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Heartside Hill Frequently Asked Questions May 2022

Heart of the Rockies Christian Church (Disciples of Christ) 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. This project addresses two critical challenges facing our city – affordable/attainable housing and affordable childcare.

1. [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.

2. [Who will own Heartside Hill?](#)

Until construction is complete and lots are allocated, the project will be owned by a newly formed Limited Liability Corporation (LLC), Community at Heart. CARE and HRCC are equal partners in Community at Heart. Following the establishment of the LLC, the Central Rocky Mountain Region (Disciples of Christ) transferred the undeveloped land to the LLC. The developed property where the church building and parking lot sit, is not included in this land transfer; the congregation will retain ownership of Lot 1. Lot 2 is being donated to the LLC. CARE Housing and Heart of the Rockies will negotiate a development agreement to establish the plan for the actual development and operation of Heartside Hill.

After construction is complete, CARE Housing will own the apartments and the land, Habitat homeowners will own their lots/homes (Habitat will own the lots prior to the houses being constructed), and L'Arche will own their two homes. The community building and public spaces will be owned by CARE Housing and HRCC.

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:

- 64 apartments in 7 buildings (CARE Housing)
- 9 Habitat for Humanity single-family homes
- 2 L'Arche Fort Collins homes for adults with developmental disabilities and their caregivers
- Community building
- Adequate parking for residents and users of the community building
- Community garden
- Accessible playground
- Greenspace, walking paths and outdoor gathering areas

Note: Details subject to change.

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, fellowship and meeting spaces, and storage.
- Spaces that can be shared with other users, such as fellowship areas, kitchen, classrooms, study, music rehearsal or performance rooms, etc.
- Affordable Early Childhood Education center for approximately 100 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. Has an architect been hired for Heartside Hill?

In the fall of 2021, CARE Housing hired alm₂s, a local architecture firm, to design the CARE Housing units. In the spring of 2022, Heart of the Rockies sent a Request for Proposals to area architectural and design firms to prepare schematic designs for the church's space in the community building, as well as the potential reconfiguration/renovation of the existing church building. Three firms submitted proposals, and following interviews with each firm alm₂s was selected. The congregation will have opportunities to brainstorm and dream with the architect in a design charrette or other forums this summer. Separate RFP processes will take place to select architects for the design of the community building and design of reconfiguration of the existing church building.

7. Where is the project at in the City's development review process?

A first application was submitted to the City on December 22, and initial staff comments were received and discussed with staff in late January, followed by a second submission in April. It is anticipated a Planning and Zoning Commission public hearing will take place this summer.

8. When will construction begin?

Pre-construction work, such as utilities and ground preparation, could begin in early 2023. Construction of the CARE apartment buildings is expected to begin in late 2023. Following a competitive proposal process, Palace Construction was selected as the general contractor for land preparation and construction of the CARE Housing apartments. A separate process will be used to select a contractor for the community building and renovation of the existing church building. Timing for the construction of the Community Building will partially depend on finalization of funding sources.

The Habitat for Humanity and L'Arche homes will be built out over the next 6-10 years.

9. 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 be used for community building parking.

10. How will traffic concerns be addressed?

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

11. What are the plans for outdoor spaces?

Current plans call for a playground, park space, community garden and small plaza with amphitheater seating. We also plan to include outside amenities, such as walking paths, and outdoor gathering areas to possibly include picnic tables, benches, gazebos, etc.

12. What are the plans for landscaping?

A professional landscape designer prepared a landscape plan, which must meet city land use code requirements, including street trees, parking lot screening, and perimeter and interior landscaping. Native plants with low water requirements are emphasized.

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

Transfort is considering adding a bus route that would include this location, but currently there are no definite plans.

14. 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.

15. Who will live in the homes?

- **CARE Housing** currently has 870 individuals in their Fort Collins housing developments, almost half of which are youth. 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.

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

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