

**Verbatim Transcript**  
(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 its 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.