

**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
SHOPWORKS
architecture

Reiko Ishiwata, Samuel Severns

 **EPS**
GROUP |  **NE**
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



TIMELINE





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/>

KEY PRIORITIES

- 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

The proposed Shelter meets all of these objectives and more

	Not acceptable	Non-negotiables to meet immediate need	Next Tier	Most Ideal
Focus	Shelter being an adequate substitute for housing	Safe shelter for all those experiencing homelessness	Safe shelter for all those experiencing homelessness and help them transition out of homelessness (with wrap around services, employment program)	Safe shelter for all those experiencing homelessness, help transition out of homelessness
Population(s) served		Men - biggest gap and first priority Women separated from men	Men, couples, families with children, and youth Women separated from men	Separate facilities for men and women, able to serve LGBTQ+ and other marginalized populations
		Assuming women and some families with children would be served by Catholic Charities Family Housing Network also provides non-emergency overnight and day shelter for families Assuming low-barrier shelter		Housing plan immediately when enter the shelter
Location considerations	Location with little infrastructure and resources	Space has to have the potential to have both day and overnight shelter capacity Open space to support trauma-informed care	Day shelter attached or close to overnight shelter	Service center co-located or nearby with day and overnight shelter Potentially transitional housing nearby
Operations	Gaps in times (day shelter/overnight shelter/evening warming)	Full 24/7 operations (men's overnight shelter; full population day shelter)	Full 24/7 operations for men and women	Full 24/7 operations accommodating all populations
		Physical design integrates trauma-informed care Able to accommodate inclement weather days without people being dispersed through the community	Flexible, multi-use space with a greater or equal footprint to the overnight sleeping area	Flexible, multi-use and specialized space (for pop-up services, etc.) with a greater or equal footprint to the overnight sleeping area
Space	Inadequate day shelter space - cannot convert overnight sleeping space into day shelter space	Adequate parking space for staff, guests, and fleet vehicles, including space for bike racks/storage		
Capacity	Shelter undersized and quickly overrun	Beds for 200 capacity and flexible space for 50-100 additional beds (this is just for men) Bunks acceptable [1]	6 square feet of space per person (bunkless shelter)	10+ square feet of space per person For pandemics could help

Most Ideal
In-hub clinic with on-site or regular pop-in clinical services, including appointments with a physician, PA, nurse for clinical care coordination, immunizations, etc.
Includes sensitivity to needs of homeless population (recovery, acute wound care, preventative care, respite beds/care)
Commercial kitchen and eating area

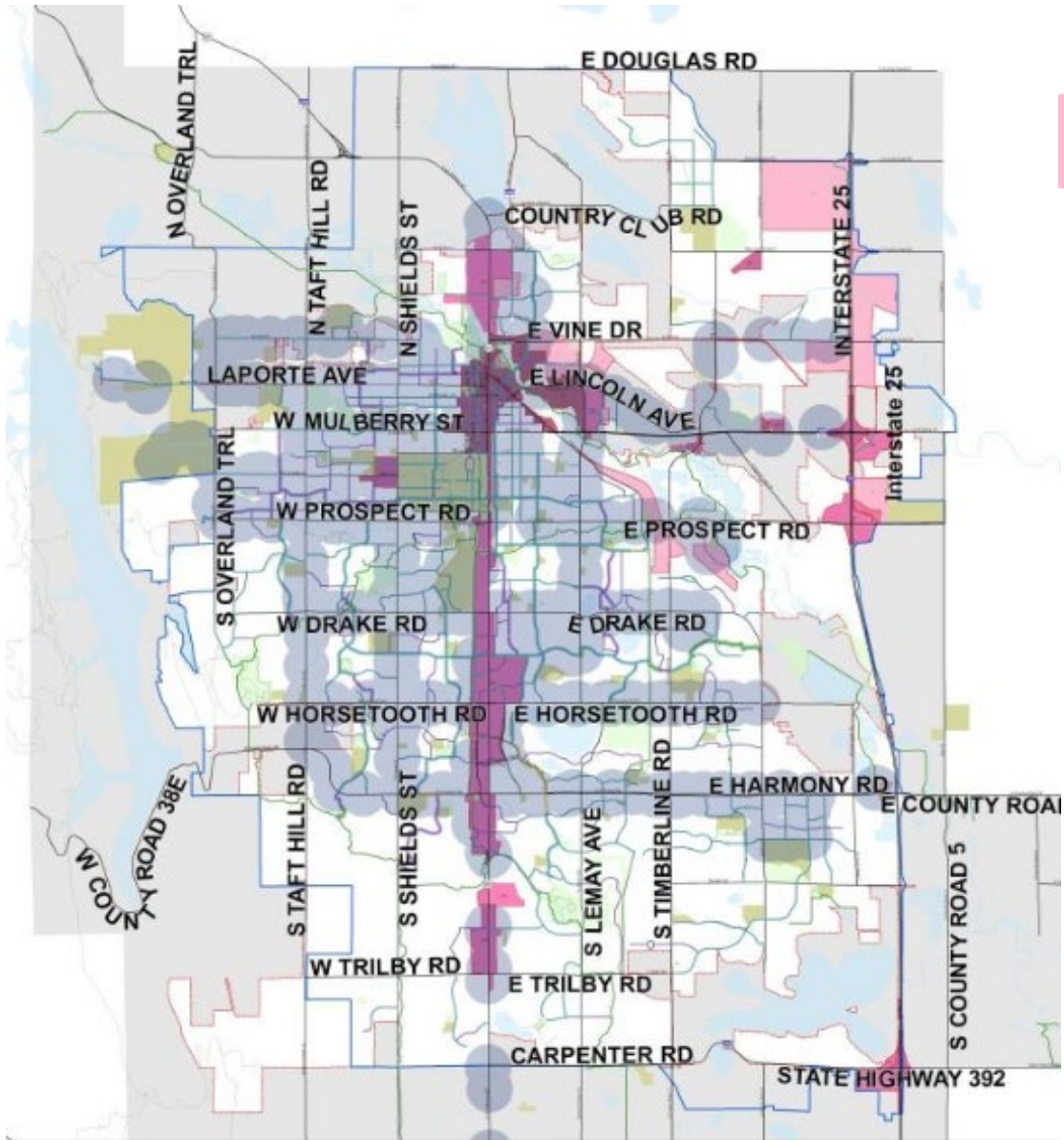
Services	Showers, laundry	More showers, more laundry	Centralized day hub for services (possibly County-wide)
Safety	Community being sheltered and adjacent community Must address the anxiety and trauma elements of the non-housed experience - for example, multi-purpose breakout/decompression rooms in Boys and Girls Club		
Transportation	Dispersed locations without transportation Located on transportation routes Must be bikeable and walkable, disabled accessible - safe sidewalks and bike paths, well lit, tended in winter time Provide minimum needs	Shuttle or bus	Reliable transportation between services in community (workable frequency, shuttle/private transit)
Funding	Community support for continued operational funding		Contracts with transportation companies
Other	Adequate multi-use that could support the population we are serving through the shelter first, and if capacity exists can support wider community use Gender non-specific showers/bathrooms Bedbug cooker room	Community space (prioritized to people being served) for support groups, job training, etc. Other services for nearby neighborhoods like childcare Programmed recreation (like Austin)	Space that is specifically outfitted to host larger community center

Not acceptable

lack of @newways or outlets that lead to that community. Lots of opportunities for that community and the agencies who serve them to provide ongoing, meaningful feedback before, during and after.
Outdoor storage and fenced parking for agency needs. For example, could non-profits rent warehouse space? Could agencies rent space in secured lot to park fleet vehicles (Laundry trucks)?

SITE SELECTION PROCESS

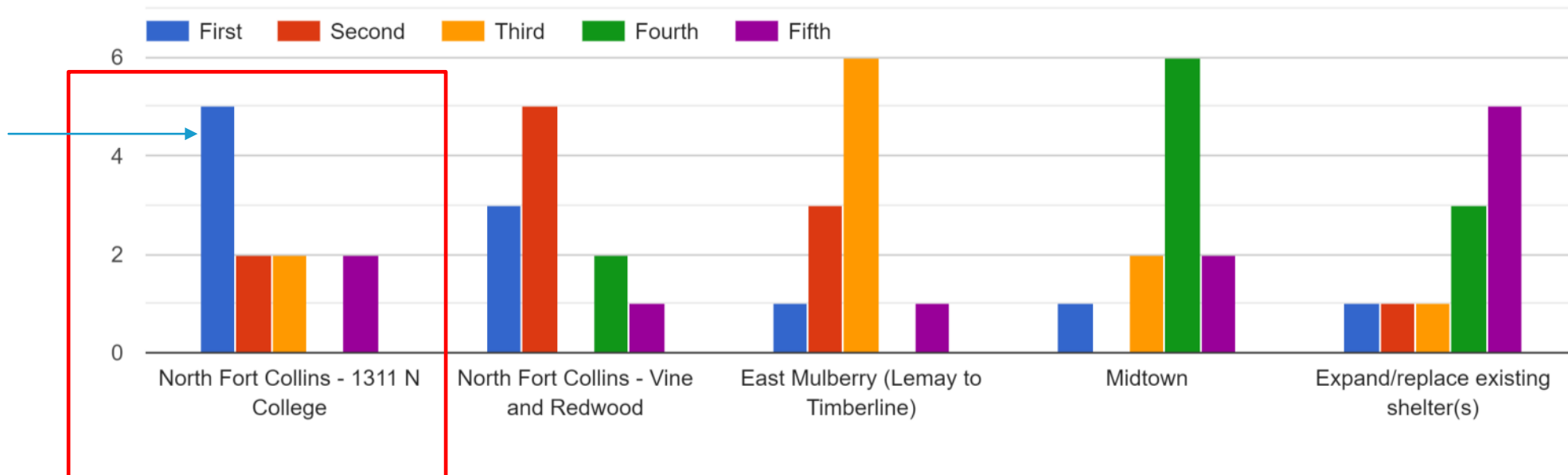




Zoning where shelters are a permitted use

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



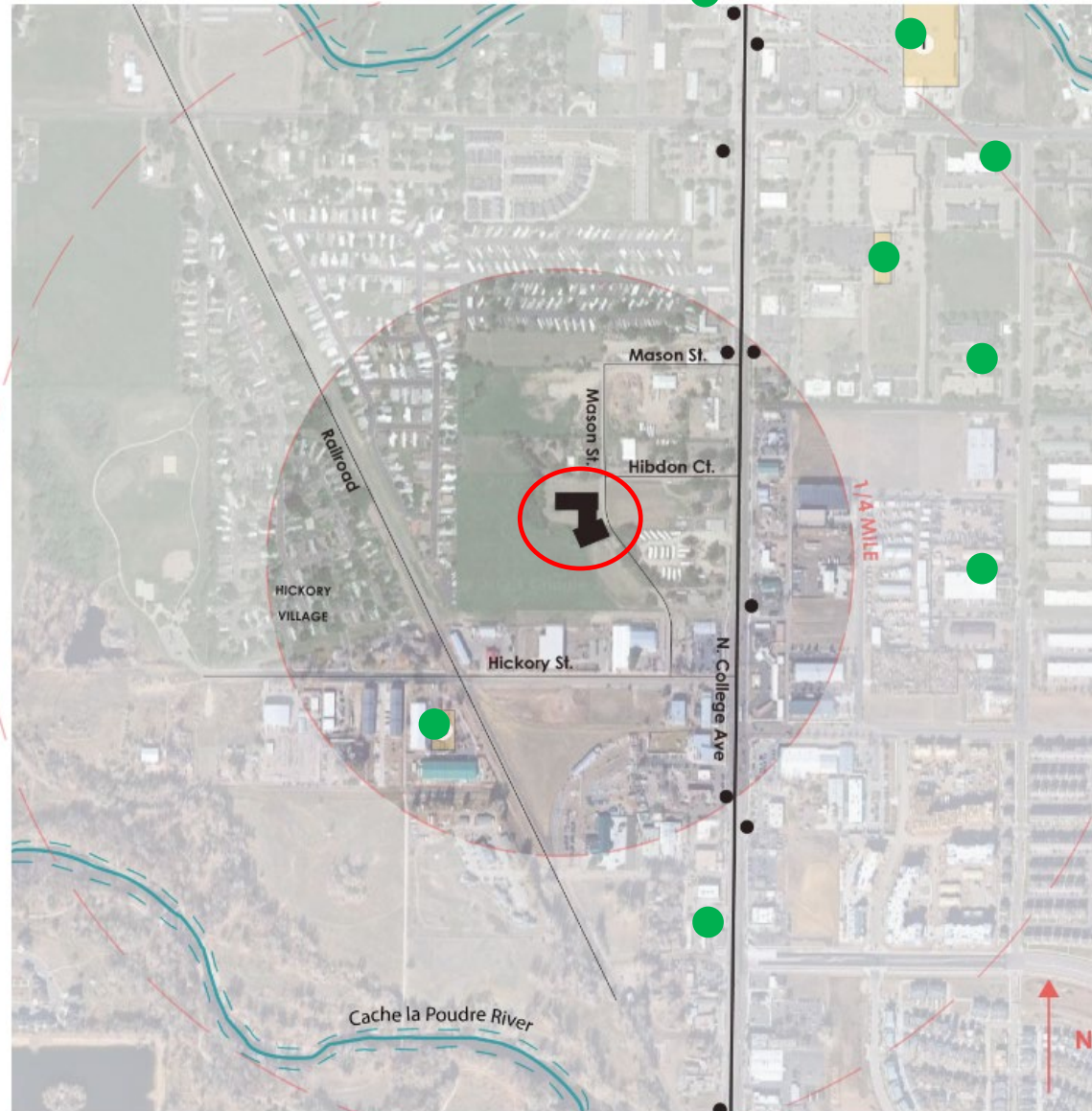
MANAGEMENT & OPERATIONS

- 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.

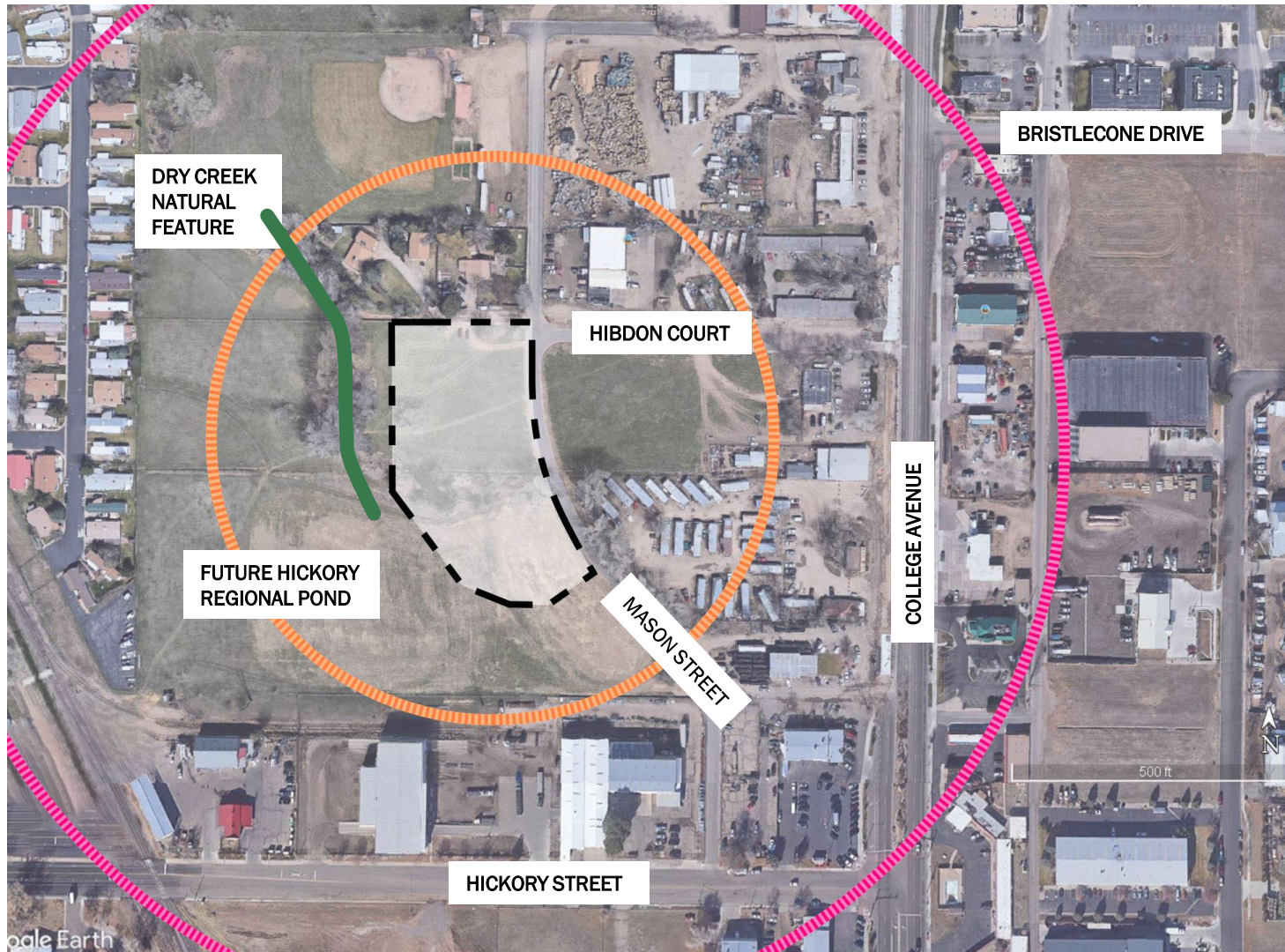
**TECHNICAL
ASPECTS OF THE
PROJECT**



VICINITY MAP



Main Roads	—
Secondary Roads	—
Bus Stops	●
River	—
SERVICES/GROCERY	●



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

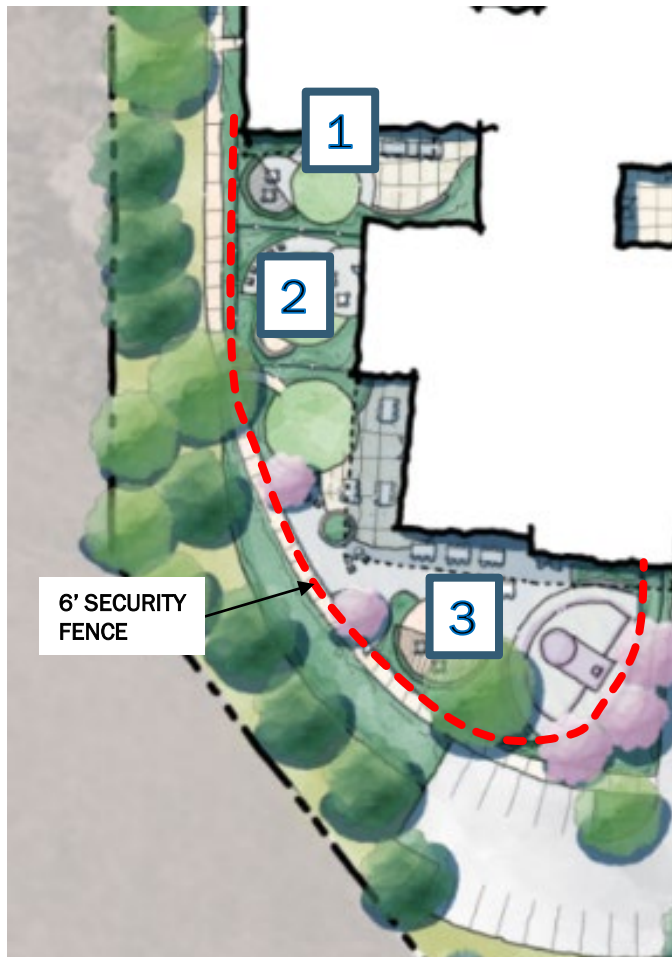




SITE PLAN

- 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:

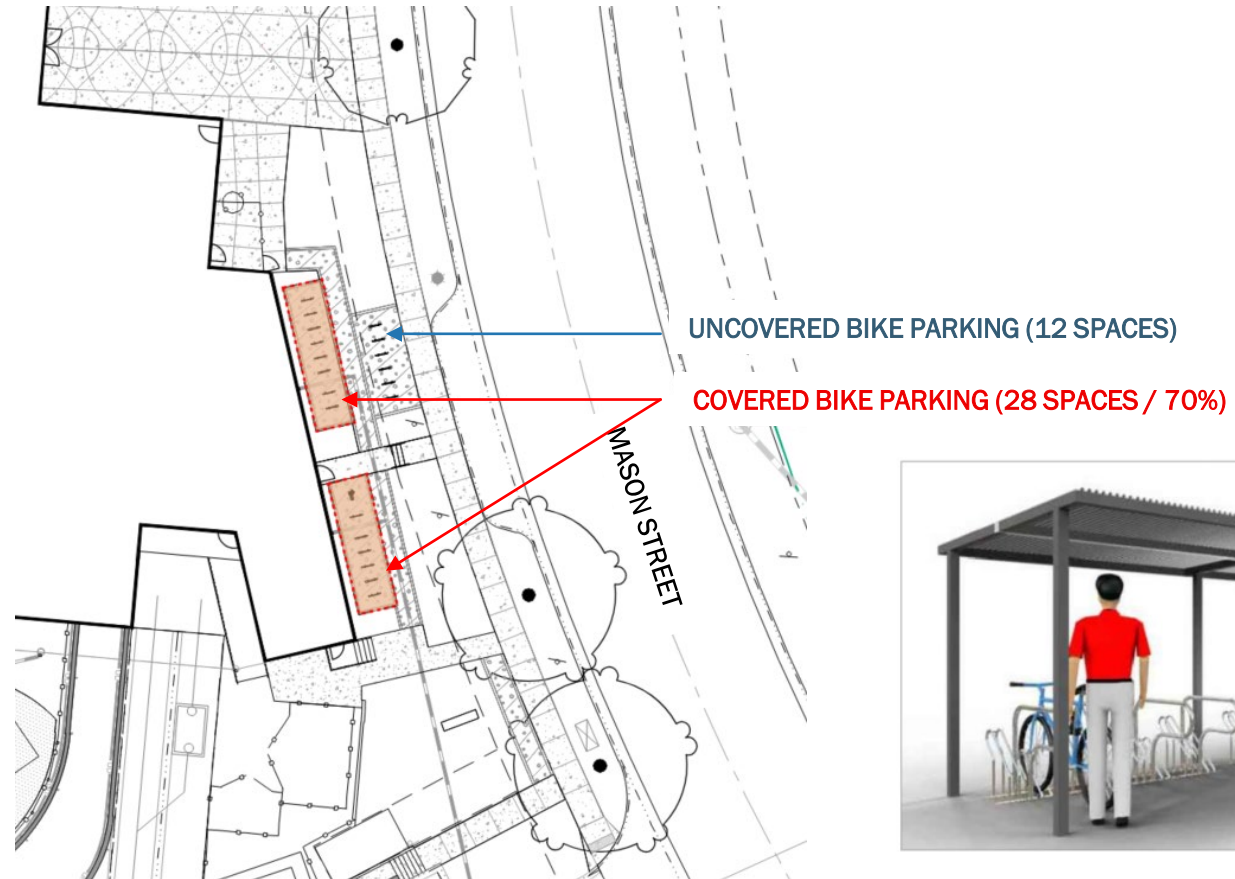
- ✓3.1.1: Applicability
- ✓3.1.2: Relation to Zone District Standards (Article 4)
- ✓3.2.1: Landscaping and Tree Protection
- ✓3.2.2: Access, Circulation and Parking
- ✓3.2.3: Solar Access, Orientation, Shading
- ✓3.2.4: Exterior Site Lighting
- ✓3.2.5: Trash and Recycling Enclosures

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.

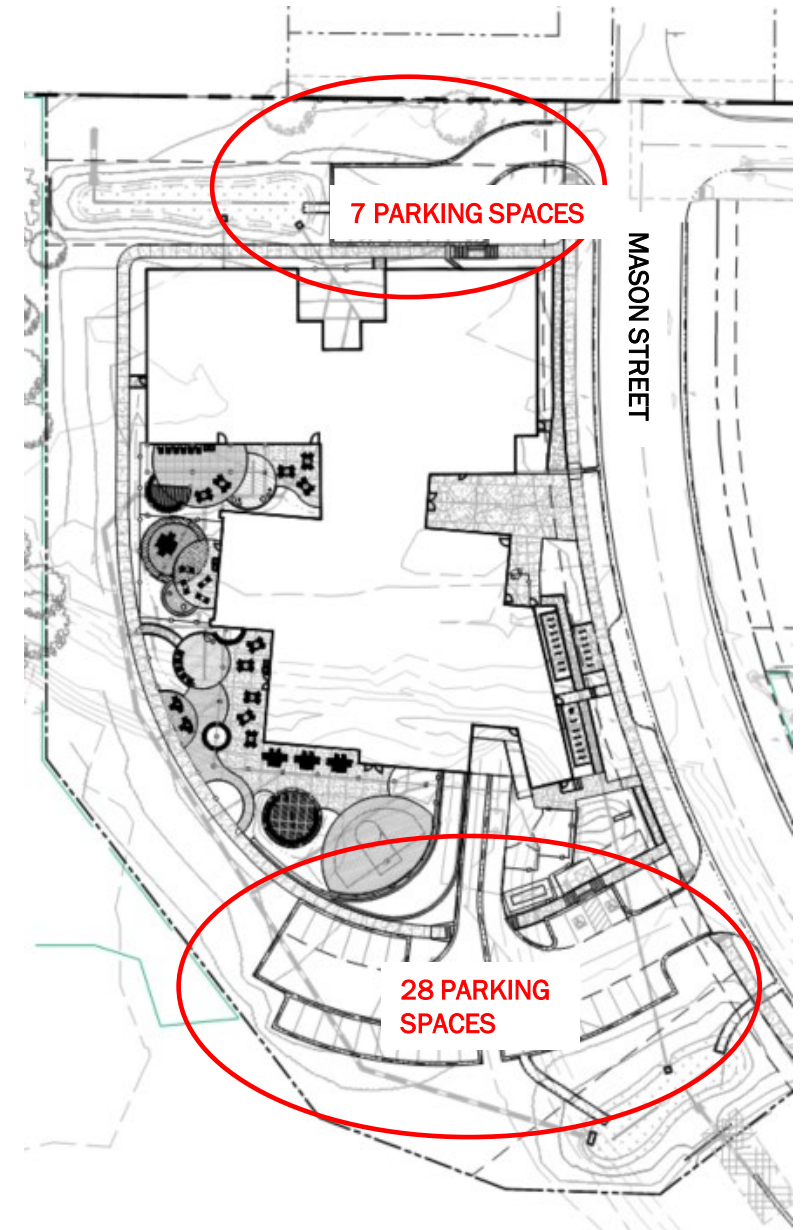
DIVISION 3.2

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

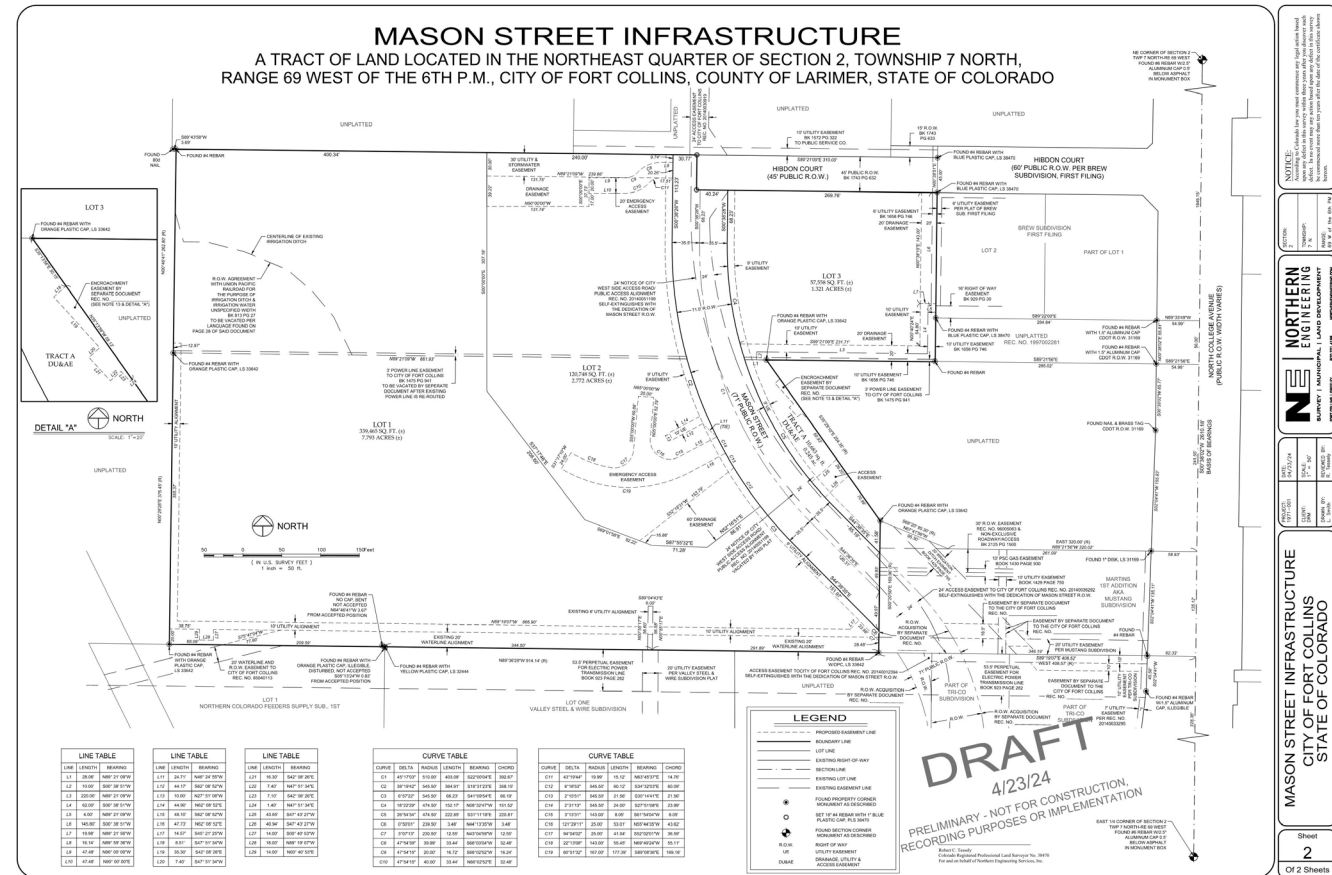
ENGINEERING STANDARDS

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

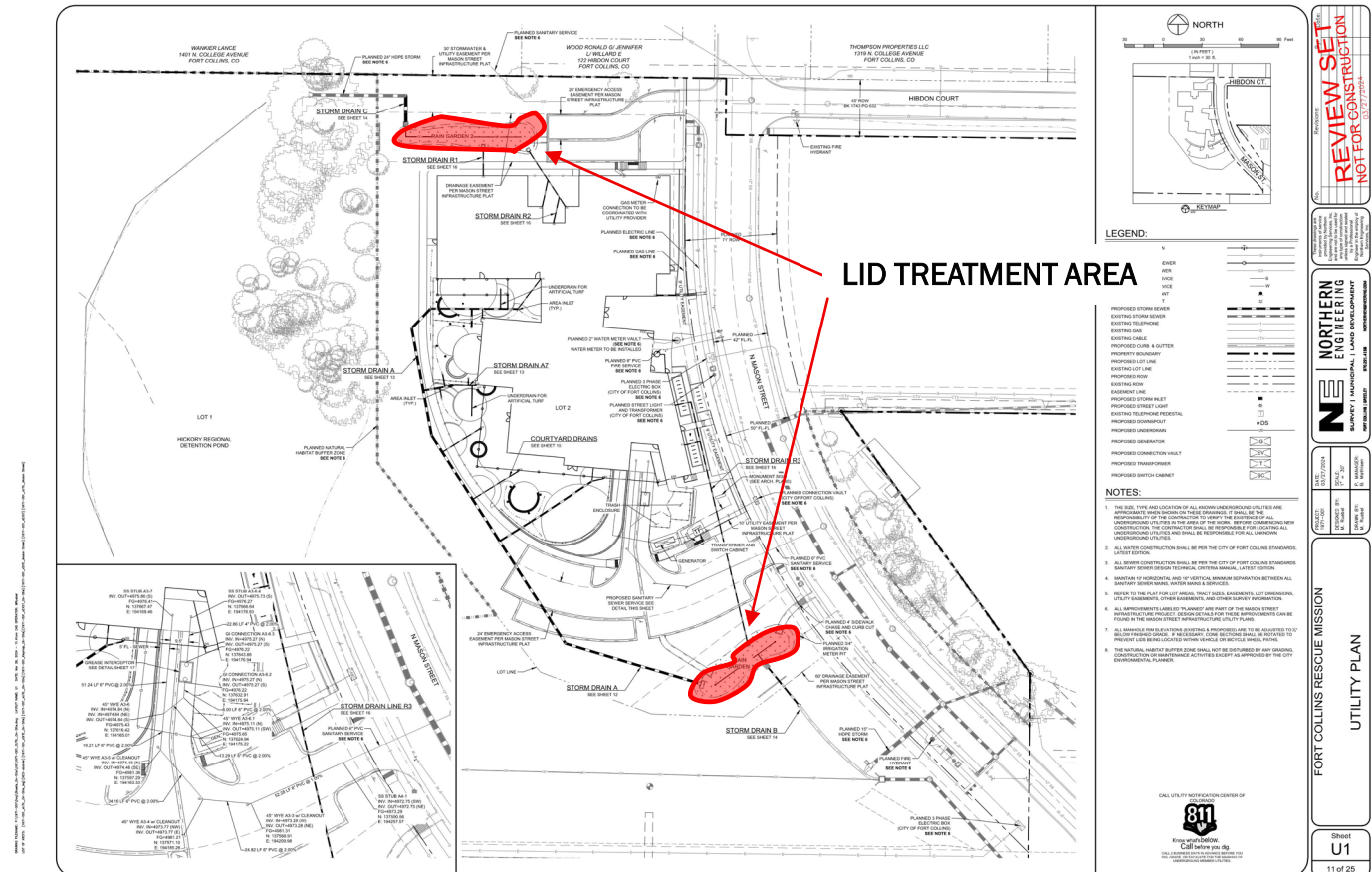
DIVISION 3.3 ENGINEERING STANDARDS

- All easements and ROW are dedicated as part of the Mason Street Infrastructure Plat.
- Mason Street will be constructed per Mason Street Infrastructure FDP



DIVISION 3.3 ENGINEERING 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 3.4

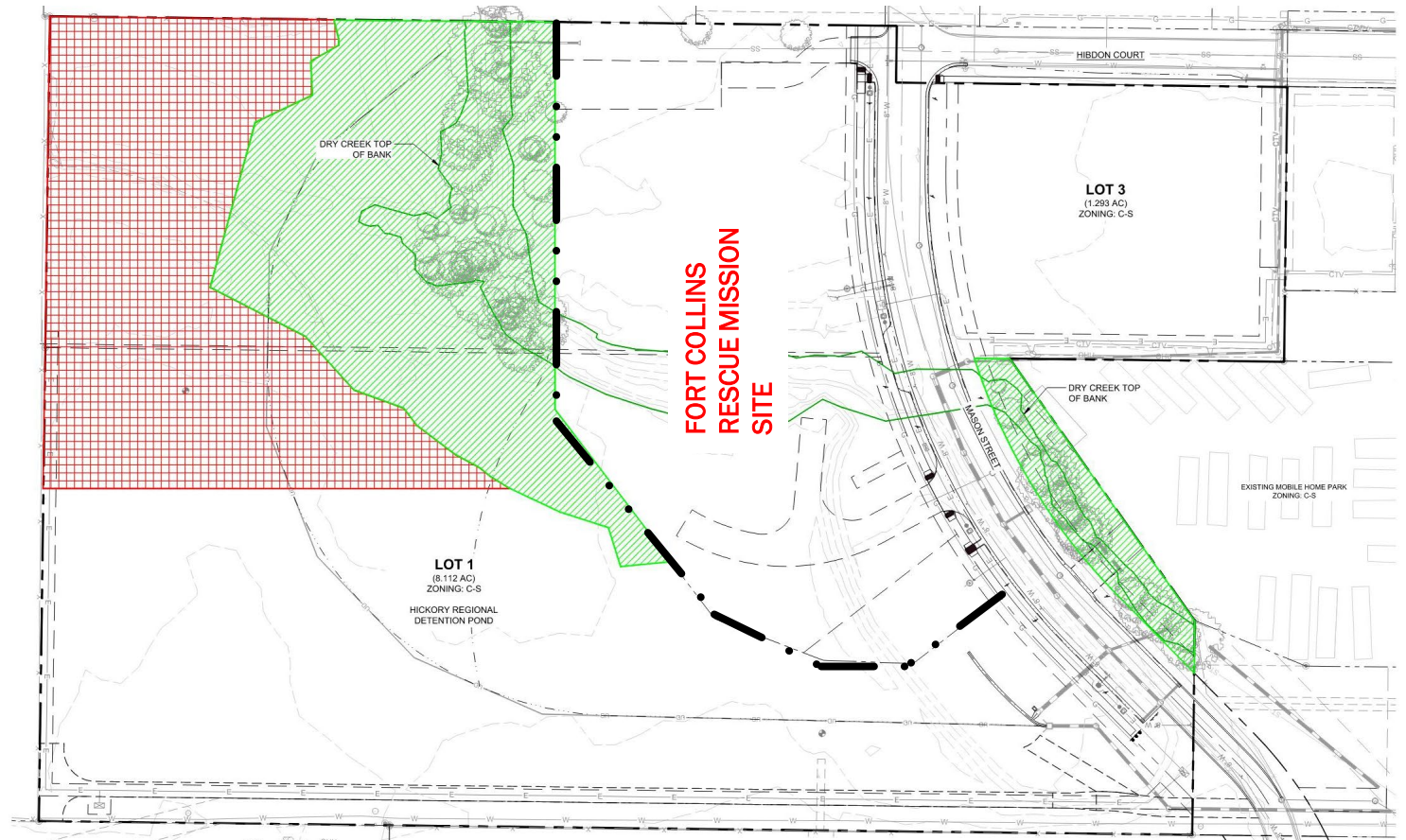
ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

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)

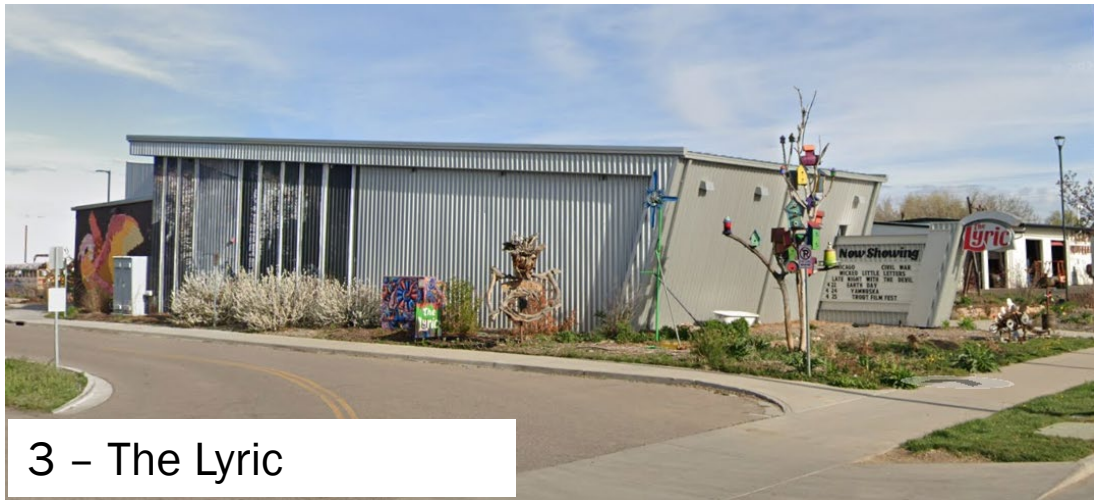




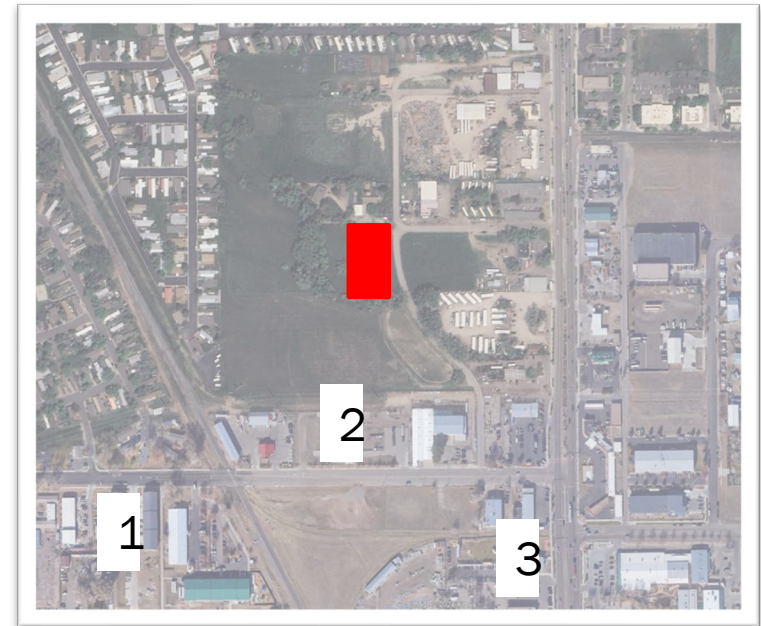
1 - 321 Hickory Street



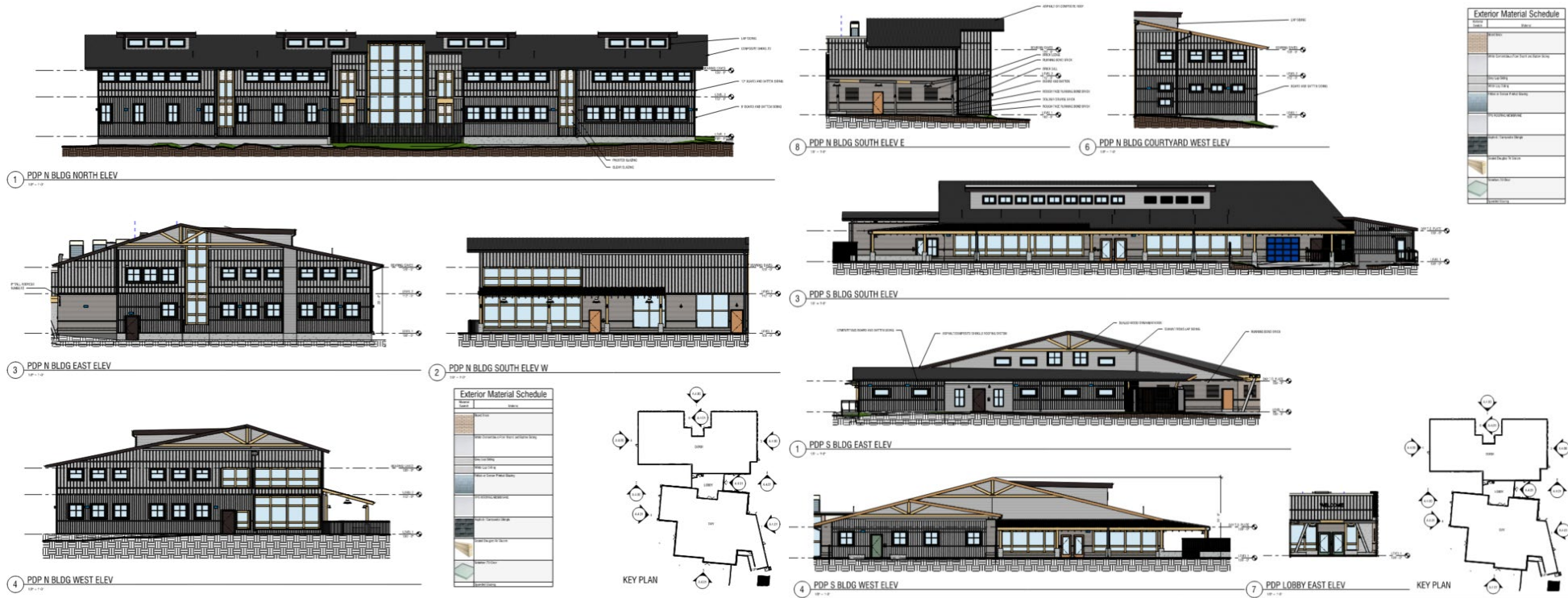
2 - 280 Hickory Street





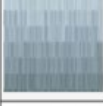



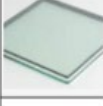



3 - The Lyric

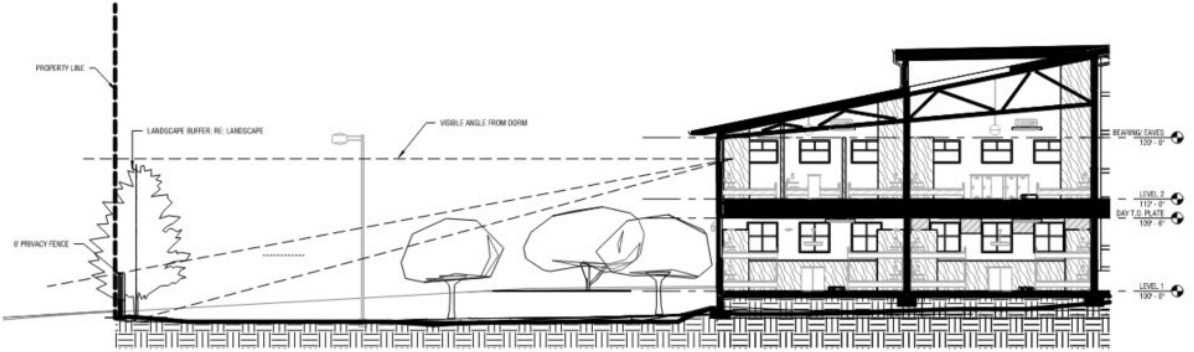


ARCHITECTURE

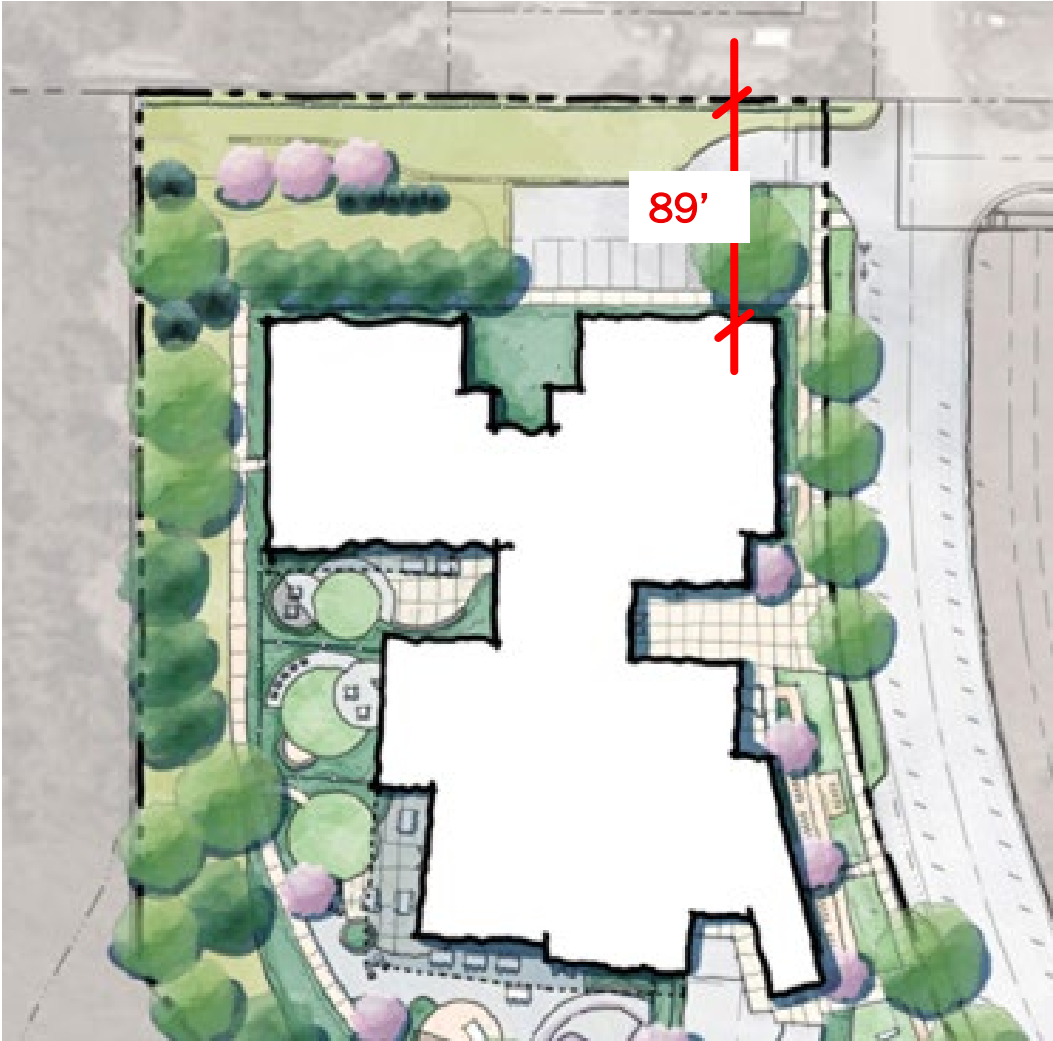


Material Swatch	Material
	Blond Brick
	White Cementitious Fiber Board and Batten Siding
	Grey Lap Siding
	White Lap Siding
	Fritted or Screen Printed Glazing
	TPO ROOFING MEMBRANE
	Asphalt / Composite Shingle
	Sealed Douglas Fir Glulam
	Solarban 70 Clear
	Spandrel Glazing

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

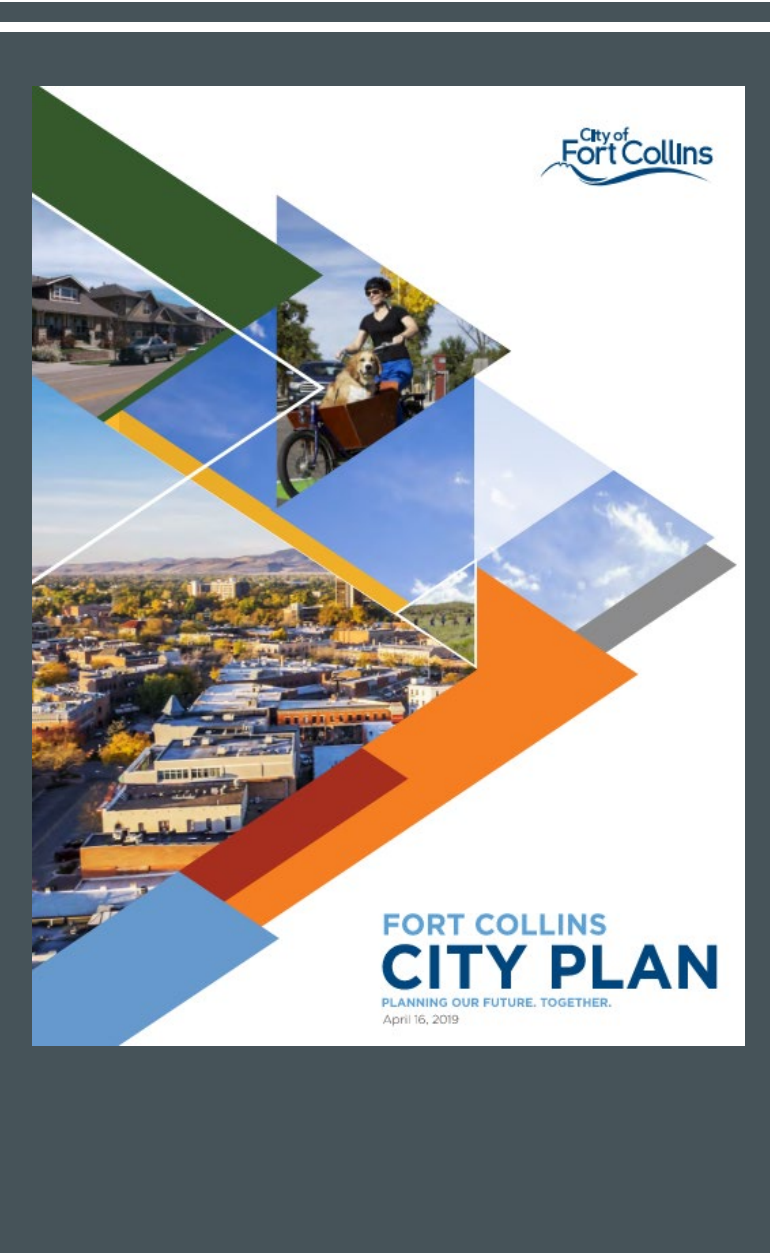
TRANSPORTATION AND CIRCULATION

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

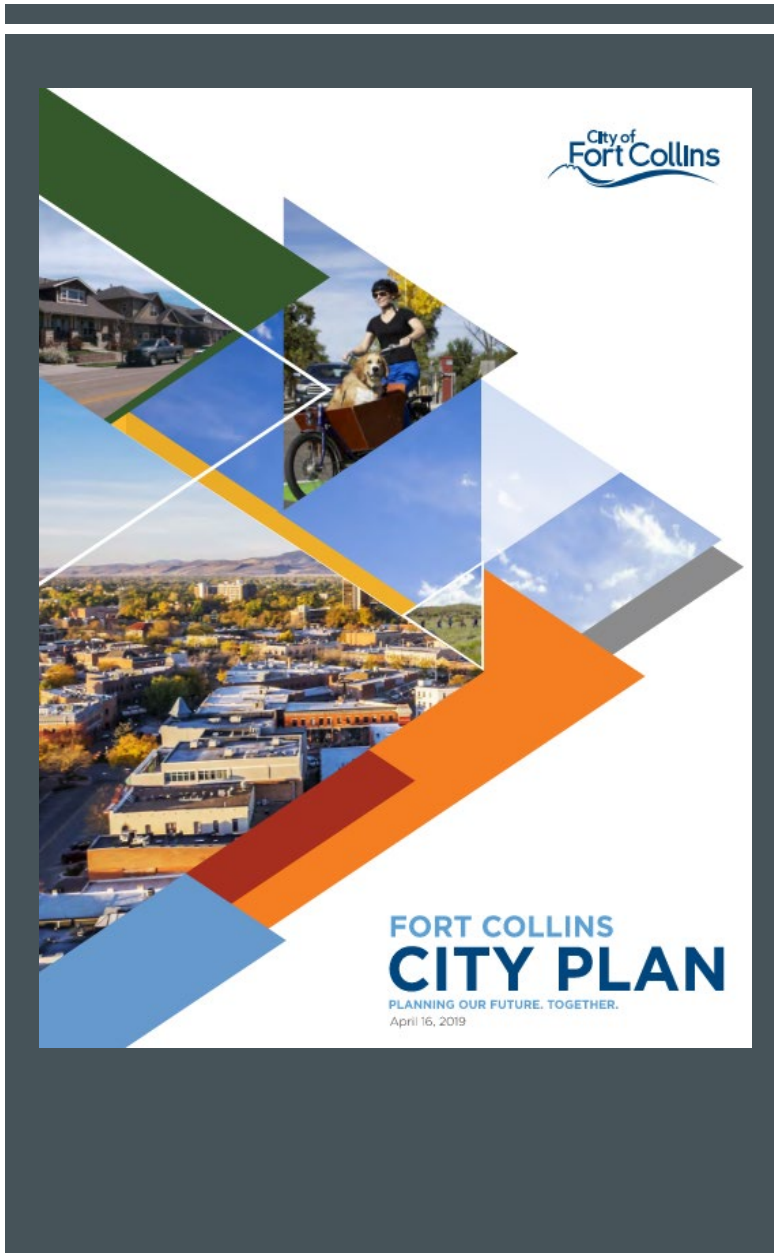
DEMONSTRATED COMPLIANCE WITH COMPREHENSIVE PLANS





“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)



North College Corridor Plan

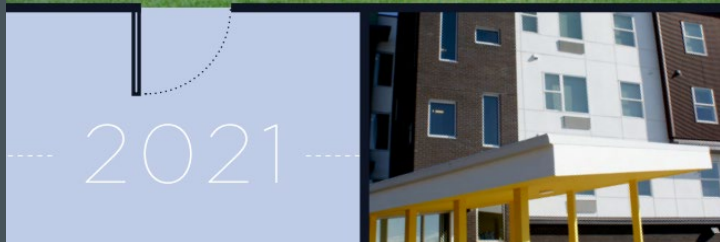
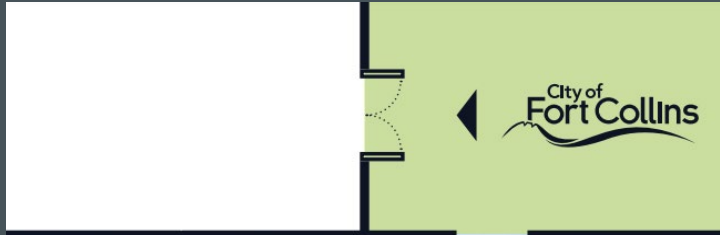


March 14, 2007



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.



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

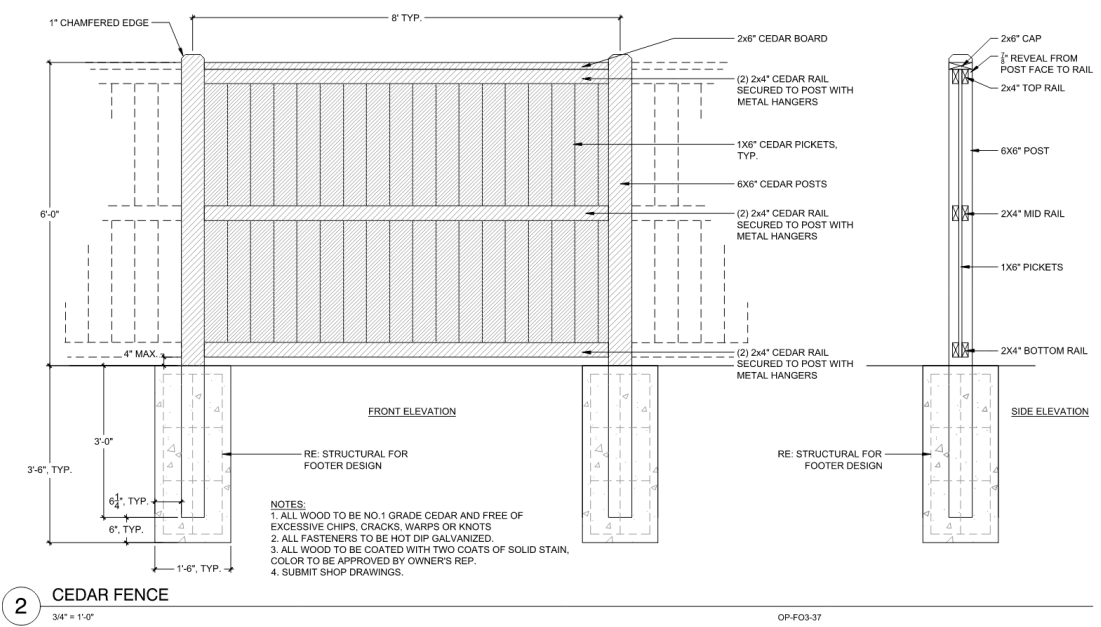
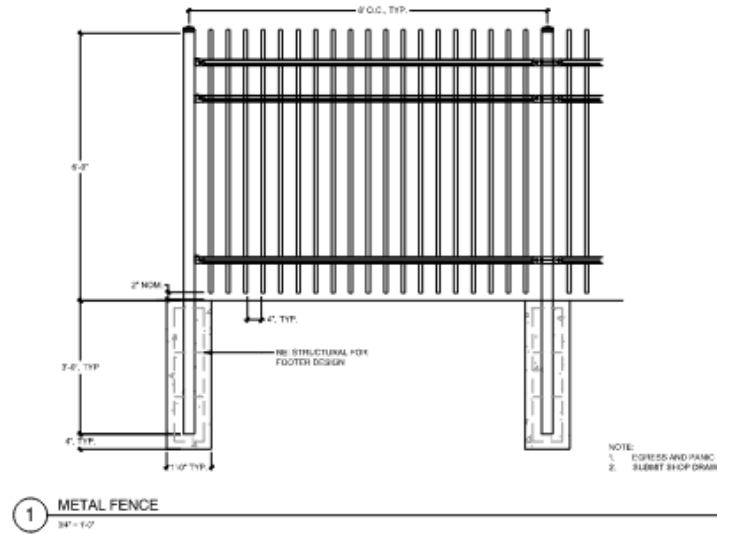
- All materials are durable
- Sunlight is maximized in common areas
- Outdoor areas encourage respite and provide space to be outdoors in a managed setting
- All spaces support flexible use
- Expanded capacity for severe weather sheltering services



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

