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## Heart of the Rockies Christian Church (Disciples of Christ) Land Use Frequently Asked Questions August 2021

Heart of the Rockies Christian Church has long had a vision to use its vacant land at the northwest corner of Trilby and Lemay in Fort Collins, Colorado, to serve the greater community. We are pleased that this vision is finally coming together, with the support of the congregation and in collaboration with three primary partners. We hope to address two critical challenges facing our city – affordable/attainable housing and affordable child care.

**Please note that the development is in the early planning stages. This document will be updated as more information becomes available.**

### 1. What is the name of this development?

Heartside Hill will be the name of the subdivision.

### 2. Who are the partners in this project?

After an extensive process to issue a request for proposals and evaluate the 9 proposals submitted in response to the RFP, Heart of the Rockies Christian Church selected the following partners to collaborate with in developing the property:

- [CARE Housing](#)
- [Fort Collins Habitat for Humanity](#)
- [L'Arche Fort Collins](#)

In November 2020, the congregation overwhelmingly approved moving forward with these partners using the basic framework outlined in the proposals received from the selected partners.

### 3. What will be built on the property?

The church currently uses about 2 acres of the 11-acre plot of land. Current plans for the remaining 9 acres call for:

- Six 12-unit apartment buildings (CARE Housing)
- 10 Habitat for Humanity single-family homes
- 2 L'Arche Fort Collins homes for adults with developmental disabilities and their caregivers
- Two-story community building
- Adequate parking for residents and users of the community building

- Community garden
- Accessible playground
- Greenspace, walking paths and outdoor gathering areas
- Professional landscaping

#### 4. What are the anticipated uses for the community building?

At the current time, we envision that the community building will include:

- Designated space that the church will use exclusively for its own needs, such as offices and storage.
- Spaces that can be shared with other users, such as fellowship areas, kitchen, classrooms, study, music rehearsal or performance rooms, etc.
- Childcare space, such as early childcare education and/or after-school care for older children.
- Dedicated or shared space that the residents can use for recreation, meetings, crafts, workshops, etc.
- Potential office, activity, and storage space for the three primary partners and/or other nonprofits.

#### 5. Will the community building be open to the public?

The public will be able to use the building within the specified uses, such as childcare. It is possible that some space will be available via a reservation system for uses such as HOA meetings, clubs, etc. It will NOT be a walk-up recreation center open to the general public.

#### 6. When will construction begin?

The earliest date anticipated to begin construction of buildings would be late 2022 or 2023. Pre-construction work, such as utilities and ground preparation, could possibly begin sooner. Complete build-out is expected to take several years.

#### 7. How much parking will be provided?

CARE Housing, L'Arche Fort Collins and Habitat for Humanity will meet or exceed the city's requirements for parking, which is based on the total number of bedrooms in each housing unit. The existing church parking lot will probably be used for community building parking and perhaps overflow parking for residents and guests.

#### 8. How will traffic concerns be addressed?

A traffic consultant, hired by the partners, will conduct traffic studies to examine existing and projected traffic patterns and volume. Final decisions on entrances and exits, crosswalks, and/or traffic lights and signs will be determined by the city, based on city requirements and traffic studies.

#### 9. What about sidewalks?

The city requires that sidewalks around the site are a minimum of six feet in width and meet current ADA standards.

#### 10. What are the plans for outdoor spaces?

Current plans call for a playground and community garden. They will probably be in different areas than their current sites on the church property. We also plan to include other outside amenities, such as walking paths, and outdoor gathering areas to possibly include picnic tables, benches, gazebos, etc.

#### 11. What are the plans for landscaping?

The city requires a formal landscape plan to be submitted when the final plan is submitted for P&Z consideration. The plan must meet city land use code requirements, which include street trees, parking lot screening, and perimeter and interior landscaping. A professional landscape designer will be hired to prepare the plan.

#### 12. Are there any plans to expand bus routes to this location?

We've been told that Transfort is looking at possibly adding a bus route that would include this location, but currently there are no definite plans. We are hopeful that Transfort service might be in place by the time the project is completed.

#### 13. What are the accessibility plans for the proposed buildings?

The community building will meet all ADA requirements. In addition, CARE Housing plans for a percentage of their units to be fully accessible. Fort Collins Habitat for Humanity builds each home with the homebuyer's needs in mind. We imagine that the playground will be accessible and inclusive.

#### 14. Who will live in the housing units?

- **CARE Housing** currently has 870 individuals in their Fort Collins housing developments, almost half of which are youth. Eighty-two are 55+ adults. Many are first-time renters, and over 50% are single-parent households. Average annual household income is \$28,000. The average stay is about 4 years. Some use it as a steppingstone to market housing. Older residents and those on fixed incomes (such as social security disability) tend to stay longer.
- About half of **Fort Collins Habitat for Humanity** homeowners are single parents. Many are two-parent households, grandparents raising grandkids, disabled, etc. All must meet certain income and other criteria including legal residency, contributing hundreds of hours of "sweat equity" building their home and then homebuyer education prior to buying their home. Homeowners are allowed to sell their homes, although they must sell to someone under the local 80% annual median income (this

is a deed restriction for 20 years). Habitat has the first right to repurchase the home and then sell the home to another family who meets their criteria.

- **L'Arche Fort Collins's** Core Members are all adults 21+ with intellectual and developmental disabilities and the intention is that they stay in these homes for the rest of their lives, if they so desire. Assistants are people without intellectual or developmental disabilities who live with and support Core Members as volunteers and usually commit at least a year in exchange for room, board, and a small stipend.

#### 15. Where is the project at in the city's development review process?

A preliminary design review with City of Fort Collins staff took place in April 2021, and final comments were received by the partners. Prior to submitting a final plan, a required Neighborhood Meeting, facilitated by the city, will take place. To learn more about the development review process and how you can participate, go to <https://heartoftherockies.org/neighborhoodinfo/>

#### 16. Who can I contact if I have more questions?

Sue Anderson, 970-231-2274, [sanderson55@comcast.net](mailto:sanderson55@comcast.net). Sue is a member of the Heart of the Rockies steering team for Heartside Hill, and is a long-time resident of Brittany Knolls, the neighborhood adjacent to the church.