location of the shelter be based on those results. Also, lastly...one more

1 opportunity to take, for example, the way that our community has been repressed and left out of this
2 conversation. Even the presentation that was shown here was only shown in English, and not in Spanish.

3 CHAIR STACKHOUSE: Thank you.

4 ADIANA QUINTERO (*VIA TRANSLATION*): Good evening, Commissioners, my name is
5 Adiana Quintero. This process leading to the selection of the North College site was made by
6 exclusionary practices, such as inadequate notices to Spanish for key meetings, which effectively silenced
7 the voices of non-English speaking residents. This exclusion has deepened mistrust and resentment
8 within the community, particularly among those who already feel marginalized and disenfranchised.

9 CHAIR STACKHOUSE: Thank you. Did we want to translate the earlier comment too? Oh, I
10 see, thank you. My Spanish just really needs a lot of work, so thank you. Okay, anyone else in the room?
11 In Spanish? No one, okay. Anyone on Zoom, one more call.

12 MELISSA MATSUNAKA: No, Chair Stackhouse.

13 CHAIR STACKHOUSE: Okay, thank you very much. So, we will now turn to comments in
14 English. For those that wish to comment, we do have two podiums, so you are welcome to line up behind
15 each podium. I think we'll start with comments in the room tonight, and then when that's done, we'll
16 turn to comments on Zoom. And I believe there is a sign-in sheet, so you can sign in as you're waiting.
17 Are you ready? We'll start on the left side then, please introduce yourself.

18 DAVID ROUT: Good evening, my name is David Rout, Fort Collins resident and the Executive
19 Director of Homeward Alliance, which among other activities, operates the Murphy Center for Hope, a
20 Fort Collins hub of resources for people who are homeless. I am here to express my support for Fort
21 Collins Rescue Mission's proposed shelter project. At the Murphy Center, we see every day, and
22 particularly in the winter months, the struggle to locate shelter capacity for all those who need it. We
23 have known for years that the Rescue Mission's existing site, and satellite site in the winter, are
24 undersized relative to need, and also not designed in a way that is conducive to producing outcomes.

25 CHAIR STACKHOUSE: Can I just...could we please have quiet in the rest of the room while he
26 is commenting? Okay, thank you. Go ahead please.

27 DAVID ROUT: We know the facilities are undersized relative to need, and also not designed in a
28 way that is conducive to producing outcomes, which is helping people escape the nightmare of
29 homelessness. And when it comes to overnight shelters, the stakes really couldn't be higher. We are
30 talking about the survival of people who are homeless. So, on behalf of Homeward Alliance, and as a
31 former member of both the City Manager's committees that considered this project and its potential
32 location, I believe that this proposed site will transform our community's homelessness response system.
33 Combined with the recent addition of a medical clinic at the Murphy Center, the Matthews House planned
34 youth shelter in Loveland, recent and potential resource and shelter center expansions in Loveland, a new
35 supportive housing project in Loveland, and more, this facility would join an evolving and ever more
36 responsive system that is helping hundreds of people escape homelessness every year.

37 I am not unsympathetic to the concerns of the surrounding community, and I believe that the
38 Rescue Mission's plan, as you just heard, demonstrate that they too take these concerns very seriously.
39 That is reflected in the design of the building, the location on the property, their plan for operations and
40 security, and equally importantly, having watched the Rescue Mission engage in work with the businesses
41 and residents that surround their existing site, a location that is dramatically less equipped to mitigate
42 issues in the surrounding neighborhood, I know that the Rescue Mission will do what it takes to be the

1 best neighbor possible, both in terms of how they operate the facility and the ways in which they engage
2 with the community.

3 But, above all, it is also my firm belief that the Rescue Mission’s proposed shelter is at least part
4 of the answer to some of the safety concerns that have been written to you in the previous months. People
5 need a place to go, and when it comes to people who are homeless, many of whom have experienced
6 unthinkable trauma, that place needs to be intentionally designed, well operated, and full of opportunity,
7 and ideally, 24/7. The Murphy Center and the other facilities I mentioned are a part of the answer, but
8 this proposed facility fills what is perhaps the biggest gap, as you heard loud and clear from Rescue
9 Mission tonight, the lack of overnight shelter for individual males.

10 These decisions are never easy, that is why it has taken years to get to tonight. We wanted to get
11 it right, and I believe that we have. Thank you.

12 CHAIR STACKHOUSE: Thank you. Alright, we’ll go to this podium please. Could you
13 introduce yourself?

14 DEBBIE BRADBERRY: Good evening, I’m Debbie Bradberry; I’m a resident of 1601 North
15 College Avenue, the fifty-five plus community. I am also a member of the Senior Advisory Board, but I
16 am here this evening for myself and for my residents who are watching on TV tonight.

17 We’re scared, okay? It came up, the word potential. Potential, looking it up means something
18 that could possibly happen in the future. It’s happening now.

19 A few years ago, just before I moved into the community, someone had befriended one of our
20 residents, then promptly went into their home, murdered them, and tried to set them on fire. You can get
21 more information on this in the Coloradoan newspaper. About a year ago, we had someone entering the
22 community...we are a gated community...and they were putting a code in and someone comes up and
23 starts beating on their car. Obviously, that scares them to death, you don’t know what’s going to happen
24 next. Just last month, just a few doors down from me, we had a couple that moved in with their dog while
25 a veteran was in a medical facility. So, all of his belongings were still in the house. They cut up his
26 uniform and stole his medals...I’m sorry...stole his medals and his ribbons. I also found out that while
27 my house, before I moved into it, that was vacant for a while, they had broken in there and were living in
28 my house.

29 This isn’t potentially going to happen, it is happening, and it’s happening right now. We’re
30 scared to go out after dark, we can’t leave our windows open this time of year when the weather is nice in
31 the evenings; we’re afraid to. I mean, I just approached one of our other residents and said, please let’s
32 make sure that we pull into the subdivision together, because we don’t want it happening again.

33 I am not against the shelter; the shelter needs to happen. I’ve even talked to Paula and to Seth
34 and told them I’ll be happy to be there to serve Thanksgiving dinner. But, it does not need to be at our
35 back door. When you see those pictures, you see my house. This is just too much. We have vulnerable
36 seniors in our community, and just on the other side next to us, we have...well, I’m part of..., but we
37 have the Hickory Community, and they have a lot of children. We do not need this in this close to
38 vulnerable seniors, and to this many children. Find another location; I’m all for it, it needs to happen. It
39 just does not need to happen in our neighborhood. Thank you very much for your time.

40 CHAIR STACKHOUSE: Thank you, Debbie. We’ll go over to here please.

1 ALLISON HADE: Thank you, good evening. My name is Allison Hade, I live in midtown Fort
2 Collins. I also work for the City of Loveland in what would be the equivalent of the Social Sustainability
3 Department. In 2022, the Loveland City Council enacted an encampment ban, and in doing so charged
4 me personally with setting up a 24/7 shelter. I'd never had the experience of doing any of that work, so I
5 immediately reached out to community partners, that included the Rescue Mission. And what I learned
6 from them is that they lead with their hearts, and they lead with their faith. And I know that, with them,
7 the words serving the least among us, aren't just words from the book of Matthew that they read on a
8 Sunday, it's the work they do and the walk they walk.

9 So, they embraced the dilemma that I was under to...and helped me with any sort of set up that I
10 would need. They gave me personal documents, and did the best they could to help me, hold my hand.
11 What I've learned from that is the downfall of having an inadequate facility. Loveland has long had
12 inadequate facilities, and we still do. The result of that is that people camp. So, at the end of March of
13 2020, we were sheltering maybe up to ten people, and our service provider quit sheltering because of the
14 fear of COVID. So, we allowed camping.

15 There is some research around, if you build it, they will come. And, as Claire said, it's just not
16 true. But, what we know to be true is if you don't build it, they will come. Loveland is a perfect example
17 of that. We had hundreds of people from around the state come to camp in Loveland because they could.
18 This shelter, the current shelter, is inadequate, as has been stated, both in turning people away...I know
19 that because they come to Loveland, where we will shelter them if we have room with the additional
20 money that the City of Fort Collins has had to pay year after year to serve for overflow. So, this facility
21 will fix that as David described.

22 What I also know to be true in the neighborhood, because I see people as I'm driving to work,
23 come out of their camps up and down College. It is not necessarily one particular part of Fort Collins, it's
24 all of College. And what I know to be true is if this shelter isn't there, that neighborhood will continue to
25 have the same problems they're having. With the shelter there, there's the possibility of all of the seventy
26 cameras, of more eyes on the neighborhood, and creating a greater police presence. So, thank you.

27 CHAIR STACKHOUSE: Thank you, Allison. Go ahead please.

28 PATRICIA ALVAREZ HARRELL: Hello, my name is Patricia Alvarez Harrell. I am the current
29 director of Alianza NORCO; we serve the immigrant community here in Fort Collins, northern Colorado.
30 So, I wanted to give some historical context. I had the privilege of meeting with a lot of the residents at
31 Hickory Village, which I can comfortably say, ninety percent are Spanish speaking, majority immigrant
32 population. And to actually be amongst them with dealing with the current problems that they have
33 where their children cannot go to the park, Soft Gold Park, they can't walk up and down the street safely
34 to go to the grocery store.

35 As we know, the families in the community...not just Hickory, but also North College...are low
36 income. Like I'd mentioned, in Hickory, they're an immigrant community, in North College, they're
37 seniors and disabled, so they're already a very vulnerable population. So, when Seth brought up that
38 dealing with the most vulnerable, that's debatable, because we also have a childcare...which is across the
39 street from where the proposed project.

40 So, as it is right now, although there has been a heavier presence of the police, thankfully to the
41 communication that Hickory Village, the Chief, and the officers have been having. They've been trying
42 to build those connections and work on the relationship. So, that has been happening within the last year
43 or so.

1 But, the only reason that I would say that...actually, let me go back. Seth brought up that there's
 2 been extensive outreach. I'm going to call that out as a blatant lie, because although this project was
 3 proposed for years, I've heard 2014, 2017, 2018, it wasn't until this past year, year and a couple months,
 4 that the Hickory Village residents and North College residents were actively talked to by the Rescue
 5 Mission. And that wasn't initiated by them, it was initiated because the residents noticed that there
 6 wasn't Spanish speaking material sent out to their community. They were not invited to these community
 7 meetings, and then when it was held, it was in English, and that was highlighted. And the only reason
 8 that it was held in Spanish is because it was brought up to the Mayor's attention and she asked for an
 9 additional meeting. The meeting that was held at Lee Martinez was very exclusionary despite the
 10 language that was shared, because the people were told, this is done, it's not going to happen. There was
 11 tons false information that was handed out that day.

12 In the end, it was the residents themselves that had to find out about this process, about public
 13 comment, about the Commission, and how it works. They had to dig that up. There was a lot of things
 14 that they thought, and by they, I say whoever was behind this project, that they thought they could pass it
 15 under because this community doesn't speak Spanish [*sic*], they're immigrants, some of them have mixed
 16 status. And I truly, honestly see this as intentional on behalf of whoever wanted to push this thinking that
 17 these residents that are here were not going to say something. This is happening because they're saying
 18 something. Thank you.

19 CHAIR STACKHOUSE: Thank you, Patricia. We'll go to this side please.

20 JOE ROWAN: Good evening, Madam Commissioner, members of the Board, my name is Joe
 21 Rowan, live in Fort Collins, worked in downtown for the last twenty some years. But, my professional
 22 career spent...roughly twenty-five years in community development finance, specifically working with
 23 organizations that develop housing that serves very low-income, including homeless shelters and
 24 domestic abuse facilities.

25 And I can tell you that one of the keys to success to these projects that I've seen over the years is
 26 where you have a very strong operator that is committed to making sure that the use of the facility is
 27 compatible, as best they can, with the surrounding community, and where they actually do take their
 28 responsibilities very seriously, for not just what's happening inside the building, but around the building.
 29 And what we've seen over the years, is that, again, a lot of the same concerns you're hearing tonight are
 30 alleviated by the fact that you have a strong operator that is maintaining order around their building, the
 31 perimeters. Because the troublemakers don't want to be around that; they're not going to be around a
 32 facility with seventy cameras, they're not going to be around a facility that has a direct link to the police
 33 department to address any concerns...those start to diminish. And so, what you actually see is you start
 34 to create a little bit of a bubble around these facilities, simply because they are so well operated. And
 35 again, this is communicated among the transient community; they communicate with each other
 36 frequently, and quickly.

37 And so, what it really comes down to, when you look at what was presented to you tonight, you
 38 have a project that is absolutely in compliance with your Land Use Code, North College Plan. The real
 39 question is compatibility. And so, when we look at that, consider that any parcel in this community,
 40 you're going to hear the same concern. Tell me one parcel in this community where you would have a
 41 neighborhood that would embrace the idea of it. And so, you really can't base your decision upon
 42 speculative behavior, because certainly any business in town, or any development in town, could be used
 43 for illegal purposes. You can't take that into consideration, you can't foretell what's going to happen.
 44 You simply have to go by what is in your Code, and you can't change the rules because of the nature of

1 the request. You really have to go by what is accepted. Now, if this highlights maybe some
2 shortcomings in our Land Use Code, that needs to be addressed going forward, but it can't be applied
3 retroactively. And so, with that, I would say there's really very little that you've heard tonight and in
4 your packets that would suggest that this doesn't meet exact to the Code: the Land Use Code and the
5 North College Plan. So, I ask for your endorsement tonight. Thank you.

6 CHAIR STACKHOUSE: Thank you very much. We'll turn to this side please.

7 NINA RUBIN: Nina Rubin with the Fort Collins Area Interfaith Council. I have been working in
8 Fort Collins in collaboration and consultation with most all of our non-profits at some point over the last
9 forty-five years and have been working in human services as well. I take very seriously the concerns of
10 the residents of those parks, and I know they're living in fear. But, I also know that's not because of the
11 Rescue Mission. I've worked with the Rescue Mission; I'm one of those people who sent people there in
12 the middle of the night, and my impression is, if you have a neighbor who is there 24/7 with staff that's
13 trained in trauma-informed care, and staff that is able to deescalate, and staff that has the police on speed
14 dial at all times, that's a good neighbor.

15 The concerns that the neighborhood has are realistic, and they're happening, but they're
16 happening without the Rescue Mission. I suggest that having the Rescue Mission there actually has the
17 potential to assist the neighborhood in monitoring what's going on and getting more attention to what
18 their concerns are, not less.

19 CHAIR STACKHOUSE: Thank you very much. We'll go to this side please.

20 JARED STALLONES: Thank you, my name is Jared Stallones, I live in 80524. And I want to
21 start by saying that my neighbors and I support and appreciate the work that the Rescue Mission does.
22 We consider it an asset to Fort Collins and to the clients they serve. Those clients are our neighbors, and
23 we should help our neighbors when they are in need, and we believe that. In fact, we hope the Rescue
24 Mission ultimately is so successful that it works itself out of business; I think that's all of our hope.

25 However, the talk around this project for months has been compatibility, context, and I want to
26 quote a little bit from the City staff report that was in your packet tonight. The purpose statement of the
27 building and project compatibility section is to, quote, ensure that the physical and operational
28 characteristics of proposed buildings and uses are compatible when considered within the context of the
29 surrounding area. The staff has focused, rightfully so, because this is their job, on minutely looking at the
30 Code and dealing with it in the most mechanical ways that they can. Because they have to leave the
31 decision of ultimate interpretation up to you, the Commissioners, that's your job.

32 The...we believe that the staff errs in interpreting project compatibility solely in terms of the built
33 environment. It's not possible to assess compatibility with the context of the surrounding area without
34 considering the impact of social and behavioral issues. In fact, that is the operational function of the
35 Rescue Mission, dealing with social and behavioral issues, so, we can't divorce those two things. The
36 impact of social and behavioral issues is precisely why we restrict certain operations in certain areas
37 across the country; it's why we don't allow certain businesses to operate in the proximity of schools or
38 churches, it's why we don't allow some types of businesses in parts of town, or in the city at all.

39 The North College community already experiences the impact of social and behavioral issues
40 from the concentration of social services in the area, and we bear the brunt of this for the entire city. And
41 as the applicant said, that's not solely our job. I was surprised in fact to find that this has been a concern
42 for the City since 2006. This is the wrong location for this type of facility simply put. It's impossible to

1 mitigate the impact of social and behavioral issues related to the applicants’ operation in the same way
2 that we could alter drainage channels or parking spaces. It’s simply irreconcilably incompatible with the
3 North College community. So, we urge the Commission to deny the application. Thank you.

4 CHAIR STACKHOUSE: Thank you very much. We’ll go to this side please.

5 DON BUTLER: I’m Don Butler, I’m at Cottonwood Plaza, 1415 North College, for over fifty
6 years. Nobody wants it in their backyard, but it’s okay to put it in lower income area in the city. Thanks
7 for hearing about what we have to say. Please keep an open mind and do what’s best for our area. Safety
8 is the big concern for these kids. Right now, they have to be with their kids, or they cannot go out and
9 play for safety. They love their kids, and what’s it going to be like when they bring in another two
10 hundred and fifty more homeless people. North Fort Collins is the low-income area in the city; don’t
11 dump it in our area and hurt the hard-working citizens of this area.

12 This has been a stacked deck from the get-go. We have been working with the City for thirty
13 years to make it a lot better. We started out with Coats and Boots and Project Smile to help the poor kids.
14 I have spent eighteen years as the director of Coats and Boots. Now, the City is paying us back for our
15 hard work...I don’t think the City Council really cares. They helped to get the land where they want to
16 build this homeless shelter thinking we wouldn’t care; they could just slip it in on us. They didn’t even
17 give Hickory Village a heads up about the building until they got it bought, and then...I’m going to skip
18 down here, I don’t have much time left.

19 They need to set up a new group to find the right place. I talked to a few of the people that was
20 on that committee; they tell me it was a stacked deck, planned deal, before they build it in north Fort
21 Collins...or when they planned it to be built in north Fort Collins. I think they should start over and do it
22 right. I would like to say that the low-income citizens of Hickory Village deserve a lot better. We have
23 worked hard to get the north Fort Collins to be like the rest of the city. I ask god for you to do the right
24 thing, and we should support a homeless shelter in the right area. And, I think nobody in their right mind
25 would put a homeless shelter with two hundred kids across the fence and think they can live with
26 themselves. That’s not the way I was raised, and I really care about these people because we’re the
27 forgotten part of the whole city, it always has been. I’ve been out there so many years that I’ve seen
28 everything, and you can’t believe what we put up with right now. And when they get here, the homeless
29 shelter, they’re all going to be along the street just like they are at the Denver Mission. And so, I suggest
30 that you start over and do this right...

31 CHAIR STACKHOUSE: Thank you very much. We’ll go to this side please.

32 SAMANTHA STEGNER: I’m Samantha Stegner, I’m here today as a resident, so everybody is
33 clear on that. I just want to address that, yes, I do feel that we need a shelter. I’ve also explained, too,
34 that I think sometimes some things in the south should be examined. For example, residents on my end of
35 town take twenty, thirty minutes to get to resources of any kind. So, something to think on.

36 I also feel like the amount of homeless individuals was incorrect when it was stated. I was
37 recently at a focus group for the homelessness, and somebody from PSD had said that there was about
38 fifteen hundred kids and families in PSD alone that are not accounted for that are homeless right now.
39 So, my question is, is why is this just a men’s shelter when we have such a bigger need.

40 There has been lack of what I feel has been community engagement from the start and mistakes
41 have been made, and even one of those public meetings was actually held by...leader. I don’t see how a
42 conversation with one person, or arranging meetings with residents that couldn’t make it when even

1 asking for time adjustments, was actually valid for a community meeting. I'm not comfortable with the
2 thoughts that this can expand past two hundred and fifty beds from what I just heard, I think. Maybe I
3 heard it incorrect...it could be used as overflow.

4 I just want to put out, too, that you know, the people being affected...there's two hundred and
5 four lots at Hickory alone, twenty lots at Stonecrest, three hundred and twenty-one lots and North
6 College, which is a fifty-five and older community, and three hundred and forty-four lots at Poudre
7 Valley. If you add just lots, that's a thousand people being affected; we know there's more people in each
8 of those homes. Then you add in the rest of the community around them. Remember that there's other
9 people being affected by this. We get tons of pages about bees, and birds, and everything else, but
10 where's the human impact that needs to come into Planning and Zoning from the...on things.

11 We're already fighting battles of our own in our mobile home communities. As you know, I
12 battle this daily in trying to get rights for the things that we need. As has been stated, it's not their fault,
13 but it's what we battle. From landlords that are absent, we need safe water, we need kids to stop playing
14 in raw sewage, and we can't even have fences for our own safety. When I asked if they'd be willing to
15 put a fence up around Hickory for us, they told me they weren't out to make billionaires more money.
16 We can't even put them up on our own. We have predatory towing and so much more. As you know, we
17 have our own internal struggles going on in each of these communities, that not even the City and County
18 can step in to help us with. Please don't add to it by this. Remember the trauma-informed...this trauma
19 is already causing trauma for our kids and families, and by bringing this in, you're going to cause more.
20 Thank you guys very much for your time.

21 CHAIR STACKHOUSE: Thank you. Go ahead please.

22 LISA CUNNINGHAM: Hi, my name is Lisa Cunningham, I live in 80524. I've been a resident
23 of Fort Collins since 2008. I'm here in support of this application and hope you approve it. There's
24 never a good location for a homeless shelter. I used to be an operations director for an agency that ran
25 homeless shelters in two small cities in California that were about sixty-five thousand in population. And
26 my experience with that is that people have a lot of fear around having a homeless shelter in their
27 neighborhood, a ton of opposition, a ton of fear about crime. And once the homeless shelters go into the
28 community, and you have a proven track record to operate a very well-run shelter, the opposition
29 disappears. And, in fact, these shelters often become a source of pride, actually, a nexus of community
30 pride that we are taking care of our vulnerable citizens, and it actually becomes an asset in these
31 neighborhoods. So, it's a very common experience to have a lot of opposition before it's in, and once it's
32 in, assuming you have a well-run operation like the Fort Collins Rescue Mission has proven to be, the
33 opposition has gone away. That's my experience.

34 I'd also like to point out, in this county, we have an incredible state-of-the-art gorgeous animal
35 shelter, if you've ever toured it. If you ever have been in our homeless shelters in town, they are run
36 down, they're crowded, they're very...they're just operating on a shoestring. And I would like to think
37 that this community can stand up and take care of our human neighbors as well as we take care of our cats
38 and our dogs. Thank you.

39 CHAIR STACKHOUSE: Thank you very much. Alright, we'll go to this side please.

40 PAULA STEARNS: Yes, I'm Paula Stearns, and I live in 80524. I actually live on the North
41 College area not too far east of the proposed shelter, so I frequent the businesses, I'm in there a lot. And
42 I've heard a lot of the concerns.

1 But I strongly feel that this shelter will in fact alleviate many of the concerns by broadly
2 addressing the challenges faced by people who need to find a place to sleep every single night. This
3 carefully designed shelter will address many of the issues these unhoused people face while supporting
4 them as they transition to stable housing, so it's not just an overnight shelter, but there will be more
5 services and things involved with that, as well as working with other community organization close by.
6 And I know that business members care, and I think this project will help them be a better steward of the
7 North College corridor, because I think that if people don't have to worry about where to sleep every
8 night, there will be...and they have a definite place that they can go to that will actually help alleviate
9 some of the challenges related to people sleeping in the riverways, alleys, and trespassing during the day,
10 because there will be some focused activities for them.

11 And the City...I know this process took a long time, but there was a lot of people involved. It
12 was right before COVID, then kind of during COVID, so I think it made it look more disjointed in terms
13 of looking at sites around the city. And in fact, this was the...really the only one that ended up really
14 being available.

15 It's very respectfully designed to...for the individuals and their issues, and it's going to be much
16 safer than...I think it's actually going to be safer for the community as well. With all the amendments
17 they've made to the initial way they built it, and then I think adding more things, it's going to be a very
18 safe place for the community. There's going to be more lights, there's going to be a lot more people
19 there, there's going to be guards around 24/7, and so I think the community will actually feel a lot safer
20 rather than less safe once this is put in place. So, I strongly endorse the Fort Collins Rescue Mission, and
21 I think also the other thing that's been pointed out but also is important, that they have a stellar record,
22 Fort Collins Rescue Mission, of doing work in this community, working with the businesses in the Fort
23 Collins downtown area, and I know they'll do a very good job, and I know that they're open to
24 conversation, and continued conversation, and that we as a community will hold them to that to continue
25 to make this the best it can be for our North College community where I live, actually, and work, and
26 play, and everything. Thank you very much.

27 CHAIR STACKHOUSE: Thank you, Paula. We'll go to this side please.

28 CHUCK HUBBARD: My name is Chuck Hubbard, I am with Together Colorado Larimer
29 County, we are a faith-based organizing organization, and I also represent Our Saviour's Lutheran Church
30 here in Fort Collins, with the Fort Collins Interfaith Council, and I urge your approval of this project.

31 I totally agree with the last two speakers. Leadership, leadership, leadership is so important, and
32 we have very sound leadership with regard to the Rescue Mission. And you heard, even tonight, from
33 police officers, that they have an excellent working relationship with the Rescue Mission. They are doing
34 excellent work right now. And it's normal, just as you heard, for people to have fear around the
35 placement of a shelter, but some people aren't overly intimidated. This is a picture taken from the corner
36 of the shelter, and if you look across Jefferson and Linden, Linden's going this way, Jefferson this way,
37 you might be able to see a bridal shop. Now, think of that, a bridal shop. That bridal shop went in there
38 six years ago...excuse me, eight years ago. The Mission has been there twelve years; they would have
39 known that the Mission was going to be caddy-corner to themselves. This bridal shop has done excellent
40 business apparently. It was the best bridal shop in Fort Collins, 2021, 2022. I went in there and talked to
41 the attendant, and I asked, have you ever had any trouble with the people associated with the Mission?
42 She said, you know, I walk past that place every day, and nobody pays any attention to me. She almost
43 sounded disappointed, to be honest.

1 The Union Bar and Soda Fountain is directly across the street. Now, that's a pretty exclusive
2 thing, fifteen dollars you might pay for a milkshake...it's really, really good, but you're going to pay.
3 And so, I talked to the manager, and he said, you know, I really appreciate what the leadership of the
4 Mission did just not too long ago; they changed the way they processed their clients, their guests. They
5 no longer are outside on the street as they are...

6 CHAIR STACKHOUSE: You have thirty seconds.

7 CHUCK HUBBARD: Oh, thirty seconds. They're no longer outside on the street, you know,
8 where they could get into a scuffle, or an argument, or something like that. They now have a process
9 whereby people have to call in, and then there's a lottery. The guests are now...they come right in
10 between five and seven o'clock. It shows sensitivity to the community. You have good leadership, and
11 you will have a fine shelter in the proposed location. Thank you.

12 CHAIR STACKHOUSE: Thank you, Chuck.

13 BRAD YATABE: Madam Chair, if...Mr. Hubbard, could you leave that photograph for the
14 record?

15 CHAIR STACKHOUSE: Thank you.

16 CHUCK HUBBARD: Yes, please.

17 BRAD YATABE: Thank you.

18 CHAIR STACKHOUSE: Thank you. Alright, we'll go to my left side of the room, go ahead.

19 JASON SMITH: Jason Smith, also from the incredibly popular 80524 here tonight. As far as the
20 zoning aspect of it, and planning, and having experience in community development in the past, I think
21 Clay can attest to this, through that process, there's no place for the term NIMBY. But, as far as the
22 actual planning, the fit in the community, from that standpoint, the building, it does fit the
23 northern...north Colorado access corridor. And the biggest reason is transportation, which Transfort,
24 nobody has mentioned, has also planned on making this a congruent project with their further plans.

25 As far as...so, you're going to have that congruence, and he just had a picture of the current
26 shelter with zero buffered space. This provides ample buffered space for the surrounding community.
27 The other thing, too, is, with the talk of the 24/7, that's a little misleading, because the current shelter
28 already has curfews in place, so it's not like one of your bars or nightclubs where there are people in and
29 out all night. So, that's not something that this shelter would have happening anywhere around there.

30 As far as diversity and inclusion, pretty much everybody that uses the shelter, they can speak
31 multiple languages...they would speak different languages, come from different places, so there's no
32 exclusion based on that. So, I don't know where other members of the community where homeless
33 people that they know stay, but pretty much everybody...this will be open for everybody there.

34 And then, really the most important thing is the beds. Did you hear about the beds? That's a
35 steppingstone for most people to either continue with their job, if they've lost their housing to have a
36 place. When people apply for housing, they don't get that housing the next day; they need a place to plan
37 for that. Other people get off the streets for different reasons, it helps them plan to maybe go into some
38 type of addiction help that they get, maybe they have spiritual needs, to go off on that aspect. But really,
39 it is to get people off the street, and day shelter, that's the community visual impact. It gets all those
40 people off the street and gives them a place to go so they're not just out there doing nothing.

1 And then a surprise, real quick, the gentleman in blue in the...from the opening...his name is
2 Eric; he actually used...I know him, personally...he actually stayed over there and now he has permanent
3 housing. And he wouldn't have been able to do that if he didn't have that bed to be able to make a
4 permanent transition. So, thanks everybody.

5 CHAIR STACKHOUSE: Thank you very much. Alright, we'll go back to this side of the room.

6 STEFANIE BERGANINI: Good evening, Commissioners, thanks so much for all of your time
7 tonight and for the opportunity to speak. My name is Stefanie Berganini, and I'm a resident of district
8 one. I'm also a member of the Affordable Housing Board, and I am speaking tonight in that capacity.
9 The Affordable Housing Board supports this project, and voted at our most recent meeting to send
10 someone to speak on our behalf, and that's me.

11 The Affordable Housing Board's purview includes advising City Council on issues related to
12 housing and homelessness in our city, and it also includes providing education and outreach on those
13 topics to the public and to other Boards and Commissions. We know that Fort Collins is in a housing
14 crisis with a shortage of housing inventory, especially when it comes to affordable housing options. We
15 also know that we're seeing increased income inequality and financial precarity for people at both
16 national and local levels. Homelessness is a result of those systemic factors, and something that we
17 should proactively be prepared for as a city and factor into our overall housing strategy.

18 We know that our existing shelter system is drastically insufficient to provide enough
19 space...excuse me...safe, overnight space for Fort Collins residents going through homelessness. We
20 also know that Fort Collins desperately needs a day shelter that is better equipped to provide meals,
21 bathroom and shower facilities, connections to services, and other essential needs.

22 The Affordable Housing Board supports this project because it provides three important things in
23 our housing system: critically needed overnight shelter capacity, safe accessible space for people to be so
24 that they aren't forced to spend their days and nights in public spaces and neighborhoods, and third,
25 stabilization that helps people achieve housing and sustainability move back out of homelessness. The
26 Affordable Housing Board knows that an expanded home for the Rescue Mission is a critical part of
27 helping Fort Collins address is housing crisis, and something that our city desperately needs. Thank you.

28 CHAIR STACKHOUSE: Thank you very much. Alright, we'll go back to this side of the room
29 please.

30 RONNIE CASIAS: Ronnie Casias, 80524. First of all, I just want to say that homelessness is just
31 an identity. Homelessness isn't any different than you or me; it's just an identity that people have
32 because they don't have a place to sleep at night. As far as the Mission, I just want to say that I got hit by
33 a car about two years ago, and the State of Colorado put me on Social Security, but they only give me
34 nine hundred and fourteen dollars. I can't afford to pay any more rent than that, so I'm at the Mission
35 myself, and I'm there because I want affordable housing because I can't afford it. If I could afford it, I
36 would have a home just like you guys do.

37 What I'm trying to say is that, the Mission alone has changed my life; it's given me dignity and
38 my self-respect back. I lost my ID and everything that I had. Through the homeless Mission, I have
39 gotten all my documents back. I spend most of my time in church. The people, as well, are so...they're
40 strict and they're hard, but they're very loving and caring. We all need help...it can happen to any one of
41 us...anything could happen to us...we could be...you could be homeless too, and you will need that same

1 place to sleep. I'm just saying that we need the homeless shelter, we need it bad, because it does change
2 lives. Our mission statement for the homeless shelter is changing lives, so let's change some lives.

3 I don't know too much about the crime, and I don't know too much about zoning and all this
4 other stuff, but I know that that Mission, the one that I'm in right now, today, changed my life for the
5 greater. And now I'm leading by example, and I'm changing other peoples' lives. Just because of that
6 one place that let me sleep at night, for one night, they changed my life. Now I've been there for a few
7 months waiting for affordable housing. I can't go anywhere to try to get affordable housing; I don't have
8 the money. So, keep that Mission open, build another one, do whatever it takes, because they do change
9 lives. I'm living proof. Thank you very much.

10 CHAIR STACKHOUSE: Thank you very much. Alright, we'll go back to this side, thank you.

11 DEWAYNE BARTON: Hello, Commissioners, I just wanted to say that the Fort Collins Rescue
12 Mission...

13 CHAIR STACKHOUSE: Could you please introduce yourself?

14 DEWAYNE BARTON: Oh, I'm DeWayne Barton. I'm a resident at the Rescue Mission. And
15 because of them, I'm hopefully about back on my feet, and have my own place again, possibly with a
16 couple other people, because I'm also on Social Security disability, so I don't have much money myself,
17 either. I'm a paranoid schizophrenic. And, case management, and all the stuff is really good. They are
18 strict, like Ronnie said, you know, you better do what you're supposed to do, or you're not going to have
19 that reserved bed, you know what I mean? And, so, I don't have a lot to say, but I do want to say that the
20 Rescue Mission is a good thing and it's not a bad thing. Thank you very much.

21 CHAIR STACKHOUSE: Thank you, DeWayne. Alright, we'll go back to this side please.

22 CHARLIE MESSERLIAN: My name is Charlie Messerlian. I sent in an email. I was able to
23 make it here, so I wasn't sure if I was going to. But, the purpose...I'm just going to ad lib this thing. The
24 purpose of this letter is to make the Planning and Zoning Commission aware of the complete
25 interpretation of Section 3.5.1 of the Code, which is about the compatibility end of things. Which is, you
26 know, we hear all these pretty words, and all these anecdotal stories, and so forth, but, it really...it should
27 mean nothing to you guys because your job is to interpret the Code, correct?

28 So, anyway, so Code dictates in clear and unequivocal wording that it is to ensure that the
29 physical and operational characteristics of the proposed buildings, and the uses, are compatible when
30 considered within the context of the surrounding area. And, contrary to the narrative being presented, this
31 is not limited to lighting and the noise of just that building...it should encompass the whole
32 neighborhood, not just the, you know, fifty-foot, or hundred-foot perimeter around the place, or whatever
33 they're thinking.

34 Another part of your compatibility code is privacy considerations, which I quoted out of it, it
35 says, elements of the development plan shall be arranged to maximize the opportunity for privacy, and to
36 minimize infringement on the privacy of the adjoining land uses. And there's no way to make that stretch
37 that you're not infringing on the neighborhood, on these kids. These people are terrified, they want to
38 raise their kids in a decent way, have a decent life, and to pretend that you're not infringing on it, is a hell
39 of a stretch as far as I'm concerned.

40 So, as far as that section goes, about the infringement, the answer we get when quizzed about this
41 infringement angle, is to call the police. If you don't like it, if there's a problem, you call the police.

1 Well, that's not any kind of an answer. You know, and I know the police to a pretty good job about it, but
2 if this Rescue Mission wasn't here, wasn't going to be built here, there wouldn't be...there'd be a lot less
3 opportunities that come up where you have to call the police. So, but, that answer doesn't give anybody
4 any warm and fuzzy feelings, knowing what these...some of these homeless people are capable of.

5 I've lived it for thirty-five years on pretty much ground zero at the corner of College and Vine
6 selling trucks, and it's a weekly occurrence. There's always some kind of disruptive behavior. Last week
7 they threw a rock through a windshield, that's three hundred dollars. A few months ago, they burned the
8 inside of a truck; it's constant. So, anyway, further on in this letter, I go, this disaster...it never should
9 have...am I out of time?

10 CHAIR STACKHOUSE: You're out of time, Charlie. Sorry, thank you. We do have your
11 documentation, thank you.

12 CHARLIE MESSERLIAN: Okay, because I've got more to say.

13 CHAIR STACKHOUSE: Yes, next please.

14 SARAH MURPHY: Good evening, Commissioners, my name is Sarah Murphy. I appreciated
15 the thoughtful and thorough presentations today, and my comments are in support of approving the
16 shelter without undue delays. As a renewable energy project myself, I understand the care, due diligence,
17 community engagement, and myriad consideration that come with any development, especially ones with
18 strong social stigma. I've also volunteered with unhoused people and urge our community to view this as
19 an opportunity to help our fellow humans rather than rejecting any and all plans without feasible
20 alternative solutions. The problem of unhoused people in public spaces and our housing affordability
21 crisis will not cease if we are too paralyzed to act and keep saying, what if, what if, what if, and delaying,
22 and delaying, and delaying.

23 I urge you to support the proposal in front of you today, take reasonable concerns into
24 consideration, and accept that there will always be concerns that will not be appeased, but the Mission
25 will try. This shelter won't solve everything but is a great step in the right direction. In this case, the
26 well-planned, practical solution in front of you is also the most compassionate, and I urge you to approve
27 it today. Thank you.

28 CHAIR STACKHOUSE: Thank you, Sarah. Alright, we'll go back to this side.

29 LYLE SMITHGRAYBEAL: Hi there, Lyle Smithgraybeal is my name. Thank you to you
30 Commissioners for all the volunteering you're doing this evening and so much. I actually represent the
31 Northern Colorado Continuum of Care, which is a forty-member organization that spans both Larimer
32 and Weld Counties. It's co-managed by United Way of Weld County and Homeward Alliance, and I'm
33 actually an employee of United Way of Weld County. We work very closely with Fort Collins Rescue
34 Mission and all the other partners, including City of Fort Collins. Allison Hade actually is on the
35 governing board, she spoke earlier. She's a Fort Collins resident.

36 And so, we are certainly in favor of this because it is a step towards ending homelessness for a
37 number of people. I think one of the numbers that Seth gave earlier that's the most important, is that in
38 their last fiscal year, seventy-five people...they helped seventy-five people get back into housing. And
39 those are the people that they know that got back into housing. There's many people that will use the
40 shelter for a few nights, and then they will go. Actually, we run an overnight shelter, United Way of
41 Weld County does, it's called the Housing Navigation Center; it's located in Greeley. And last year, we
42 had five hundred people stay overnight at the shelter during the cold weather season. Well, we only have

1 sixty beds in that shelter. So, we don't have sixty people staying every night. What happens is that
2 people use the shelter for a few nights, they figure out what's next, and then they go to what's next. So,
3 there is an in and out of overnight shelter, but there are longer term cases that we work with, and we do
4 help them get back into housing.

5 Another experience that we've had, we've actually run that...the Housing Navigation Center...in
6 two neighborhoods, one in Evans, which is a mix of commercial, business, and residential, and the current
7 one is more business, more retail, and we also ran a third shelter, it was a 24/7 shelter, during COVID on
8 a former...is a...they do housing for older adults, but they had an empty apartment, and we ran a forty-
9 unit apartment as a 24/7 shelter during COVID. And for all three of those experiences, the main thing
10 was to be a good neighbor, to talk with the businesses, to talk with the residents, to have a security
11 presence, and to be a good neighbor, to be very vigilant on that. And it does sound like Fort Collins
12 Rescue Mission is doing that. And so, for me, that's all the more reason to be positive towards this
13 request and to approve it.

14 CHAIR STACKHOUSE: Thank you very much. Alright, back to the center.

15 SUE MCFADDIN: Hi, my name is Sue McFaddin and I live in north Fort Collins, and I think the
16 great thing about tonight is you heard how compassionate the whole community is about the homeless
17 shelter, and I really don't think there's any negative comments about Seth or the Rescue Mission. We all
18 believe that we need a homeless shelter. My only thing is the location of it is something that was pre-
19 planned by Jeff Mihelich a long time ago, and it just really doesn't work for north Fort Collins. I'm a
20 green developer; I've developed commercial properties and residential properties in north Fort Collins,
21 and I've served on Housing Catalyst for four years; I was the Vice Chair, and I've served on the
22 development committee, I've served on the Energy Board, I've served on the state's utility board, I was
23 the principal investigator for homelessness for Jefferson County and for the Lowry redevelopment, like
24 three decades ago. So, I've been in homelessness for a long, long time.

25 But, what's different is that when I was on Housing Catalyst board, we looked at permanent
26 supportive housing, and we built two really good facilities: Mason Place and Redtail Ponds. And the
27 criteria for our siting there was that it would be away from large populations. If you know where Redtail
28 Ponds is, it's down below Woodlee's Furniture on South College, and it was by transit, and it was a
29 perfect spot for permanent supportive housing. And the same thing with Mason Place, it's up by
30 Safeway, but there's not two hundred children living in these trailer parks. And the siting for this
31 homeless shelter was just not thought out the same way we thought about it when I was on Housing
32 Catalyst.

33 I also serve on the North Fort Collins Board. Even this morning, the Police Chief came in and
34 told us that they've shut down the Budget Motel because of all the fentanyl, and Jax comes in and says
35 that they're about ready to shut their doors because of all the theft and looting up there. You're building a
36 homeless shelter right in the middle of four trailer parks. It's like, you know, you couldn't pour any more
37 salt in the wound if you possibly tried to do it. There are so many other better places to build this, like on
38 Vine and Redwood, or up on Blue Spruce, but this was a predetermined thing many years ago by Jeff
39 Mihelich, and so we stuck with the site. But there's so many better places to build this. And please, don't
40 hurt these poor women that live in the trailer parks that just want to take care of their children. This is the
41 wrong site for it. Thank you.

42 CHAIR STACKHOUSE: Thank you, Sue. Is there anyone else here in the room? Looks like
43 we're good. We're going to turn now to anyone on Zoom.

1 MELISSA MATSUNAKA: Yes, we have a few. First up is Troy Jones, and Mr. Jones, I'm
2 going to allow you to talk in just a moment. Give me a chance...Mr. Jones provided a presentation to
3 staff that made it into your packet, and he would like me to share it. Just a moment. Mr. Jones, you may
4 begin when you're ready.

5 TROY JONES: Hello, can you hear me?

6 MELISSA MATSUNAKA: Yes.

7 TROY JONES: Yes, I'd like to say a few things. We've heard a lot about that this neighborhood
8 has more than its fair share, and that kind of goes back to the whole subarea plan that was done in 2006,
9 and it really cautions that too much concentration of social services in this neighborhood is really
10 something that the plan started to caution against.

11 And so, really one of the main things that I'm trying to get at here is, the intensity of use is really
12 an operational characteristic that is fundamental to what we've been talking about tonight...3.5.1(a) of the
13 Land Use Code really has this test, and you've heard it from Clark, you've heard it from many of the
14 speakers, that you know, the definition of...or, not the definition, but the sentence, where it starts in
15 3.5.1(a), really is this test that says operational characteristics must be compatible within the surrounding
16 neighborhood and the surrounding area. Well, we heard from Seth that they started their thought
17 process...looking at the Denver Mission to say that three hundred beds was probably too much. And if
18 you look at the grant application that they had just last year, in August, they had asked for two hundred
19 beds. And so, tonight we're hearing two hundred and fifty. It's kind of been this moving target. But, I
20 guess my point is, the intensity of use...three hundred is obviously too much, even from Seth's words. I
21 would say two hundred is too much. One of the main things is, you know, they're closing the eighty-
22 nine-bed facility that's currently there. If they left that open, then they could reduce down that amount,
23 and if they didn't close the overflow facility, they could reduce it even more. It's just too much for one
24 neighborhood to expect two hundred and fifty beds, what they're proposing, or even two hundred.

25 So, kind of in summary, I want to say, if you look at 3.5.1(j), that allows the Commission to
26 impose conditions on the approval to ensure compatibility. And, in ensuring compatibility...they give
27 seven examples in 3.5.1(j), but it says those seven examples may be considerations that you can
28 included...may be. And it doesn't limit it to those seven physical restrictions. It gives you the
29 opportunity to say, what is an operational characteristic of this development, and the intensity of the use is
30 by all means an operational characteristic. And three hundred beds, they've already said is too many.
31 There's a reasonable number that it's got to be far less than the two fifty that they're asking for. And my
32 suggestion is it's forty-one, if you subtract the two hundred that they originally applied for minus the
33 eighty-nine, minus the seventy, and you get that number, and you'd still have the same number of beds,
34 but you'd spread it out throughout the community as opposed to just putting it in this one neighborhood.

35 CHAIR STACKHOUSE: Thank you very much...I guess you still have thirty seconds, my
36 apology. Go ahead.

37 TROY JONES: So, in summary, if you do the thought process of looking first at the subarea plan,
38 then reading 3.5.1(a), and then reading the definition of compatibility in article five of the Land Use
39 Code, and you compare that with 3.5.1(j), which gives you, as the Board, the opportunity to impose
40 conditions. I think the Code's clear that you have the authority, and I would argue, the responsibility, to
41 limit this thing way less than the number they are asking for.

42 CHAIR STACKHOUSE: Thank you, Troy. Are there others?

1 MELISSA MATSUNAKA: Yes, next up is Patrick Gaebler followed by Peter Erickson. Mr.
2 Gaebler, you may begin when you are ready.

3 PATRICK GAEBLER: Hi, thanks everybody for your comments...very interesting for both
4 sides. I was just curious, how far do most of the people that are putting in the application live from the
5 proposed site, and do any of the Councilmembers live close to the proposed site? Just something that I
6 was curious about.

7 CHAIR STACKHOUSE: I don't think that's in the nature of a public comment. Would you mind
8 just commenting on your views on the proposal?

9 PATRICK GAEBLER: I understand that it's a very complicated issue. I understand that all
10 members of the community are trying to be considered at the same time, and I understand that it's hard to
11 take care of everybody at the same time. It just seems like if there's another option available, and it
12 seems like there have been many options available, then why not do something that can make even more
13 people happy, and please more people of the community rather than marginalizing anybody in the
14 community. So, I would say it needs to be reviewed and start fresh, and I would ask that you do not
15 accept the proposal.

16 CHAIR STACKHOUSE: Thank you very much.

17 PATRICK GAEBLER: Thank you.

18 MELISSA MATSUNAKA: Mr. Gaebler, you may begin.

19 PATRICK GAEBLER: That was Mr. Gaebler who just finished.

20 MELISSA MATSUNAKA: Thanks. Mr. Erickson, you may begin.

21 PETER ERICKSON: My name is Peter Erickson; I'm also a resident of 80524, and I'm a
22 volunteer with YIMBY Fort Collins. We've heard a lot of concerns tonight about the haphazard way that
23 the City has approached our housing crisis. I share those concerns. We have a Land Use Code that still,
24 even after recent reforms, doesn't do enough to address the root causes of homelessness, to address the
25 severe shortage of especially affordable housing in our community, or to meet the City's goals in terms of
26 racial equity and social justice. And it doesn't do enough to create housing in well-to-do Old Town
27 neighborhoods. There is a basic unfairness here that several speakers have pointed to, and they are
28 correct about that.

29 That being said, Fort Collins Rescue Mission is proposing not just an overnight homeless shelter,
30 but a 24/7 facility that will provide critical services such as medical and mental health care, precisely the
31 kinds of services that could help address the concerns of neighbors. It's important for shelters to be
32 located near job opportunities and transit, as the Fort Collins Rescue Mission's proposed location is.
33 Several speakers have said that they support the shelter, they just want it to be built somewhere else. At
34 some point, someone, somewhere, in some neighborhood, has to say, yes. I hope the Zoning and
35 Planning Commission [sic] will approve the proposal. Thank you.

36 CHAIR STACKHOUSE: Thank you very much. Is there anyone else?

37 MELISSA MATSUNAKA: No, that'll do it.

38 CHAIR STACKHOUSE: Okay. I'll look again one more time in the room and see if there are
39 any hands? If not, we are going to close our public comment period tonight. I really would like to thank

1 everyone that spoke. I have to say some of these were the most thoughtful comments that I've heard in a
2 while, being a Commissioner, really focused at the Land Use Code, which is definitely where our focus
3 needs to be tonight.

4 I'd like to turn to staff and the applicant to address matters that were raised by various
5 commenters. If I might go back to my notes on this...perhaps we could start with...I think there were
6 concerns about noise, traffic, two-stories versus one-story, potential that this will be more than a two
7 hundred and fifty bed shelter...so those were some of the early ones. So I'll turn, Clark, to you first to see
8 if there's anything you want to address.

9 CLARK MAPES: Not really. I'm not aware of any noise issues associated with this, and the
10 traffic study comes from the infrastructure development plan, actually, the previously approved plan.
11 But, the conclusion of that traffic study was just simply that Mason, which is designated as a collector,
12 could actually function as a local street. There are no traffic...thinking of vehicle traffic...no vehicle
13 traffic issues related to this. So, that's those two things.

14 CHAIR STACKHOUSE: Is there anything the applicant wishes to address?

15 CLAIRE HAVELDA: Thank you, Madam Chair. I think I might start in a little bit of reverse
16 order. We have our traffic engineer here, so I would love to bring her up and have her address the
17 Commission directly.

18 CHAIR STACKHOUSE: Thank you.

19 CASSIE SLADE: I'm Cassie Slade with Fox Tuttle Transportation Group, and our office is at
20 1580 Logan Street in Denver. I do hear the concerns that the original traffic study had two hundred beds,
21 and the application now has two hundred and fifty beds. Understand that the way the traffic study was
22 done was we looked at all of the different people that will be coming to the building. The people that are
23 using the beds are not likely going to have a vehicle based on all of the data that we have from other
24 rescue missions and other shelters, they are not bringing in a vehicle and they are not allowed to park on
25 site as we heard earlier. And so, there will not be an increase in traffic, vehicular traffic, with fifty
26 additional beds. Therefore, the conclusions of the traffic study are still valid.

27 CHAIR STACKHOUSE: Thank you.

28 CLAIRE HAVELDA: In terms of the two hundred and fifty, would you mind rephrasing the
29 question for me? That is the maximum number, and that would do away with the need for the overflow
30 shelter.

31 CHAIR STACKHOUSE: I think a commenter implied that there may be more than two hundred
32 and fifty beds, or additions at some time in the future.

33 CLAIRE HAVELDA: Absolutely not. I want to be clear about that. And you would also be
34 removing two community service areas: the overflow shelter and the current Jefferson location and
35 trading it out with one. So, we're not really increasing that exponentially.

36 I also...I do want to speak to compatibility if the Chair would allow me to do that.

37 CHAIR STACKHOUSE: Go ahead.

38 CLAIRE HAVELDA: I have a few points, and then I do want to bring up our trauma-informed
39 design team. So, first I want to say that I appreciate the members of our Spanish speaking community

1 being here tonight; they are incredibly important voices. Having said that, the presumption that people
2 experiencing homelessness are criminals, or will engage in criminal behavior, flies in the face of equity
3 and inclusion. And I just want that to be clear. This us and them mentality is beneath all of us, and I
4 would ask us to elevate the conversation.

5 I would also note that there is no requirement for a compatibility study in your Code. That would
6 be holding this project to a higher standard than other projects.

7 I also want to note the definition of the Commercial Services area in that...forgive me, I've got
8 eight thousand pages of notes...it is a high-traffic commercial corridor, it is not a residential
9 neighborhood. So I just want to reorientate us to that. And then, I won't read it, but I will point the
10 Commission to the North College Corridor Plan, pages thirty-three and pages thirty-six that talk about the
11 scale that is acceptable for a building in this area, and the idea that contemporary and semi-industrial
12 building styles and materials offer particular opportunities to build up a fitting character which relates to
13 the north downtown setting. That's part of that Plan.

14 At this time, I would like to bring up Samuel Severance and Reico Ishiwada to talk about the
15 community engagement and interviews that were done when we initiated this trauma-informed design,
16 and how that trauma-informed design meets the compatibility requirements of the Code, and perhaps
17 addressed some of the concerns of the Commission, if we might.

18 SAM SEVERANCE: I'm Sam Severance, once again. I'll be addressing kind of the community
19 outreach that we did initially that helped inform the trauma-informed design process that has
20 gone...started at the beginning of the project and ran all the way through design, and how that has iterated
21 the design process. I'll then pass it off to Reico to go over kind of its application to the process, and how
22 that addresses compatibility.

23 So, Shopworks Architecture, as a company, has interviewed more than twenty-five hundred
24 individuals living and serving the unhoused and low-income community. They have informed us that this
25 process is not a one size fits all or checklist solution, but needs to be specifically tailored to the unique
26 needs of the community. In order to do that, what we do is community outreach through our trauma-
27 informed design group, and they help inform the design process. That process started in July of 2022.
28 We interviewed guests and staff of the Fort Collins Rescue Mission, as well as ninety-six members of the
29 Fort Collins community, including multiple other service providers, those experiencing homelessness,
30 and neighbors as well. In addition, we were part of a research paper that was done in junction with the
31 University of Denver that interviewed forty-two additional guests and staff, and I believe that that has
32 been entered into the documents provided to you as well. So, we just wanted to raise the fact that we did
33 engage with the community, iterated with them to further inform the design. And now, I'll pass it to
34 Reico to go over the contents.

35 CHAIR STACKHOUSE: Before you go on, Clark, was the proper notice given to all residents of
36 neighborhood meetings?

37 CLARK MAPES: Yes. Code required? Yes.

38 CHAIR STACKHOUSE: Was it given in Spanish?

39 CLARK MAPES: The first one was not in Spanish, so that's right. I was thinking more of the
40 radius of operations. I don't know...Clay, do you know if the Code requires Spanish for certain projects?
41 But, I mean, that was a failing I guess in the first neighborhood meeting notice that was fixed when...I
42 guess if the neighbors brought it up, good for the neighbors, and then there was another meeting held in

1 Spanish with the notice sent in Spanish. But, when I think of the Code requirements, I think of the
2 standard distance...the area of notification.

3 CHAIR STACKHOUSE: Maybe I can reframe that. Was there an opportunity for individuals
4 who speak Spanish to attend a neighborhood meeting? Okay. And I want to be sure for everyone in the
5 audience, neighborhood meetings are opportunities to learn about a proposal and to offer feedback on it.
6 It is not a requirement that everything said at the neighborhood meeting be incorporated into a proposal,
7 but it is an opportunity to provide input. And I just want to be sure that we're clear everyone had a
8 chance to provide input.

9 CLARK MAPES: Yeah, they're open meetings. The only issue would be that...the only question
10 would be about the first one which was not sent in Spanish...the first time.

11 CHAIR STACKHOUSE: I'll turn it back to the applicant.

12 SAM SEVERANCE: Yeah, I'd like to turn it over to Reico to discuss the compatibility issue.

13 CHAIR STACKHOUSE: Well...go ahead, Shirley.

14 COMMISSIONER PEEL: So, when you say you did outreach...you did out reach to the
15 community, and this is different than neighborhood meetings...and did you consider doing outreach to the
16 people that lived in the area?

17 SAM SEVERANCE: Yes.

18 COMMISSIONER PEEL: You did? And you did do outreach and ask...the mobile home parks,
19 and...?

20 SAM SEVERANCE: I believe we did. I can also check with our trauma-informed design team.

21 COMMISSIONER PEEL: Okay, thank you.

22 SAM SEVERANCE: We also spoke with La Familia, an organization that is local to Fort Collins
23 that does some of this work as well.

24 CHAIR STACKHOUSE: Is Em still in the room?

25 CLAY FRICKEY: I haven't seen Em in a few minutes, but she might be coming back...there she
26 is.

27 CHAIR STACKHOUSE: Okay. Em, since we are having a conversation now with City staff and
28 with the applicant, would you please clarify for us whether there was an opportunity for individuals
29 whose native language is Spanish to offer comment.

30 EM MYLER: Yes, at the second neighborhood meeting, which was not only bilingual, but
31 primarily Spanish.

32 COMMISSIONER PEEL: So did they ask for the meeting, or did City staff notice the oversight
33 and set up the meeting?

34 EM MYLER: I'm trying to remember back...and I believe that myself and my supervisor noticed
35 the lack of representation at the first meeting, as well as the fact that we did not get a letter out in Spanish
36 for the first meeting, and went ahead and scheduled a voluntary second neighborhood meeting which
37 would be in Spanish.

1 COMMISSIONER PEEL: So, you noticed on your own or because they brought it to your
2 attention?

3 EM MYLER: I don't recall.

4 CHAIR STACKHOUSE: Well, I just want to be sure there was an opportunity. I'm not sure it
5 will benefit us to say it was this postcard or this, but substantively, we want to be sure that our
6 notification process worked as intended and reached the constituents. It sounds like it may have been
7 lumpy, but ultimately all constituents were informed. Is that a fair statement?

8 EM MYLER: I think that's a valid statement. I think we have created some equity standards
9 since the first neighborhood meeting that didn't exist at the time when we scheduled that neighborhood
10 meeting. And compared to the standards that we have now...for example, any project where the
11 notification radius hits a mobile home park, we'll automatically have interpretation and a Spanish letter.
12 It did not meet those internal standards, but there were no Code violations.

13 CHAIR STACKHOUSE: Well, I think that's a good practice going forward. Thank you.
14 Alright, you can go ahead and continue with your comments. We just needed to clear that up.

15 REICO ISHIWADA: My name is Reico Ishiwada; I'm with Shopworks Architecture and I'm an
16 architect. A 24/7 facility is crucial as it provides guests with a reserved bed, reducing stress and helping
17 them move beyond survival mode. Constant access to showers supports their transition out of
18 homelessness. In the first few months of switching to 24/7 operation, sixty men secured jobs,
19 contributing back to the community. As a benefit for the guests includes a place to store their belonging
20 during the day allowing them to attend medical appointments or set up a job interview.

21 CHAIR STACKHOUSE: Could I just interrupt...I mean I want to be sure we don't slip back into
22 a presentation, and we focus on the issue of compatibility.

23 REICO ISHIWADA: Sure. Let me speak about the entrance area, because the congestion of the
24 entrance was an issue. So, we made the lobby large enough to hold like thirty people at one time, so there
25 are no outside people waiting. So, that...compatibility issue.

26 Let me talk about security a little bit. Based on our community feedback, we have significantly
27 enhanced our security measures. This includes over seventy indoor/outdoor cameras that you heard from
28 a few people. We also have a six-foot fence around the facilities as you heard, which...compatible with
29 the neighborhood, to give privacy for both guests and the neighborhood surroundings. We also have a lot
30 of accessibility features within the building...guests with mobility needs. They include dorms and
31 accessibility bathrooms, lockers, laundry facilities.

32 CHAIR STACKHOUSE: Thank you, we appreciate that. Does the Commission have any other
33 points that you'd like the applicant or staff to follow up on? No? Okay, it is nearly ten o'clock. We need
34 to go into any final questions and then deliberation. To do that and be fresh, I'd like to take a ten-minute
35 break, and we will return at 10:02.

36 *(**Secretary's Note: The Commission took a brief recess at this point in the meeting and upon
37 reconvening, a portion of the audio was not available for approximately two minutes.)*

38 SETH FORWOOD: ...Police Services, and they may engage with somebody who may be
39 camping and say, hey, you can come into shelter, and then they escort that individual inside.

40 COMMISSIONER SHEPARD: Thank you.

1 CHAIR STACKHOUSE: Any other questions on Commission...yes, York?

2 COMMISSIONER YORK: Clark, could you just go over the compatibility definition again so
3 that we have that fresh in our minds?

4 CLARK MAPES: The only main thing that I would add about that is that we've seen a lot of
5 commentary on the purpose statement of the section 3.5.1...that's 3.5.1(a), which is to ensure that
6 physical and operational characteristics of proposed buildings and uses are compatible with considered
7 within the context of the surrounding area. So, that's the purpose, that's A, and then B through I are the
8 standards underneath the purpose of the section. And for what it's worth, staff doesn't typically, maybe
9 not ever, review a project for compliance with a purpose statement. Rather, we review a project for
10 compliance with the standards, you know, more specific standards about building height and scale, and
11 hours of operation and so on. Let me ask, Clay, do you...would you agree that we don't really use the
12 purpose statements, or maybe not at all, for compliance?

13 CLAY FRICKEY: To try and be brief, our staff reports now have to have a statement with a
14 finding of fact related to consistency with the purpose statement per the Sanctuary on the Green ruling.
15 What Clark is talking about is really a lot of those purpose statements are codified by subsequent sections
16 of the Land Use Code. And that, if a project is able to comply with the more specific standards found
17 later in the Land Use Code, it is thus consistent with the purpose statement. So, that's the way staff has
18 operated historically.

19 CLARK MAPES: Now I'm afraid I created some confusion. I'm not talking about the purpose
20 statement of the Land Use Code, 1.2.2, I'm talking about the purpose statement in 3.5.1 and every other
21 section.

22 CLAY FRICKEY: There we go...that's correct...we look at the specific standards, not the
23 purpose statements.

24 CHAIR STACKHOUSE: Thank you for that. Any other questions? Alright, now we turn to that
25 important time of deliberation. So, I'll turn to Commission members to see if anyone would start to offer
26 their thoughts with respect to this proposal and its alignment with the Land Use Code. Again, I'll remind
27 the audience that is what we're assessing tonight, is this proposal's compliance with the Land Use Code.
28 We will not be assessing, could this, should this be a different location, that's not the proposal presented
29 to us. So, we're assessing the proposal at this location with the characteristics and features it has. So,
30 with that, I'll turn to Commission members to see if anyone would wish to start. Go ahead.

31 COMMISSIONER CONNELLY: Lucky me, I guess I get to start. It seems to me like this
32 proposal was obviously designed with the Land Use Code in mind. It appears to be compliant with the
33 letter of the Code. I'm certainly sympathetic to the public safety concerns, and I share them, especially
34 considering what's already in that area. But, I believe that it's compliant with the Land Use Code, and I
35 don't think it would be appropriate for me to hold this project to a different standard than other similarly
36 situated projects have been held to in the past. So, my intent is to support it.

37 CHAIR STACKHOUSE: Thank you very much. Commissioner York?

38 COMMISSIONER YORK: Sure. My intent is to support this proposal, and my main things I was
39 looking at were the areas that were alternative compliance, and I think that...such as with the bicycling
40 and the parking, and that...and while I think there may be need in the future to be more aggressive with
41 that, that this does meet the Code and the compliance standards that we have. And so, looking at it from
42 those points of view from the Land Use Code, I will be supporting it.

1 CHAIR STACKHOUSE: Thank you very much. Commissioner Shepard?

2 COMMISSIONER SHEPARD: One of the speakers I thought made a point that’s worth
3 repeating, in that no matter where we put this in the community, there will be opposition. I recall that
4 Redtail Ponds didn’t fly through, Mason Place didn’t fly through. There’s a supportive housing non-
5 profit on East Harmony Road next to Fairway Estates, it went through about three neighborhood meetings
6 and had some significant opposition at the time of the public hearing. It’s operating now.

7 And another speaker made the point...I don’t know which speaker, but, that a lot of our
8 controversial projects that we’ve seen over the last couple of decades, they seem to settle in after a while
9 from an operational perspective, landscaping matures, the traffic evens out. And I recall lots of
10 controversy with group homes...different scale obviously, but once something is up and running...I recall
11 student-oriented multi-family apartments being vociferously opposed by the established single-family
12 detached neighbors, with lots of personal behavioral attacks that we’ve been advised not to address, and
13 you go by those apartment complexes now, and they’re pretty well run, the landscaping is maintained, the
14 parking doesn’t spill into the streets, and a lot of the fears that were raised at the time of the public
15 hearing never really manifested itself. We had one apartment complex I recall was so controversial, we
16 had plain clothes police officers at the neighborhood meetings. And thank you, police officers, for being
17 her tonight, and your input has been very important. But, that’s how controversial things are when they
18 first are proposed.

19 And there’s been a lot of conversation about scale...I think scale and compatibility are the big
20 issues here. And scale is evolving. When this community was fifty thousand people, the scale was
21 different. When the community was a hundred thousand, the scale evolved with the community. When
22 the city was a hundred and fifty thousand, the scale again evolves. But, think when Park Lane Towers
23 was built in the ‘60’s, and the two office towers, you know, at a hundred and sixty-eight feet...something
24 like that, Clark would know. Think of the scale then, surrounded by little houses on Meldrum Street. So,
25 scale is evolving. We have an issue of scale here, and the applicants have done a really good job with that
26 in terms of designing a building that’s architecturally compatible. Then I’ll speak a little bit later...I think
27 I’ll let some other folks chime in, but I have some things to say about landscape buffering and some of the
28 Land Use Code standards.

29 CHAIR STACKHOUSE: Okay, thank you very much.

30 COMMISSIONER PEEL: First I want to say, I think Seth and his staff have done an amazing job
31 with their ministry to the homeless, or people experiencing homelessness in our city. I know that the
32 need for...there’s absolutely a need for a 24/7 shelter in our city. I am impressed with Ripley Design in
33 their trauma-informed design that they came up with; it’s absolutely beautiful. This is a hard vote for me
34 because I question, personally question, the wisdom of placing our most vulnerable population in the
35 midst of another vulnerable population. I believe if Fort Collins was serious about equity, they would
36 disperse this...the resources throughout the city.

37 However, as a Commission member, I have to stay within the purview of the Board, and...before
38 I do into that, I do want to say...this is a side note, but I’m a little disappointed that a good job of bringing
39 our Spanish speaking community along...I don’t think it was a good job. And it sounds like Em is on top
40 of it, and we’re going to do better, and I hope that we do do better.

41 So, as a Commission member, I had a lot of questions about the compatibility piece, and staff has
42 answered my questions very well about that, and it does seem that throughout the history of the Land Use
43 Code, they have just addressed the physical characteristics and not the social/economic impacts

1 surrounding it. So, I don't think that we should depart from that. I think maybe the language in the Land
2 Use Code needs to be a little clearer on that, because there is a little bit of ambiguity. But, that's a
3 discussion for another time. And so, because this project is, according to the Land Use Code and
4 according to past precedent, I think I have no choice but to support this.

5 CHAIR STACKHOUSE: Thank you very much. Commissioner Katz?

6 COMMISSIONER KATZ: This is...if my math is right, its probably my sixtieth and seventieth P
7 and Z hearing, and by far one of the most difficult ones to internally make a decision on. This is a tough
8 on for me personally. I think that there are...I think the design of the shelter is great and fantastic, I think
9 the operation is going to be ran well, but I do think there are ripple effects that go into our community,
10 kind of behind the...beyond the boundaries of this property. That is probably part of my concern. I
11 have...we can't extrapolate data from anecdotal instances, but there is a transient population, a population
12 that does create nuisances and crimes, and then there was others like some of the people we heard today,
13 like Ryan [*sic*] and DeWayne. If we could bifurcate and just help those people who really need it, this
14 would be an easy one, but I do have fear that it's going to attract unsavory characters.

15 I've been walking I McMurry Park and fear for my own safety because, you know, that transient
16 population has started to follow me and yell things. You know, I've found needles around our
17 community, and I just don't want to attract more of that to the community that I care about. In the paper
18 this week, there was a shooting at the whitewater park. You know, they lived in a camper on one of the
19 streets, you know, we saw an article a couple months ago about a woman being assaulted by someone that
20 it called out as being a transient in Lee Martinez Park. So, you know, I understand we're considering the
21 Land Use Code, but I think we have to, you know, think critically even above that for the safety of our
22 residents here. So, this is a very difficult one for me, and I'm still on the fence and undecided.

23 CHAIR STACKHOUSE: Thank you very much. Commissioner Shepard, did you have any final
24 comments?

25 COMMISSIONER SHEPARD: I'd like to speak to buffering. I'm looking at the aerial map, and
26 I've looked at the site plan, I've looked at the packet materials, I'm familiar with this area. I live over by
27 Martinez Park, I've been on the Hickory Trail, the Poudre Trail, and some of the open space areas up
28 there. Frequent visitor to The Lyric, Jax Surplus...they don't call it Surplus anymore...and I enjoy seeing
29 the trucks for sale at Charlie Messerlian's corner; I've always wanted a cement mixer.

30 But, it's well buffered. There is a significant, what I would call a hedgerow of trees on the west
31 property line which buffers 1601, the 1955 [*sic*] age plus community, and it's separated from Hickory
32 Village by the railroad tracks. There's a nice stand of trees to the south and to the west, and those are
33 pretty significant existing buffers that, in most projects, would have to be planted at one-and-a-half-inch
34 caliper, two-inch caliper, and matured over ten to twenty years, but they're mature now. So there's a real
35 benefit of buffering there. And, I also took a look at what the buffering requirements are since we're in
36 the old Land Use Code, we had the buffering from when an industrial use comes to a residential use, that
37 we have three buffer yard standards, A, B, and C, C being the most rigorous. And this project equals or
38 exceeds buffer yard C as if this were an industrial use, and that's heavy industrial. A being light
39 industrial, C being heavy industrial. And so, I'm impressed by the buffering that's already there and
40 doesn't have to grow to mature, which I think lends to compliance with the compatibility standard.

41 CHAIR STACKHOUSE: Thank you very much. I'd like to offer a few comments if I might, and
42 then it sounds like we probably will be asking for a motion, so Commissioners can be thinking about that.

1 As I've listened tonight, I've heard a lot of discussion about homelessness and behavior of
2 individuals who are homeless, and I see it, I'm a frequent visitor to an individual in Hickory Village, so
3 I've seen the camping, and I do jog by the river, and I've seen tents in there before, but I've also seen a
4 fairly significant change in recent times, so I think that credit probably goes to Police Services for
5 reducing some of the issue, even though some of it does still remain.

6 The thing that I want to be sure we don't confuse is the difference of homelessness and a
7 homeless shelter, because I do think they're very different. Homelessness is largely unmanaged, it's the
8 choice of an individual, where are they going to sleep tonight. A homeless shelter is a community for
9 individuals for which they can go do and be provided services, and to me, that's important because I don't
10 know how we get rid of the issue of homelessness unless we have homeless shelters that provide the level
11 of service needed to transition individuals to another level. So, I just wanted to offer that, because I do
12 distinguish the two.

13 And I would like to give credit to Police Services, first of all for being here tonight, I think that
14 speaks volumes in terms of your commitment to this issue and our city, but also for what we learned
15 about this particular shelter and its history with you, and that there's a good relationship. I think if there
16 wasn't a relationship, then this issue of compatibility would be really, really, really, really big for me
17 because I wouldn't know what to expect. I think I know what to expect after hearing the testimony
18 tonight. I do think compatibility, as it's written in the Land Use Code, and as presented to us tonight and
19 discussed, is pretty clear. It doesn't address behavioral issues or social and economic impacts. Some
20 would say maybe it should be amended to do that, I don't know, I think that's speculative, but my
21 assessment tonight is that it does not address those things, so we have to go with the little reading of the
22 Land Use Code. And in doing that, I find everything to be supportive of approval of this proposal based
23 on my interpretation of the Land Use Code. So, I think I will stop there and ask Commission members if
24 anyone is willing to make a motion either in favor of or against this proposal.

25 COMMISSIONER KATZ: Before that, Julie, I just want to thank you for helping to clarify
26 between the homeless shelter and the homelessness. If this is approved or not, I don't know if these
27 problems we have are going to get worse, but they may get better. I do want to state, for the record, I'm a
28 devout supporter of the North College business community, and I sympathize with them. But the one
29 public comment...that keeps sticking with me, it was commented by Joe R, who said, we can't base a
30 decision on speculative behavior, and that's one thing that I wrote down that I kept reading that's kind of
31 driving me to potentially support this. So, thank you, Julie.

32 CHAIR STACKHOUSE: Commissioner York?

33 COMMISSIONER YORK: I move the Fort Collins Planning and Zoning Commission approve
34 the Fort Collins Rescue Mission combined project development plan, final development plan,
35 FDP230022, with the following conditions: that the final development plan will not be signed by the City
36 until all final development plan requirements are met as determined by the Director of Community
37 Development and Neighborhood Services. Furthermore, the following operational standards are imposed
38 on the project pursuant to the Land Use Code 3.5.1(j)...wait a minute...the Commission finds that in
39 consideration of the...

40 CHAIR STACKHOUSE: Do you want to retract that sentence?

41 COMMISSIONER YORK: Yeah, I want to retract that sentence, sorry.

42 CHAIR STACKHOUSE: Thank you.

1 COMMISSIONER YORK: The Commission finds that in consideration of the conditions of
2 approval and the operational standards that the project complies with all the applicable Land Use Code
3 requirements. This decision is based upon the agenda materials, the information and materials presented
4 during the work session and this hearing, and the Commission discussion on this item. Further, this
5 Commission hereby adopts the information and analysis, findings of fact, and conclusions regarding this
6 project contained in the staff report included in the agenda materials for this hearing.

7 BRAD YATABE: If I could suggest, there were no operational standards imposed...I think if you
8 just retract the mention of that...

9 COMMISSIONER YORK: ...should retract that part, sorry. Yes, I'll retract that part.

10 CHAIR STACKHOUSE: So, just to restate, the motion is a motion of approval without
11 conditions and without the inclusion of the term 'and operational standards,' just so every Commission
12 member is clear. Do we have a second?

13 BRAD YATABE: I'm sorry, I would say there is one condition...

14 CHAIR STACKHOUSE: Oh, excuse me, yes, with one condition. What I'd like to do for the
15 sake of the record, because this has gotten a little messy. Could you re-read the motion please?

16 COMMISSIONER YORK: Okay. I will attempt to do this. I move the Fort Collins Planning and
17 Zoning Commission approve the Fort Collins Rescue Mission combined project development plan, final
18 development plan, FDP...

19 EM MYLER: I'm so sorry, do you mind reading it a little bit slower, I think it's important that we
20 get it interpreted in the right way. Thank you so much.

21 CHAIR STACKHOUSE: Thank you Em, we appreciate that.

22 COMMISSIONER YORK: Take three...it's okay...we'll get out of here yet. I move the Fort
23 Collins Planning and Zoning Commission approve the Fort Collins Rescue Mission combined project
24 development plan, final development plan, FDP230022 with the following condition: that the final
25 development plan will not be signed by the City until all final development plan requirements are met as
26 determined by the Director of Community Development and Neighborhood Services. The Commission
27 finds in consideration of the...

28 CHAIR STACKHOUSE: Just a little slower please.

29 COMMISSIONER YORK: The Commission finds in consideration of the conditions of
30 approved...and operational standards that the project complies with all Land Use Code requirements.
31 This decision is based upon the agenda materials, the information and materials presented during the work
32 session and this hearing, and the Commission discussion on this item. Further, this Commission hereby
33 adopts the information and analysis, findings of fact, and conclusions regarding this project contained in
34 the staff report included in the agenda materials for this hearing.

35 CHAIR STACKHOUSE: Point of clarification, Commissioner York...there were no standards
36 stated, so if you would like to clarify the paragraph that starts with 'the Commission finds.'

37 COMMISSIONER YORK: Yeah, I was thinking, the following condition...yeah...so, we, I did
38 not state any standards, correct.

1 CHAIR STACKHOUSE: Are we clear on this? I really want to be sure this is clearly stated for
2 the record, and I do hate to put you through this one more time, but it's important; it's important to
3 everybody. So, if you would...and again, we would not be including that 'and operational standards'
4 language in yellow.

5 COMMISSIONER YORK: Okay. I move the Fort Collins Planning and Zoning Commission
6 approve the Fort Collins Rescue Mission combined project development plan, final development plan,
7 FDP230022 with the following condition: that the final development plan will not be signed by the City
8 until all final development plan requirements are met as determined by the Director of Community
9 Development and Neighborhood Services. The Commission finds in consideration of the condition of
10 approval that the project complies with all Land Use Code requirements. This decision is based upon the
11 agenda materials, the information and materials presented during the work session and this hearing, and
12 the Commission discussion on this item. Further, this Commission hereby adopts the information and
13 analysis, findings of fact, and conclusions regarding this project contained in the staff report included in
14 the agenda materials for this hearing.

15 CHAIR STACKHOUSE: Third time was magic, thank you. May I have a second please?

16 COMMISSIONER CONNELLY: Second.

17 CHAIR STACKHOUSE: Thank you very much. May we have a roll call please?

18 MELISSA MATSUNAKA: Shepard?

19 COMMISSIONER SHEPARD: Yes.

20 MELISSA MATSUNAKA: Katz?

21 COMMISSIONER KATZ: Yes.

22 MELISSA MATSUNAKA: Peel?

23 COMMISSIONER PEEL: Yes.

24 MELISSA MATSUNAKA: Connelly?

25 COMMISSIONER CONNELLY: Yes.

26 MELISSA MATSUNAKA: York?

27 COMMISSIONER YORK: Yes.

28 MELISSA MATSUNAKA: Stackhouse?

29 CHAIR STACKHOUSE: Yes. And with that, the approval of the proposal has occurred I guess.
30 So, thank you all, again, for being with us tonight. Thank you for your contributions, they were
31 immensely appreciated. We appreciate the involvement of the community, and we look forward to
32 operation of a shelter that's consistent with our high expectations. So, we'll look forward to seeing a
33 service to the community that we need, and look forward to seeing it done well. Thank you.

New Evidence Submitted by Appellants

Subject to City Council Determination of Admissibility

APPEAL OF FORT COLLINS RESCUE MISSION P&Z COMMISSION APPROVAL
(file# FDP 230022)

Appellants: Rebeca Mendoza and Debbie Bradberry

Submitted 9/18/24

Issues

Compatibility LUC 3.5.1:

- Hours of operation: Curfew:
 - 8/28 P&Z hearing: At 1:08 in the hearing City Staff member Mr. Mapes discussed the issue of compatibility and aspects of opposition to the project that focus on possible off-site behavioral issues. Under operational issues, 3.5.1(J)(1) hours of operation and deliveries on the slide presented, Mr. Mapes said (these) “are aspects that happen on the site...staff just was not able to find that under these operational standards that the behavior we have heard about on the part of the people who are not on the site...but we are not able to find that that falls under the compatibility section.” Do other businesses in the immediate area operate until 9:45 p.m., which is the curfew time mentioned twice by Mr. Forwood in the hearing?
 - 8/9/24 P&Z work session: 2:20-2:22: City Attorney Yatabe noted that “We have precedent of limiting hours of operation for land uses next to residential.”

- Comments by P&Z Chair Ms. Stackhouse at 8/28 hearing : At 4:00:30 in hearing, regarding police have a good relationship with Fort Collins Rescue Mission: “I think if there wasn’t a relationship, then this issue of compatibility would be really, really, really big for me because I wouldn’t know what to expect. I think I know what to expect after hearing the testimony tonight.” This appears to be taking into account social and behavioral issues when making a decision, which is the opposite of what’s being broadcast about the P&Z Commission having to make decisions of compatibility based on physical and operational issues. Ms. Stackhouse also follows up saying that LUC is clear on compatibility, it doesn’t address behavioral or social issues.

Number of beds:

Increase of 25% in population from initial application and neighborhood meetings: Would this require additional review for some aspects of the project?

- The PDR dated October 12, 2022 from FCRM listed planning for “up to 200 beds.”
- Neighborhood meeting notices sent out for March 2023 and June 2023 meetings listed “~200 beds.”
- 9/12/23 Coloradoan article: *“The preliminary review application filed with the city calls for up to 200, but Forwood said it is Fort Collins Rescue Mission's intention to build a*

facility with space for up to 250 beds.” <https://www.coloradoan.com/story/money/real-estate/2023/09/12/fort-collins-rescue-mission-raises-7m-for-new-247-homeless-shelter/70778485007/>

- Yet the November 2023 Project Design Narrative listed “over 200 beds.” At this point, with Mr. Forwood’s statement to the Coloradoan two months earlier, shouldn’t it have been clearly reported to the City in the Project Design Narrative that the plan included space for up to 250 beds, not just over 200 beds? “Over 200 beds” appears disingenuous when actual intent was up to 250. This 25% increase over initial plans of “up to 200 beds” and “~200 beds” provided to residents in neighborhood meetings should be revisited and reviewed for potential impacts.
- P&Z Hearing notice of 8/24 states the number of beds was listed as “up to 250.”

Parking, additional comments:

P&Z hearing 8/28/24: 1:50 in video recording: Commissioner Peel question about homeless who live in their cars, are they allowed to park in the parking lot? Mr. Forwood: “Our parking lot will be designated simply for staff, volunteers and people utilizing the building, so there will not be a safe parking program for people who are homeless living in their cars.” Again, the October 2022 PDR included guest parking, with 19 spaces being designated for guests when the bed count was for 200 individuals. We are not referencing parking for people who live in their cars but for parking in general for guests.

- Council will review the Planning & Zoning Commission decision of August 28, 2024.
- Review is based on the record before the Planning & Zoning Commission (rather than new evidence) and the arguments and responses presented at the appeal hearing.
- Only issues raised in the Notices of Appeal may be considered.
- The presiding officer (Mayor or Mayor Pro Tem) will resolve procedural issues and set the time for each “side” in each appeal to present and rebut arguments.
- The Council will vote by motion at the end of the hearing.
- A Resolution will be presented at the next Council meeting to finalize outcome.

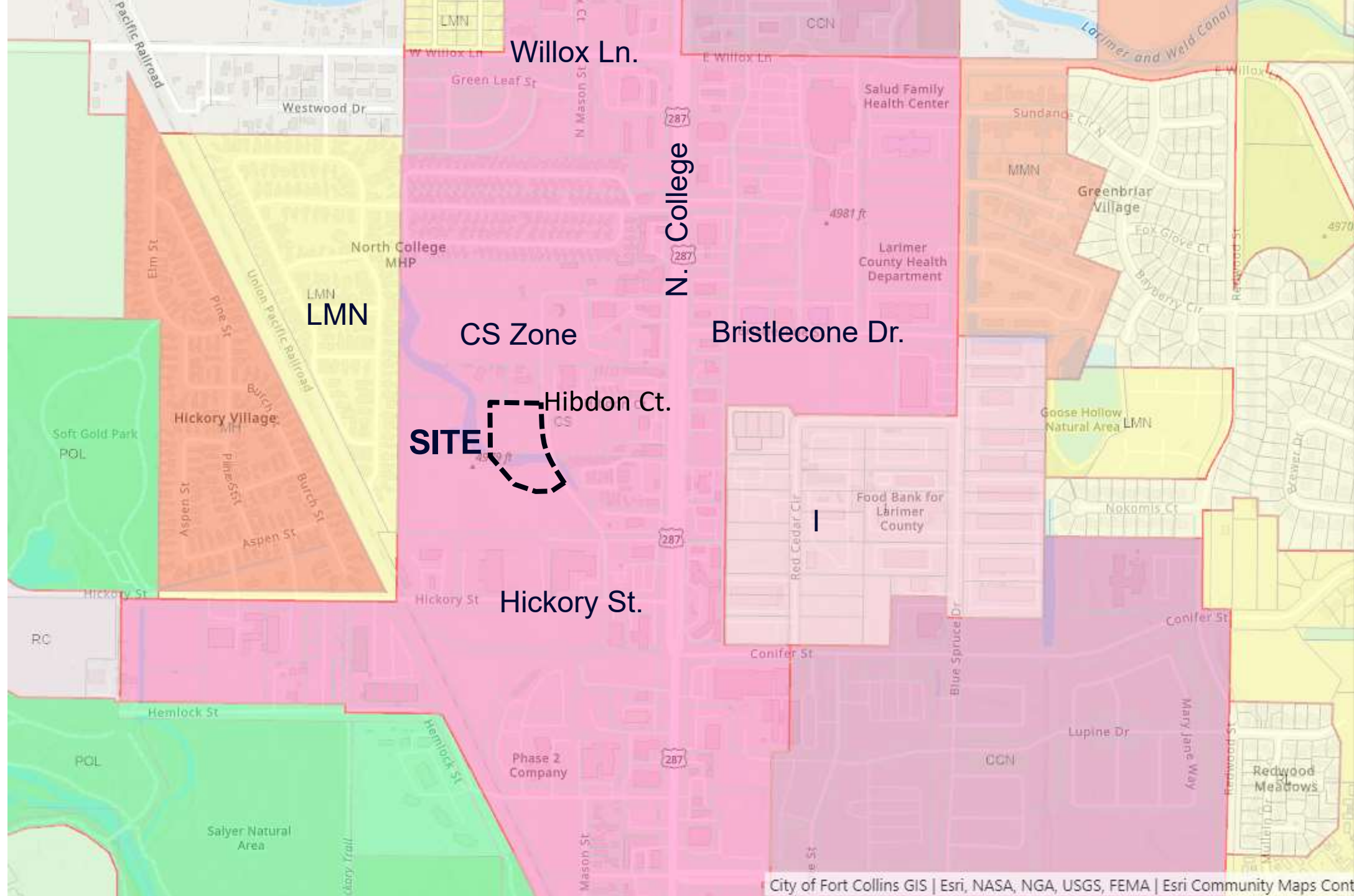
- Only parties-in-interest are allowed to participate in the appeal hearing, and only at the specified time.
- Presiding officer will ask all those participating to identify themselves early in the hearing.
- The Appellants will each control the time for speaking in support of their appeal.
- Parties-in-interest include:
 - The appellant(s);
 - The applicant;
 - Any party with a proprietary or possessory interest in the land that is the subject of the application;
 - Any person to whom the City mailed notice of the Hearing Officer hearing;
 - Any person or organization that provided written comments prior to or at the Hearing Officer hearing; or
 - Any person or organization that appeared before the Hearing Officer at that hearing.

1. Process Overview (City Attorney) and Staff Explanation of Appeal
2. Disclosure of Any Conflicts and Site Visit Observations
3. Identification of Participating Parties and Spokespersons
4. Allocation of Time for Party Presentations and Rebuttals
5. Consideration of Procedural Issues, Including New Evidence Objections
6. Appellant Presentation
7. Opposer Presentation
8. Appellant Rebuttal
9. Opposer Rebuttal
10. Council Questions of Staff or Parties
11. Council Discussion
12. Council Motions on Fair Hearing and Interpretation Issues

Fort Collins Rescue Mission Development Plan Appeals

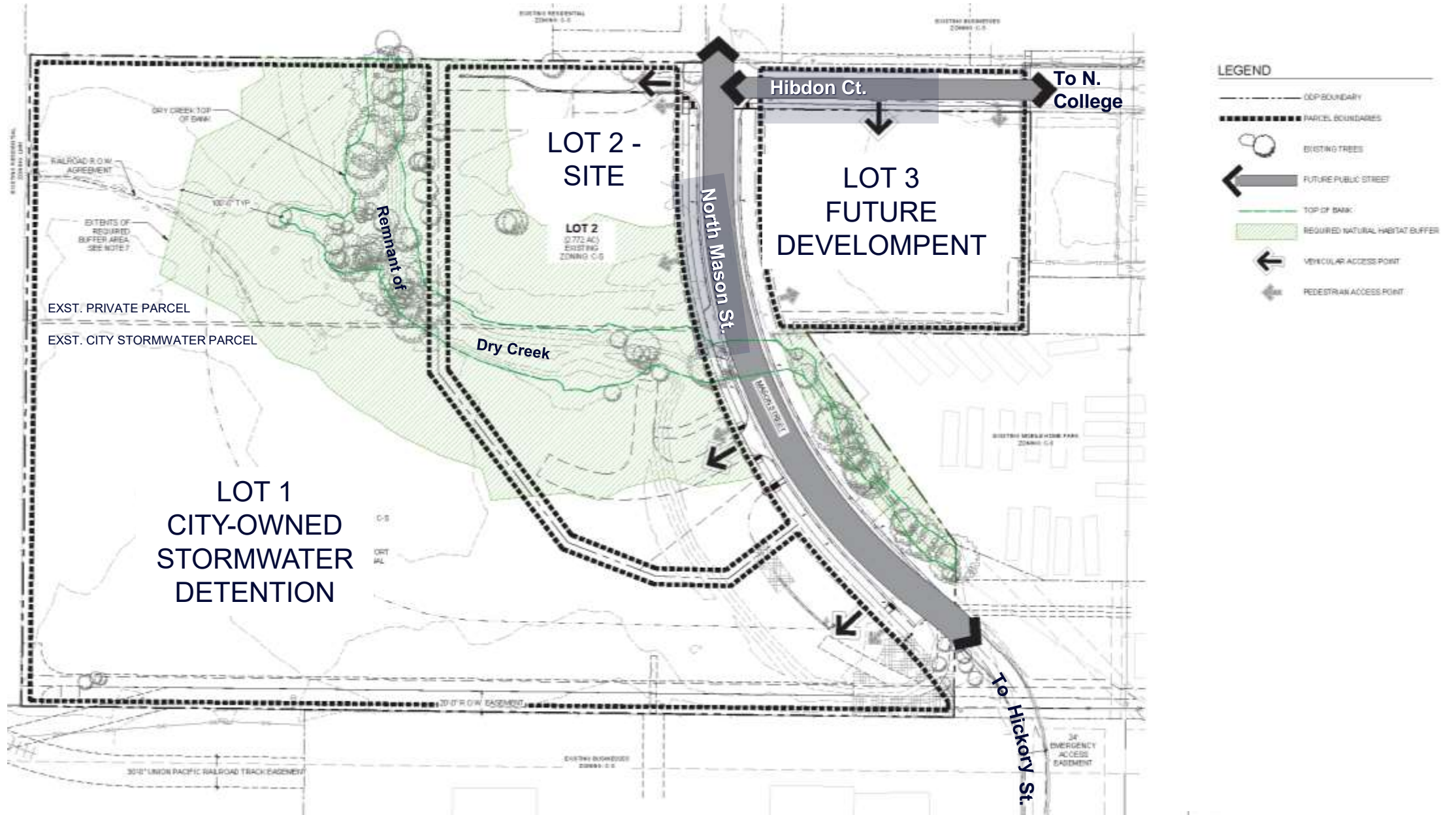
Kim Meyer, Interim Director
Community Development &
Neighborhood Services



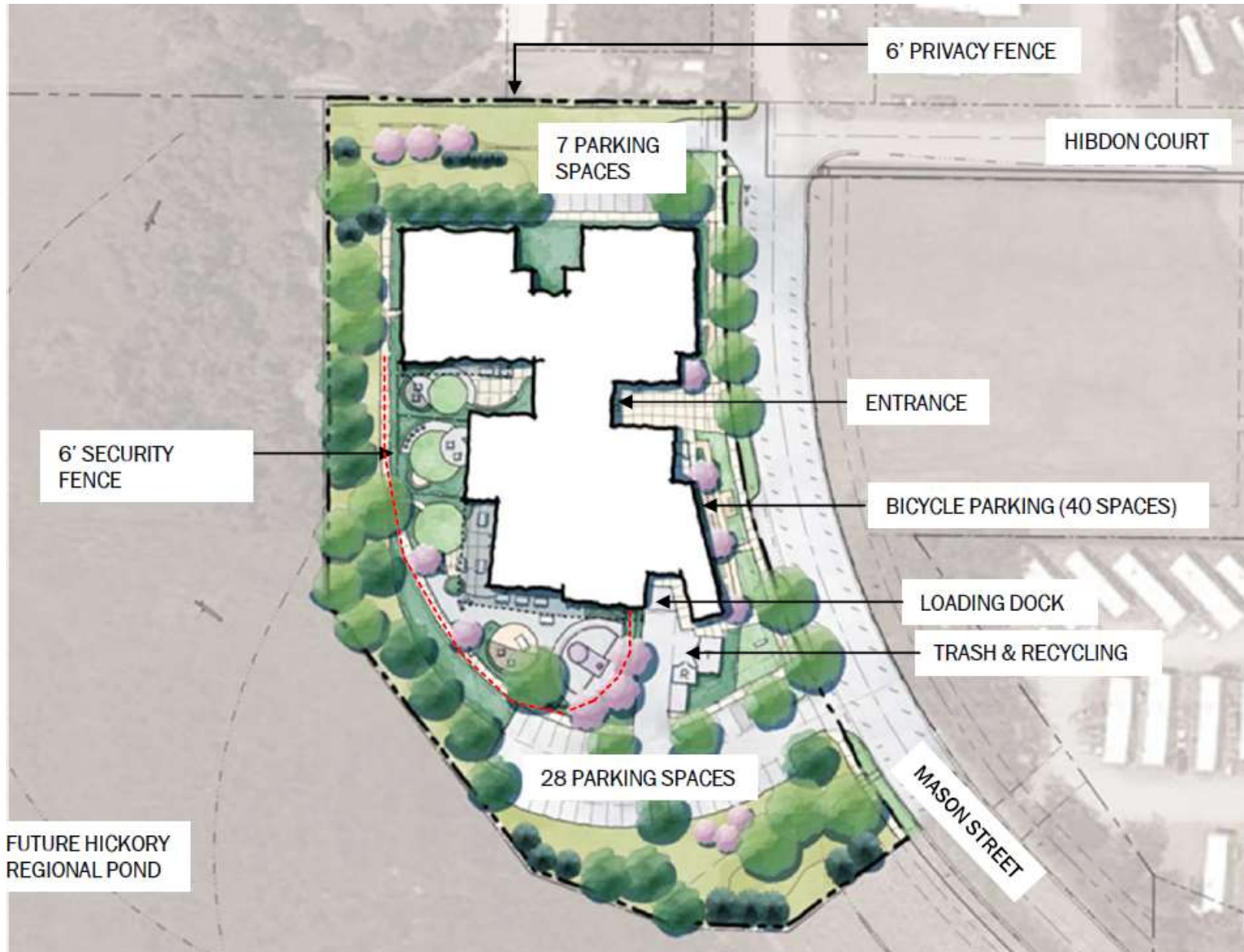


Zonificación/ Zoning











1 PDP NE VIEW



ENTRY



2 PDP SE VIEW



1 PDP NW VIEW

3 ENTRY



2 PDP SW VIEW

Mendoza Appeal: Alleges that the P&Z Commission committed the following errors:

- Failure to conduct a fair hearing – the Commission considered evidence relevant to its findings that was substantially false or grossly misleading.
- Failure to properly interpret and apply relevant provisions of the Land Use Code:
 - Section 1.2.4 “Applicability,” in conjunction with
 - Subsection 3.2.2(K) “Parking Requirements,” in conjunction with
 - Section 3.4.1 “Environmental Impact”
 - Section 3.5.1(J) “Operational/Physical Compatibility Standards”
 - Subsection 4.22(B) Permitted Uses

Jones Appeal: Alleges that the P&Z Commission committed the following error:

Failure to properly interpret and apply relevant provisions of the Land Use Code, cited as:

- Section 1.2.4 “Applicability,” in conjunction with
 - Section 3.5.1 Building and Project Compatibility, (A) “Purpose” and (J) “Operational/Physical Compatibility Standards”, together with Section 5.1.2 providing the definition of “compatibility”

The explanations provided by the Appellants largely center around two ideas:

- 1) Men who come to the area because of the shelter will increase social and behavioral problems in the area when they are not at the shelter; and
- 2) The facility may expand the number of beds in the future beyond the stated maximum capacity of 250 beds, which further increases concerns about disturbances.

MENDOZA APPEAL

Regarding allegation that P&Z Commission committed the error of:

Failure to conduct a fair hearing in that the Commission considered evidence relevant to its findings that was substantially false or grossly misleading

Appellants did not identify any such evidence in the description attached to the appeal.

Section 3.2.2(K) – Inadequate Parking and Flawed Parking Study

- 35 spaces provided - based on a Parking Study submitted by the applicant.
- Appeal asserts:
 - bed capacity increased from 200 to 250 during review process.
 - the study was based on inadequate comparisons and does not account for: parking by guests, potential future expansion, for people who live in their vehicles
 - thereby leading to inadequate parking.
- It suggests considering the parking requirement for multi-family dwellings as the basis, which would result in a much higher parking count.

Section 3.2.2(K) – Inadequate Parking and Flawed Parking Study

- Applicants explained the Parking Study, based largely on their Denver Rescue Mission.
- Applicants asserted that the increase from 200 to 250 beds is not likely to increase traffic because people using the beds are not likely to bring vehicles and would not be allowed to park on site.
- The Request for Alternative Compliance and the parking study were in the P&Z packet and are included materials for this appeal.

Section 3.5.1 (J) – Operational and Physical Compatibility

- The appeal asserts potential for expansion and that the building could accommodate 500 beds, exacerbating concerns about potential impacts.
- It states concerns that 24/7 operation will increase issues such as: noise, light pollution, disturbances, smoking, congregating, delivery vehicles, trash collection, and other operations at all hours;
 - notes existing development in the area has limited hours of operation.
- It states that P&Z failed to properly interpret and apply this Section by not imposing conditions on approval to mitigate operational incompatibilities or cap the number of beds.

Section 3.5.1 (J) – Operational and Physical Compatibility

- Staff report and presentation discuss compatibility standards for the site and facility, as opposed to ideas about potential behavior of guests.
- Development Plan meets Land Use Code standards
- Land Use Code does not address potential behaviors –
 - The appeal references potential issues that would be more relevant to, and enforced under, nuisance ordinances and other codes enforced by Police Department or Code Compliance.

Section 4.22(B) – Permitted Uses in Commercial-North College Zone District

- Appeal asserts P&Z Commission failed to impose specific conditions to cap the number of beds which could lead to unauthorized expansion.

Section 4.22(B) – Permitted Uses in the Commercial-North College Zone District

- Notice of Appeal does not describe how the concern over un-imposed conditions relates to the permitted use list.
- Applicants stated that there will “absolutely not” be more than 250 beds.

Section 3.5.1(C) – Incompatibility of Height, Mass, Scale, and Bulk

- Asserts that the 41,644 sq. ft. building dwarfs nearby mobile homes and small businesses in the surrounding area.
- P&Z Commission should have imposed restrictions to reduce the scale and bulk to align better with existing residential development.
- This LUC provision was not listed on the Notice of Appeal.

Section 3.5.1(C) – Incompatibility of Height, Mass, Scale, and Bulk

- Applicant explained the scale and character of the building, which has one- and two-story elements.
- CCN zoning permits up to three stories.
- The standard allows new buildings to be larger than adjacent buildings, with articulation and proportional massing.
- The staff report explains staff's findings under this standard, noting the massing and articulation.

Land Use Code Section 3.4.1 – Environmental Impact

- P&Z Commission failed to adequately consider environmental impacts of the facility's increase in bed capacity during the process.
- When beds increased from 200 to 250, the impacts of traffic, waste production, and strain on local infrastructure were not reassessed.
- Appeal repeats the suggestion that the facility could expand to 500 beds, leaving the surrounding neighborhood vulnerable to increased: air and noise pollution, overburdened water and sewer systems, and other environmental stresses.

Land Use Code Section 3.4.1 – Environmental Impact

- Section 3.4.1 does not address those noted issues; it addresses natural habitats and features.
- The applicants stated that there will not be more than 250 beds.

JONES APPEAL

Section 3.5.1 (A) and (J) – Operational and Physical Compatibility

- The appeal cites the LUC's Purpose statement, including "to ensure that the physical and operational characteristics of proposed buildings and uses are compatible with the context";
- Then cites a part of the definition of "Compatibility" in Section 5.1.2 which mentions "characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony."
- It asserts that the compatibility standards apply to "potential social and behavioral impacts on the neighborhood", and that it's certain that some of the population served by the facility will cause social and behavioral impacts to the neighborhood, such as homeless men being turned away because they are drunk or high and then going to wander the neighborhood.
- It asserts that the intensity of use is too much based on number of beds and perhaps there are conditions that should be imposed.

Section 3.5.1 (A) and (J) – Operational and Physical Compatibility

- The Purpose statements in each code Section are not used for compliance findings – rather, the code standards that follow are utilized for implementation.
- The definition of Compatibility is explanatory – not a standard.
- Staff presented complete code text for 3.5.1(J) and definition of compatibility.
- Staff and applicants explained that compatibility is based on standards for development and operation of the facility itself, and not on presumptions about the potential behavior of people.



