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Heartside Hill Frequently Asked Questions October 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 a Request for Proposals, Heart of the Rockies Christian Church selected the following nonprofit 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. Plans for the remaining 9 acres call for:

- 71 apartments in 6 buildings (CARE Housing)
- 9 Habitat for Humanity single-family homes. These homes will be constructed by local high school students as part of the Poudre High School Geometry in Construction program.
- 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.
- Possible space for after-school care and a pediatric medical office.
- Possible space for organizations serving needs related to behavioral health and workforce development.
- 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 preliminary schematic designs and cost estimates 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. 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. Will the existing church be remodeled/reconfigured?

It is anticipated that most of our staff offices will move to the new Community Building. In addition, we will have both designated and shared space for fellowship, meetings, and storage in the Community Building. As a result, it is anticipated that the existing church will be remodeled to include a larger lobby area; enhanced music performance, preparation and storage space; reconfigured sanctuary entrances, a versatile space for worship and gathering, new bathrooms, new nursery and more. Much of the remodeling will likely take place after the Community Building is completed so it will be less disruptive to current activities.

8. How will Heart of the Rockies pay for their share?

Heart of the Rockies will be responsible for a portion of the Community Building and associated open spaces. The church will also pay for all renovations to the existing church. The church is working with the Disciples Church Extension Fund to help us determine our capacity for raising the necessary funds. We will also take advantage of the many resources that DCEF offers as we move forward with a capital campaign, likely to begin in early 2023.

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

On September 15, the Fort Collins Planning & Zoning Commission unanimously approved the Overall Development Plan (the general framework for the Heartside Hill project) and a Project Development Plan (for the CARE Housing apartments). Final Plans for the CARE Housing PDP will be submitted in the coming months. Separate Project Development Plans will be submitted for the Community Building and the Habitat and L'Arche homes at a later date.

10. When will construction begin?

Pre-construction work, such as utilities and ground preparation, could begin in mid 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. It is anticipated that the Community Building will be financed through American Rescue Plan Act (ARPA) funds and private donations.

The Habitat for Humanity and L'Arche homes will be built over the next several years. As part of the Poudre High School Geometry in Construction program, one Habitat home will be built each year, likely beginning in a few years.

11. 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.

12. 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. This study was submitted to the city. 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.

13. What are the plans for outdoor spaces?

Current plans call for a playground, ample green space, and a community garden. We also plan to include outside amenities such as walking paths, and outdoor gathering areas to possibly include picnic tables, benches, gazebos, etc. An area appropriate for outdoor worship will also be considered.

14. 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. Rain gardens will be utilized as part of the property's drainage plan.

15. 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.

16. 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.

17. 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.

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

Heartside Hill Steering Team

Communication	Sue Anderson	sanderson55@comcast.net
Development	Michael Whitley	mdwhitley@hotmail.com
Finance	Gordon Thayer	thayer4im@comcast.net
Governance	Cristina Mahon Gordon Thayer	trekl337@gmail.com thayer4im@comcast.net
HRCC Space Needs/ Community Center	Bob Poncelow	bponcelow@comcast.net